

AGENDA
ORDER AND PROCEDURE OF COUNCIL MEETING
TUESDAY, JANUARY 20, 2026
5:30 P.M.

- 1. CALL TO ORDER**
- 2. INVOCATION:**
- 3. PLEDGE OF ALLEGIANCE:**
- 4. ROLL CALL:**
- 5. ANNOUNCE BUSINESS FROM AUDIENCE PROCEDURE:**
- 6. MAYOR'S REPORT:**
- 7. COUNCILMEMBERS' CONCERNS, COMMENTS, LIAISON REPORTS:**
- 8. CONSENT AGENDA:**
 - A. Approval of minutes: Haley
 - B. Announcement of upcoming meetings: Haley
 - C. Utility Service Agreements: Noethlich/Boggus
 - D. IMSA Twelve Hour Fan Fest Event: Tucker
 - E. Patrick's Day Event: Jason Burnley/Mark Gose
 - F. Fire Department Asset #3954 and #2107 Disposal: Border
 - G. Waiver of Civic Center Fees/Sebring Historical Society: Kim Piesik
 - H. Simple Grants Agreement: Lee
 - I. Resolution #2026-04 authorizing Budget Amendment #27/Additonal Funding to Health Insurance Fund: Robinson
- 9. OLD BUSINESS:**
- 10. NEW BUSINESS:**
- 11. BUSINESS FROM AUDIENCE:**
- 12. CITY ATTORNEY'S BUSINESS:**
 - A. Resolution #2026-06 amending Solid Waste Resolution #2025-18
- 13. CITY ADMINISTRATOR BUSINESS:**
 - A. Synergy Sports Proposal
 - B. Project Report
- 14. CITY CLERK'S BUSINESS AND ANNOUNCEMENTS**
 - A. Bills for Approval

Any person who might wish to appeal any decision made by the City Council of Sebring, Florida, in public hearing or meeting is hereby advised that he will need a record of the proceedings and for such purpose may need to ensure that a verbatim record of the proceedings is made which will include the testimony and evidence upon which such appeal is to be based. The City Council of Sebring, Florida does not discriminate upon the basis of any individual's disability status. This non- discrimination policy involves every aspect of the Council's functions, including one's access to, participation employment or treatment in its programs or activities. Anyone requiring reasonable accommodation as provided for in the Americans with Disabilities Act should contact Mrs. Kathy Haley, CMC, City Clerk, at 471- 5100.

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Stewart

AGENDA ITEM#: 8 – Consent Agenda

BACKGROUND: Item 8 A through 8 I are on the consent agenda for Council action. Should any member of Council wish that an item be removed from the agenda, they should so indicate. That particular item will be removed and discussed individually at the appropriate place on the agenda. All remaining items will be presented for approval collectively.

REQUESTED MOTION: Approve consent agenda as presented.

COUNCIL ACTION:

____ APPROVED Moved by: _____; Seconded by: _____
____ DENIED Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____
____ TABLED TO: _____ OTHER

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 202

PRESENTOR: Haley

AGENDA ITEM#: 8A – Approval of Minutes

BACKGROUND: The minutes from your regular meeting held on January 6, 2026 were emailed to you on January 15, 2026.

REQUESTED MOTION: Approve minutes as presented.

COUNCIL ACTION:

_____ APPROVED

_____ DENIED Moved by: _____; Seconded by: _____

_____ DEFERRED Bishop__ Carlisle__ Havery__ Kogelschatz__ Stewart__

_____ OTHER

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Haley

AGENDA ITEM#: 8 B – Announcement of Upcoming Meetings

BACKGROUND: The following meetings and/or workshops are scheduled between January 21, 2026 and February 3, 2026.

<u>Date</u>	<u>Time</u>	<u>Meeting</u>	<u>Participant(s)</u>
01/26/26	5:30 p.m.	Community Redevelopment Agency	Liaison Kogelschatz
01/27/26	5:30 p.m.	Code Enforcement Board	Liaison Havery
02/03/26	5:30 p.m.	City Council Meeting	Mayor/City Council/City Clerk

COUNCIL ACTION:

____ APPROVED Moved by: _____; Seconded by: _____
____ DENIED Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____
____ TABLED TO: _____ OTHER _____

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Noethlich/Boggus

AGENDA ITEM#: 8 C – Utility Services Agreement requests for Service

BACKGROUND: Please find below the parcel id or address for Utility Services requests and Declaration of Covenants for service per Ordinance# 1538 requiring City Council approval for connections to the City Utility System for properties located outside of the City limits.

1. 1828 ARBUCKLE CREEK RD
2. 2741 ARBUCKLE CREEK RD
3. 2745 ARBUCKLE CREEK RD
4. 1521 BASSAGE RD
5. 6445 W GEORGE BLVD
6. 3212 GOULD AVE
7. 4914 LIME RD
8. 6835 SPARTA RD
9. 1818 STREAM AVE

REQUESTED MOTION: Approve the Utility Services Agreements for the above properties as presented.

COUNCIL ACTION:

____ APPROVED Moved by: _____; Seconded by: _____
____ DENIED Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____
____ TABLED TO: _____ OTHER _____

✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 5 day of January, 2026, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:

3207 Belaire Ct. Sebring FL 33870
whose mailing address is:
Hal + Tilin Foster
(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 1828 Arbuckle Creek Rd. Sebring FL 33870 with parcel identification number C-17-34-29-070-0000-0020 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is 1.01 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than 1 dwelling units/acre. For commercial or industrial development, there will be a maximum of _____ square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:

Metal house w/ concrete foundation
single family home

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) ☒ water or ☐ sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER:

Tilin Foster

Name Printed: Tilin Foster

Hal Jason Foster
Hal Jason Foster

STATE OF FLORIDA

COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 5th day of January, 2026, by Hal Foster and Tilin Foster, who is personally known to me or who X produced FL Drivers License as identification.

My commission expires:
(NOTARY SEAL)



Heather R. Oakley
Notary Public Signature
HEATHER R. OAKLEY
Notary Public Print Name

[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

DECLARATION OF COVENANTS

SUBDIVISION: Rural Tracts in 34/29

Hal and Tilin Foster (herein called "Declarant")
is/are the owner(s) in fee simple of certain real property (herein called the "Property"), located at
1828 Arbuckle Creek Rd. Sebring in Highlands County, Florida, more
particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in
exchange for the right for the Property to pay for and receive the service(s) checked below from the City
of Sebring:

☒ water service ☐ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall
constitute a covenant running with the Property and shall be binding on all parties having any right, title
or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall
be subject to annexation into said city limits if and when the City of Sebring City Council determines
such annexation is in the best interest of the City. This declaration shall be considered an irrevocable
petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors
and assigns, to execute any additional instrument or documents requested by the City of Sebring to
facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any
future referendum election under Florida Statutes 171.0413, as the same may be amended from time to
time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real
property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be
enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the
City of Sebring to provide those services and this agreement shall remain valid so long as the City of
Sebring is willing to provide any of the services.

The person or persons signing covenant under the penalty of perjury that this Declaration is fully
enforceable under its terms.

Dated this 5 day of January, 2020 DECLARANT:

Edith E. Blackmon
Witness

Heather R. Oakley
Witness

Signature: Tilin Foster
Printed Name: Tilin Foster

Signature: Hal Foster
Printed Name: Hal Jason Foster

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 5 day of January, 2020, by Hal Foster and Tilin Foster,
who ☐ is/are personally known to me or ☒ produced FL Drivers License as identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango St
Sebring, FL 33870

Heather R. Oakley
Notary Public
Commission No.: _____
(affix notarial seal)



SEARCH

Go

Parcel C-17-34-29-070-0000-0020

1828 ARBUCKLE CREEK RD
SEBRING, FL 33870

Owners:

FOSTER TILIN RM +
FOSTER HAL J

Mailing Address

3207 BELAIRE CT
SEBRING, FL 33870

DOR Code: 00 - VACANT

Neighborhood: 440.00 - RURAL TRACTS IN 34/29

Millage: 40 - County Southwest Water

Map ID: 68A

Legal Description

DRAGONFLY FIELDS
PB 17 PG 69
LOT 2



✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 14 day of January, 2026, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:
Henry Crutchfield Inc., a Florida corporation
whose mailing address is:
P.O. Box 1864, Sebring, FL 33871
(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 2741 Arbuckle Creek Road, Sebring, FL 33870, with parcel identification number C-17-34-29-010-0000-1400 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is 4.64 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than _____ dwelling units/acre. For commercial or industrial development, there will be a maximum of 195,000 square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:
Self Storage Units

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) X water or X sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER:

H. Earl Crutchfield Jr.

Name Printed: H. Earl Crutchfield, Jr.

STATE OF FLORIDA
COUNTY OF HIGHLANDS

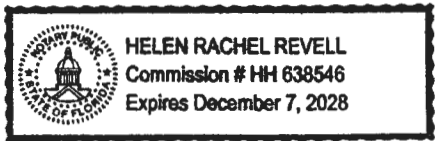
The foregoing instrument was acknowledged before me by means of X physical
presence or online notarization, this 14 day of January, 2026, by
H. Earl Crutchfield Jr.,
who is personally known to me or who produced
as identification.

My commission expires:
(NOTARY SEAL)

Helen Rachel Revell
Notary Public Signature

Helen Rachel Revell

Notary Public Print Name



[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

EXHIBIT A
LEGAL DESCRIPTION

All that part of Farm or Lot 140, lying East of the Florida Western & Northern Railroad (now known as Seaboard Air Line Railway) in Basket Lake Groves, according to the plat thereof as recorded in Plat Book 3, Page 25, Public Records of DeSoto (now Highlands) County, Florida. Said lot lying in and comprising a part of Government Lot 6, in Section 17, Township 34 South, Range 29 East.

SEARCH

Go

Parcel C-17-34-29-010-0000-1400

2741 ARBUCKLE CREEK RD
SEBRING, FL 33870-

Owners:

HENRY CRUTCHFIELD INC

Mailing Address

PO BOX 1864
SEBRING, FL 33871

DOR Code: 69 - ORNAMENTALS/MISC

Neighborhood: 440.00 - RURAL TRACTS IN 34/29

Millage: 40 - County Southwest Water

Map ID: 68A

Legal Description

BASKET LAKE GROVES
IN 17-34-29 TB PG 5
LOT 140 4.64 ACRES
SIMPSON 5/NURSERY





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
HENRY CRUTCHFIELD, INC.

Filing Information

Document Number 203614
FEI/EIN Number 59-0807388
Date Filed 06/21/1957
State FL
Status ACTIVE

Principal Address

154 S Commerce Avenue
SEBRING, FL 33870

Changed: 04/28/2023

Mailing Address

P. O. Box 1864
SEBRING, FL 33871

Changed: 03/04/2025

Registered Agent Name & Address

CRUTCHFIELD, H. EARL JR.
154 S Commerce Avenue
SEBRING, FL 33870

Name Changed: 04/18/2011

Address Changed: 04/28/2023

Officer/Director Detail

Name & Address

Title PDST

CRUTCHFIELD JR, H. EARL JR.
154 S Commerce Avenue
SEBRING, FL 33870

Annual Reports

✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 14 day of January, 2026, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:
Henry Crutchfield, Inc., a Florida corporation

whose mailing address is:

P.O. Box 1864, Sebring, FL 33871

(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 2745 Arbuckle Creek Road, Sebring, FL 33870, with parcel identification number C-17-34-29-010-0000-1391 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is 4.37 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than _____ dwelling units/acre. For commercial or industrial development, there will be a maximum of 195,000 square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:

Self Storage Units

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) X water or X sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*;
and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on _____, 202____, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

EXHIBIT A
LEGAL DESCRIPTION

Farm Lot 139, LESS the East 38 feet thereof, BASKET LAKE GROVES, in Section 17, Township 34 South, Range 29 East, according to the map or plat thereof as recorded in Plat Book 3, Page 25, of the Public Records of DeSoto County, Florida, of which Highlands County was formerly a part, and/or in Transcript Book, Page 5, and/or in Print Book Page 22, of the Public Records of Highlands County, Florida.

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

DECLARATION OF COVENANTS

SUBDIVISION: BASKET LAKE GROVES

Henry Crutchfield, Inc., a Florida ☐ limited liability company or ☒ corporation (herein called "Declarant") is the owner in fee simple of certain real property (herein called the "Property"), located at 2745 Arbuckle Creek Road, Sebring, FL 33870 in Highlands County, Florida, more particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in exchange for the right for the Property to pay for and receive the service(s) checked below from the City of Sebring:

☒ water service ☐ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall constitute a covenant running with the Property and shall be binding on all parties having any right, title or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall be subject to annexation into said city limits if and when the City of Sebring City Council determines such annexation is in the best interest of the City. This declaration shall be considered an irrevocable petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors and assigns, to execute any additional instrument or documents requested by the City of Sebring to facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any future referendum election under Florida Statutes 171.0413, as the same may be amended from time to time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the City of Sebring to provide those services and this agreement shall remain valid so long as the City of Sebring is willing to provide any of the services.

The person or persons for the Declarant covenant under the penalty of perjury that they are fully authorized to sign this Declaration for the Declarant and that it is fully enforceable under its terms

Dated this 14 day of January, 2026.

Declarant: Henry Crutchfield, Inc.

_____, a Florida ☐ limited liability company or ☒ corporation

By: H. Earl Crutchfield, Jr.
Printed Name: H. Earl Crutchfield, Jr.
Title: President

Two Witnesses:

Rhonda L. Pattiello
(Printed Name) Rhonda L. Pattiello

Helen R. Revell
(Printed Name) Helen R. Revell

(corporate seal)

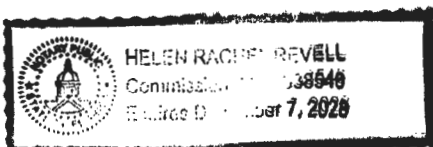
STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of January, 2026, by (name) H. Earl Crutchfield, Jr. as (title) President of Henry Crutchfield, Inc., a Florida

☐ limited liability company or ☒ corporation, who ☒ is personally known to me or ☐ produced _____ as identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango Street
Sebring, FL 33870

Helen Rachel Revell
Notary Public Helen Rachel Revell
Commission No.: HH 638546
(affix notarial seal)



SEARCH

Go

Parcel C-17-34-29-010-0000-1391

2745 ARBUCKLE CREEK RD
SEBRING, FL 33870

Owners:

HENRY CRUTCHFIELD INC

Mailing Address

P O BOX 1864
SEBRING, FL 33871

DOR Code: 66 - GROVES/ORCHARDS

Neighborhood: 5001.00 - NON-RES RURAL

Millage: 40 - County Southwest Water

Map ID: 68A

Legal Description

BASKET LAKE GROVES
IN 17-34-29 TB PG 5-BARN-
W 292 FT OF LOT 139
4.37 ACRES





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
HENRY CRUTCHFIELD, INC.

Filing Information

Document Number 203614
FEI/EIN Number 59-0807388
Date Filed 06/21/1957
State FL
Status ACTIVE

Principal Address

154 S Commerce Avenue
SEBRING, FL 33870

Changed: 04/28/2023

Mailing Address

P. O. Box 1864
SEBRING, FL 33871

Changed: 03/04/2025

Registered Agent Name & Address

CRUTCHFIELD, H. EARL JR.
154 S Commerce Avenue
SEBRING, FL 33870

Name Changed: 04/18/2011

Address Changed: 04/28/2023

Officer/Director Detail

Name & Address

Title PDST

CRUTCHFIELD JR, H. EARL JR.
154 S Commerce Avenue
SEBRING, FL 33870

Annual Reports

Report Year	Filed Date
2023	04/28/2023
2024	02/28/2024
2025	03/04/2025

Document Images

<u>03/04/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/28/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/28/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/09/2022 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2021 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/29/2020 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/06/2019 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/17/2018 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/14/2017 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/30/2016 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/13/2015 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/23/2014 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/20/2013 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/07/2012 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2011 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/23/2010 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/25/2009 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/07/2008 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/23/2007 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/13/2006 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/07/2005 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/02/2004 -- ANNUAL REPORT</u>	View image in PDF format
<u>03/28/2003 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2002 -- ANNUAL REPORT</u>	View image in PDF format
<u>04/18/2001 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/14/2000 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/27/1999 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/21/1998 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/16/1997 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/15/1996 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/14/1995 -- ANNUAL REPORT</u>	View image in PDF format

✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 7th day of January, 202 6, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:

Shameema Challa & Seenivan Challa Trustees of the 1521 Baskage Road Trust Alpha
whose mailing address is: Estate dated May 25th, 2021
3952 Versailles Drive Tampa FL 33634-7425
(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 1521 Baskage Road Sebring FL 33875, with parcel identification number CP88529-01000200090 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is Total gross area 2,292 Sq ft acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than 2 dwelling units/acre. For commercial or industrial development, there will be a maximum of _____ square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:

Duplex - Two Bedroom, Two bath - Two Units Developed
for rental purpose

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) X water or _____ sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER:

Shameema Challa

Name Printed: SHAMEEMA CHALLA

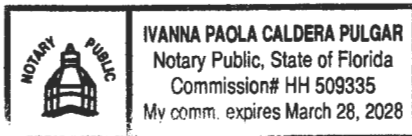
STATE OF FLORIDA

COUNTY OF Hillsborough

The foregoing instrument was acknowledged before me, by means of x physical presence or _____ online notarization, this 07 day of January, 2026, by _____, who is personally known to me or who produced Florida Driver License as identification.

My commission expires: March 28, 2028
(NOTARY SEAL)

Caldera
Notary Public Signature
Ivanna Paola Caldera Pulgar
Notary Public Print Name



[OWNER SIGNATURE PAGE]

OWNER:

Challa Graning

Name Printed: SREENIVAS CHALLA

STATE OF FLORIDA

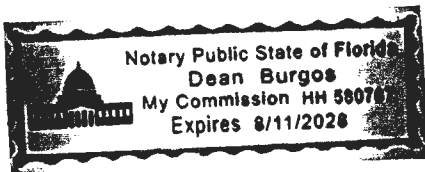
COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 07 day of JANUARY, 2026, by SREENIVAS CHALLA, who is personally known to me or who produced FLORIDA DRIVER LICENSE as identification.

My commission expires:
(NOTARY SEAL)


Notary Public Signature

DEAN BURGOS
Notary Public Print Name



[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

DECLARATION OF COVENANTS

SUBDIVISION: _____

Shameema Challa & Sreenivas Challa Trustees of the 1521 Bassage Road Trust Alpha Estate
(herein called "Declarant") dated May 25th 2021
is/are the owner(s) in fee simple of certain real property (herein called the "Property"), located at
1521 Bassage Road Sebring FL 33875 in Highlands County, Florida, more
particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in
exchange for the right for the Property to pay for and receive the service(s) checked below from the City
of Sebring:

☒ water service ☐ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall constitute a covenant running with the Property and shall be binding on all parties having any right, title or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall be subject to annexation into said city limits if and when the City of Sebring City Council determines such annexation is in the best interest of the City. This declaration shall be considered an irrevocable petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors and assigns, to execute any additional instrument or documents requested by the City of Sebring to facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any future referendum election under Florida Statutes 171.0413, as the same may be amended from time to time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the City of Sebring to provide those services and this agreement shall remain valid so long as the City of Sebring is willing to provide any of the services.

The person or persons signing covenant under the penalty of perjury that this Declaration is fully enforceable under its terms.

Dated this 7 day of JANUARY, 2026.

DECLARANT:

[Signature] Soriel Perez

Witness

[Signature] Jun Leon

Witness

Signature: Shameema Challa as Trustee
Printed Name: SHAMEEMA CHALLA as Trustee
Signature: Challa Sreenivas as Trustee
Printed Name: SREENIVAS CHALLA as Trustee

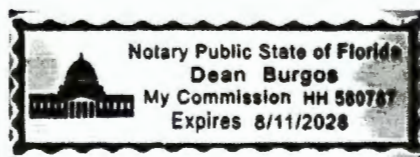
STATE OF FLORIDA

COUNTY OF HILLSBOROUGH

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 7 day of JANUARY, 2026, by SHAMEEMA CHALLA & SREENIVAS CHALLA, who ☐ is/are personally known to me or ☒ produced FLORIDA DRIVER LICENSE as identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango St
Sebring, FL 33870

[Signature]
Notary Public
Commission No.: HH 586787
(affix notarial seal)



SEARCH

Go

Parcel C-18-35-29-010-0020-0090

1521 BASSAGE RD
SEBRING, FL 33875

Owners:

1521 BASSAGE ROAD TRUST
ALPHA ESTATE LLC TRUSTEE

Mailing Address

1521 BASSAGE RD
SEBRING, FL 33875

DOR Code: 08 - MULTI-FAM <10 UNITS

Neighborhood: 4842.00 - SPARTA ROAD DUPLEX

Millage: 40 - County Southwest Water

Map ID: 71B

Legal Description

MARTHA ESTATES PB 7 PG 42

LOT 9 BLK 2

+ 1/92 INTEREST IN PARK



The Trustee

Alpha Estate LLC, Trustee

Challe Sreenivas

Sreenivas Challa, as its Manager

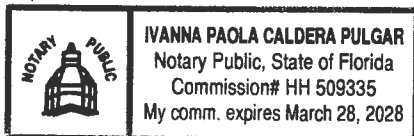
Acknowledgement (Trustee)

State of Florida)

County of Hillsborough) ss.

On 01/07, ~~2021~~ ²⁰²⁴, before me, Ivanna Paola Caldera Pulgar, a Notary Public, personally appeared, Sreenivas Challa, on behalf of Alpha Estate LLC, as its Manager, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Ivanna Paola Caldera Pulgar
Notary Public

We verify under penalty of perjury that the above statements are true and correct as of this 07, day
of January, ~~2021~~ 2024

The Beneficiaries

Shameema Challa

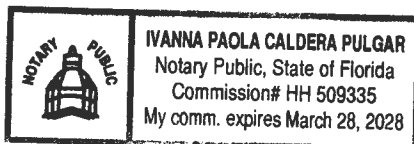
Shameema Challa

Acknowledgement (Beneficiary)

State of Florida)
County of Hillsborough) ss.

On 01/07, ~~2021~~ 2024, before me, Ivanna Paola Caldera Pulgar, a Notary Public, personally appeared, Shameema Challa, personally known to me (or proved to me on the basis of satisfactory evidence) to be the person(s) whose name(s) is/are subscribed to the within instrument and acknowledged to me that he/she/they executed the same in his/her/their authorized capacity(ies) and that by his/her/their signature(s) on the instrument the person(s), or the entity upon behalf of which the person(s) acted, executed the instrument.

WITNESS my hand and official seal.



Ivanna Caldera
Notary Public

Certification of Trust

The below named beneficiaries hereby certify and declare as follows:

(1) The 1521 Bassage Road Trust was established pursuant to the 1521 Bassage Road Trust Agreement dated June 14, 2021 (hereafter referred to as the "Trust Agreement").

(2) The currently acting Trustee of said trust is Alpha Estate LLC. This certification is signed by all of the Trustees of the Trust and Trust Beneficiaries.

(3) The Trust Agreement provides that upon the resignation, death, or incapacity of a Trustee, the remaining Trustee, if any, continues to serve as sole Trustee. In the event there is no Trustee, the Successor Trustee automatically succeeds to the office of Trustee. The names of the Successor Trustees are Sreenivas Challa and Shameema Challa (to serve consecutively).

(4) The trust is a revocable trust and all of the Beneficiaries, acting together, may revoke the trust. No other party holds the power to revoke the trust.

(5) The manner in which title to trust assets should be taken is as follows:

1521 Bassage Road Trust, dated June 14, 2021, Alpha Estate LLC, a Wyoming limited liability company, its successor or successors in interest, as Trustee.

(6) No other provisions of said Trust Agreement vary, modify, or limit the provisions set forth herein. The trust has not been revoked, modified, or amended in any manner to make the statements in this certification incorrect or incomplete.

//

//

//

May 25, 2021

Sreenivas Challa
5226 Magnolia Place
Sebring, FL 33872

Re: Alpha Estate LLC

Enclosed you will find your new Limited Liability Company Operating Agreement for Alpha Estate LLC. This entity was created as part of your Unlimited LLC Package.

Wyoming requires each entity to file an annual report. This is due by the first day of the anniversary month of filing. Enclosed are Unit Ownership Certificates indicating ownership of the company. Please sign and return the completed certificates to our Las Vegas office for our records.

If you have any questions regarding this company, do not hesitate to contact us at your convenience.

Yours Truly,

Anderson Business Advisors

Entity Formation Information

State of Formation: Wyoming

Date of Formation: May 25, 2021

Business Address: 1718 Capitol Ave. Cheyenne, WY 82001

Registered Agent: Anderson Registered Agents
1716 Capitol Avenue, Suite 100, Cheyenne, WY 82001

Ownership and Management Information

<u>Member(s)</u>	<u>Ownership</u>
Sreenivas Challa	100%

Manager(s)

Sreenivas Challa

Entity Tax Information

Tax Status: Disregarded Entity

Tax Year End: December 31

Tax Return Form: Will not file a return. All income or loss is reported on the LLC member's tax return.

Return Due Date: No tax return is due for this entity.

✓

UTILITY SERVICES AGREEMENT

This UTILITY SERVICES AGREEMENT (the "Agreement") is made and entered into this ____ day of _____, 202____, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:
Highlands County
whose mailing address is:
600 South Commerce Avenue, Sebring, FL 33870
(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 6445 W. George Boulevard, Sebring, FL 33875, with parcel identification number C-16-35-39-A00-0000-0101 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is 3 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than n/a dwelling units/acre. For commercial or industrial development, there will be a maximum of n/a - *No building but a canopy will be present* square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:
Public Fleet Refueling Station - Eight (8) pumps - two (2) above ground fuel tanks.

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) water or sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER:


Name Printed: Laurie Hurner

STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ✓ physical presence or online notarization, this 12 day of January, 2020, by Laurie Hurner, who is personally known to me or who produced as identification.

My commission expires:
(NOTARY SEAL)



KRISTINA M. FYFE
Notary Public
State of Florida
Comm# HH416786
Expires 6/29/2027


Notary Public Signature
Kristina M. Fyfe
Notary Public Print Name

[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

JB
1850

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

OFFICIAL RECORDS FILE# 2294461
OR BK 3166 PG 1725 PAGES: 1-2 DOC TYPE: DAC
REC FEES: \$18.50
DC JBASSETT, FILED: 11-8-2026 11:27:32 AM
JEROME KASZUBOWSKI
CLERK OF COURTS, HIGHLANDS CO

orig n recording 11/8/26

DECLARATION OF COVENANTS

SUBDIVISION: Georgetown
Unrecorded

already
recorded

Highlands County

is/are the owner(s) in fee simple of certain real property (herein called the "Property") located at 6445 West George Boulevard, Sebring, Florida in Highlands County, Florida, particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in exchange for the right for the Property to pay for and receive the service(s) checked below from the City of Sebring:

☒ water service ☒ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall constitute a covenant running with the Property and shall be binding on all parties having any right, title or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall be subject to annexation into said city limits if and when the City of Sebring City Council determines such annexation is in the best interest of the City. This declaration shall be considered an irrevocable petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors and assigns, to execute any additional instrument or documents requested by the City of Sebring to facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any future referendum election under Florida Statutes 171.0413, as the same may be amended from time to time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the City of Sebring to provide those services and this agreement shall remain valid so long as the City of Sebring is willing to provide any of the services.

The person or persons signing covenant under the penalty of perjury that this Declaration is fully enforceable under its terms.

Dated this 4 day of November, 2024

DECLARANT:

Karen Clogston
Witness 1000 S. Commerce Ave.
Sebring, FL 33870

Signature: [Signature]
Printed Name: Laurie Humer, County Administrator

[Signature]
Witness 1000 S. Commerce Ave.
Sebring, FL 33870

Signature: _____
Printed Name: _____

STATE OF Florida
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4 day of November, 2024 by Laurie Humer who ☐ is/are personally known to me or ☐ produced _____ as identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango St
Sebring, FL 33870



Chantel Strahan
Notary Public
Commission No.: _____
(affix notarial seal)

RETURN TO
↓

368 S
Commerce

SEARCH

Go

Parcel C-16-35-29-021-0000-0101

6445 W GEORGE BLVD
SEBRING, FL 33875-

Owners:

HIGHLANDS COUNTY

Mailing Address

600 S COMMERCE AVE
SEBRING, FL 33870

DOR Code: 86 - COUNTY

Neighborhood: 5510.00 - IND. GEORGETOWN AREA

Millage: 40 - County Southwest Water

Map ID: 92B

Legal Description

GEORGETOWN INDUSTRIAL PARK
UNREC SUB PER D THOMAS SVY
SLY 3 ACRES OF LOT 10



✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 14 day of January, 2026, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:

3212 Gould Ave
whose mailing address is: Pedro Chavar Patricia Chavar
(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 4000 Hedge ave, with parcel identification number C-02-35-28-030-0730-0130 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is .69 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than 1 dwelling units/acre. For commercial or industrial development, there will be a maximum of _____ square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:

Single family block House

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) ✓ water or _____ sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER:

Pedro Clay
Name Printed: Pedro Chavez

Patricia
Patricia Chavez

STATE OF FLORIDA
COUNTY OF Highland

The foregoing instrument was acknowledged before me by means of physical presence or online notarization, this 14 day of Jan, 2026, by Pedro and Patricia Chavez, who is personally known to me or who produced Passport and FL Drivers License as identification.

My commission expires:
(NOTARY SEAL)

Kim Shands
Notary Public Signature

Kim Shands
Notary Public Print Name



[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

DECLARATION OF COVENANTS

SUBDIVISION: Lakewood TERR

Pedro Chavez & Patricia Chavez (herein called "Declarant")

is/are the owner(s) in fee simple of certain real property (herein called the "Property"), located at
C-02-35-28-030-0730-0130 (4000 Hedge Ave) in Highlands County, Florida, more particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in exchange for the right for the Property to pay for and receive the service(s) checked below from the City of Sebring:

☒ water service ☐ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall constitute a covenant running with the Property and shall be binding on all parties having any right, title or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall be subject to annexation into said city limits if and when the City of Sebring City Council determines such annexation is in the best interest of the City. This declaration shall be considered an irrevocable petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors and assigns, to execute any additional instrument or documents requested by the City of Sebring to facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any future referendum election under Florida Statutes 171.0413, as the same may be amended from time to time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the City of Sebring to provide those services and this agreement shall remain valid so long as the City of Sebring is willing to provide any of the services.

The person or persons signing covenant under the penalty of perjury that this Declaration is fully enforceable under its terms.

Dated this 14 day of January, 2024 DECLARANT:

Edith E. Blackman
Witness

Signature: Pedro Chavez
Printed Name: Pedro Chavez

Kim Shands
Witness

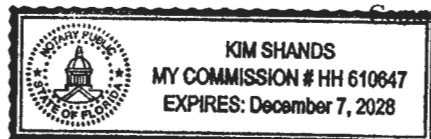
Signature: Patricia Chavez
Printed Name: Patricia Chavez

STATE OF Florida
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 14 day of Jan, 2024, by Pedro and Patricia Chavez, who ☐ is/are personally known to me or ☐ produced Passport + FL Drivers License identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango St
Sebring, FL 33870

Kim Shands
Notary Public
Commission No.: _____
(affix notarial seal)



SEARCH

Go

Parcel C-02-35-28-030-0730-0130

Owners:

CHAVEZ PEDRO +
CHAVEZ PATRICIA

Mailing Address

3212 GOULD AVE
SEBRING, FL 33870

DOR Code: 00 - VACANT

Neighborhood: 1105.00 - LAKEWOOD TERR.

Millage: 40 - County Southwest Water

Map ID: 49A

Legal Description

LAKEWOOD TERRACE SH 1

PB 2-PG 50

LOTS 13-14-20-21 BLK 73



✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 12 day of January, 20226, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:

Investment Anchor Group Inc

whose mailing address is:

2036 Hawks Landing Place Sebring, Florida 33875

(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 4914 Lime Road Sebring, Florida 33875, with parcel identification number C-24-35-28-080-0070-0270 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is 1 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than 1 dwelling units/acre. For commercial or industrial development, there will be a maximum of N/A square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:

1 single family dwelling made of structural CMU block exterior walls with a total building footprint of
minimum size of 1,800 square feet

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) X water or sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

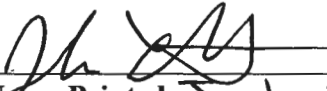
H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER: Investment Anchor Group

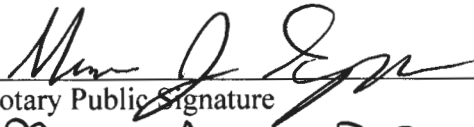

Name Printed: Jordan Fairfield

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of X physical presence or online notarization, this 12 day of JANUARY, 2026, by JORDAN FAIRFIELD, who is personally known to me or who produced as identification.

My commission expires:
(NOTARY SEAL)




Notary Public Signature
MONICA J SPIRES
Notary Public Print Name

[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

DECLARATION OF COVENANTS

Investment Anchor Group Inc, a Florida ☐ limited liability company or ☒ corporation (herein called "Declarant") is the owner in fee simple of certain real property (herein called the "Property"), located at 4914 Lime Rd Sebring, FL 33875 in Highlands County, Florida, more particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in exchange for the right for the Property to pay for and receive the service(s) checked below from the City of Sebring:

☒ water service ☐ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall constitute a covenant running with the Property and shall be binding on all parties having any right, title or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall be subject to annexation into said city limits if and when the City of Sebring City Council determines such annexation is in the best interest of the City. This declaration shall be considered an irrevocable petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors and assigns, to execute any additional instrument or documents requested by the City of Sebring to facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any future referendum election under Florida Statutes 171.0413, as the same may be amended from time to time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the City of Sebring to provide those services and this agreement shall remain valid so long as the City of Sebring is willing to provide any of the services.

The person or persons for the Declarant covenant under the penalty of perjury that they are fully authorized to sign this Declaration for the Declarant and that it is fully enforceable under its terms

Dated this 13 day of January, 2026.

Two Witnesses:

Dana Riddell
(Printed Name) Dana Riddell

Joshua Fairfield
(Printed Name) Joshua Fairfield

Declarant: Investment Anchor Group Inc, a Florida ☐ limited liability company or ☒ corporation

By: Jordan Fairfield
Printed Name: Jordan Fairfield
Title: President/owner

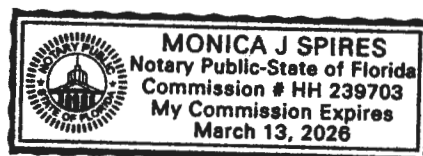
(corporate seal)

STATE OF FLORIDA
COUNTY OF MARION

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 13 day of JANUARY, 2026, by (name) JORDAN FAIRFIELD as (title) OWNER of INVESTMENT ANCHOR GROUP, a Florida ☐ limited liability company or ☒ corporation, who ☒ is personally known to me or ☐ produced as identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango Street
Sebring, FL 33870

Monica J Spires
Notary Public
Commission No.: HH 239703
(affix notarial seal)



SEARCH

Go

Parcel C-24-35-28-080-0070-0270

4914 LIME RD

SEBRING, FL 33875-

Owners:

INVESTMENT ANCHOR GROUP INC

Mailing Address

2036 HAWKS LANDING PL

SEBRING, FL 33875

DOR Code: 00 - VACANT

Neighborhood: 1115.00 - ORANGE BLOSSOM ACRE LOTS

Millage: 40 - County Southwest Water

Map ID: 49C

Legal Description

ORANGE BLOSSOM EST UNIT 8

PB 6-PG 18 LOT 27 BLK 7





[Department of State](#) / [Division of Corporations](#) / [Search Records](#) / [Search by Entity Name](#) /

Detail by Entity Name

Florida Profit Corporation
INVESTMENT ANCHOR GROUP INC.

Filing Information

Document Number P22000005564
FEI/EIN Number 87-4712492
Date Filed 01/13/2022
State FL
Status ACTIVE

Principal Address

2036 Hawks Landing Place
Sebring, FL 33875

Changed: 01/27/2025

Mailing Address

2036 Hawks Landing Place
Sebring, FL 33875

Changed: 01/27/2025

Registered Agent Name & Address

Fairfield, Jordan Barrett
2036 Hawks Landing Place
Sebring, FL 33875

Name Changed: 02/20/2024

Address Changed: 01/27/2025

Officer/Director Detail

Name & Address

Title DPST

FAIRFIELD, JORDAN
2036 Hawks Landing Place
Sebring, FL 33875

Title VP

Fairfield, Jennifer
2036 Hawks Landing Place
Sebring, FL 33875

Annual Reports

Report Year	Filed Date
2023	02/05/2023
2024	02/20/2024
2025	01/27/2025

Document Images

<u>01/27/2025 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/20/2024 -- ANNUAL REPORT</u>	View image in PDF format
<u>02/05/2023 -- ANNUAL REPORT</u>	View image in PDF format
<u>01/13/2022 -- Domestic Profit</u>	View image in PDF format

✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 13 day of January, 2022, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:
401 F Pinecrest Cir., Jupiter FL 33458
whose mailing address is:
Virginia Prohaska
(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 6835 Sparta Rd., with parcel identification number C-17-35-29-010-0000-0061 as more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is 1.5-1.6 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than 1 dwelling units/acre. For commercial or industrial development, there will be a maximum of _____ square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:

Single family block house

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) _____ water or _____ sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER:

Virginia Prohaska
Name Printed: Virginia Prohaska

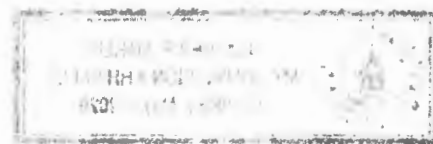
STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me by means of X physical presence or _____ online notarization, this 13th day of January, 2020, by Virginia Prohaska, who is personally known to me or who X produced FL-Driver's License as identification.

My commission expires:
(NOTARY SEAL)



Heather R. Oakley
Notary Public Signature
HEATHER R. OAKLEY
Notary Public Print Name



[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

DECLARATION OF COVENANTS

SUBDIVISION: Lake Char lotte

Virginia Prohaska (herein called "Declarant")
is/are the owner(s) in fee simple of certain real property (herein called the "Property"), located at
6835 Sparta Rd, Sebring, FL in Highlands County, Florida, more
particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in
exchange for the right for the Property to pay for and receive the service(s) checked below from the City
of Sebring:

☒ water service ☐ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall
constitute a covenant running with the Property and shall be binding on all parties having any right, title
or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall
be subject to annexation into said city limits if and when the City of Sebring City Council determines
such annexation is in the best interest of the City. This declaration shall be considered an irrevocable
petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors
and assigns, to execute any additional instrument or documents requested by the City of Sebring to
facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any
future referendum election under Florida Statutes 171.0413, as the same may be amended from time to
time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real
property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be
enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the
City of Sebring to provide those services and this agreement shall remain valid so long as the City of
Sebring is willing to provide any of the services.

The person or persons signing covenant under the penalty of perjury that this Declaration is fully
enforceable under its terms.

Dated this 13 day of January, 2026

DECLARANT:

Edith E. Blackman
Witness

Signature: Virginia Prohaska
Printed Name: Virginia Prohaska

Heather R. Oakley
Witness

Signature: _____
Printed Name: _____

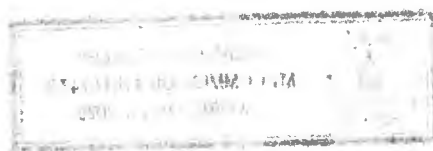
STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization,
this 13th day of January, 2026 by Virginia Prohaska,
who ☐ is/are personally known to me or ☒ produced FL Drivers license as identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango St
Sebring, FL 33870

Heather R. Oakley
Notary Public
Commission No.: _____
(affix notarial seal)





SEARCH

Go

Parcel C-17-35-29-010-0000-0061

6835 SPARTA RD
SEBRING, FL 33875-

Owners:

PROHASKA VIRGINIA

Mailing Address

401 E PINECREST CIR
JUPITER, FL 33458

DOR Code: 00 - VACANT

Neighborhood: 3190.00 - LAKE CHARLOTTE

Millage: 40 - County Southwest Water

Map ID: 71A

Legal Description

LAKE CHARLOTTE SUB
PB 4-PG 57
NW 100 FT OF TRACT 6



✓

UTILITY SERVICES AGREEMENT

This **UTILITY SERVICES AGREEMENT** (the "Agreement") is made and entered into this 9 day of January, 20226, by and between the **CITY OF SEBRING**, a Florida municipal corporation, whose mailing address is 368 South Commerce Ave, Sebring, Florida 33870 (the "City") and:
1818 Stream Ave Sebring, FL 33875
whose mailing address is:
Sergio Castillo and Lizette Castillo
(collectively, the "Owner").

Recitals

WHEREAS, the Owner owns certain real property located at 1818 Stream Ave Sebring, FL 33875, with parcel identification number C-24-35-28-060-0010-0420, more particularly described in the legal description attached to this Agreement as Exhibit A (the "Property"); and

WHEREAS, the Property is .50 acre(s) in size; and

WHEREAS, the Owner seeks to develop the Property as (circle each that apply) residential, commercial, industrial. For residential development, the density will have no more than 1 dwelling units/acre. For commercial or industrial development, there will be a maximum of _____ square feet of building(s); and

WHEREAS, Owner represented that the property would be developed specifically as follows in seeking approval of the utility connection:

Existing block house with well water
converting to city water.

WHEREAS, the Property is located outside the City's boundaries, and, therefore, provision of utility service to the Property is subject to the requirements of Section 23-32 of the *Sebring Code*; and

WHEREAS, the Owner has requested, and the City has agreed, subject to the terms, conditions, and limitations hereinafter set forth, that the City shall provide the utility service described herein to the Property; and

WHEREAS, in consideration of the City providing (check each that apply) water or _____ sewer service to the Property, the Owner agrees to enter into this Agreement regarding the City's provision of utility service to the Property; and

WHEREAS, the Owner has executed the consent set forth in Sec. 23-1 of the *Sebring Code*; and

WHEREAS, the Sebring City Council approved the connection pursuant to Section 23-32 of the City's Code of Ordinances on January 20, 2026, subject to the execution of this agreement.

NOW, THEREFORE, in consideration of the premises and the mutual promises and agreements set forth herein and other good and valuable consideration the receipt of which is hereby acknowledged and intending to be legally bound hereby, the parties hereto do hereby agree as follows:

Section 1- Recitals. The Recitals set forth above are true and correct and incorporated herein by reference.

Section 2- Provision of Sewer and Water Service.

A. Subject to the terms, conditions, and limitations hereinafter set forth., the City hereby agrees to provide the utility services noted on in the Recitals at the Property (the "Services") upon execution of this Agreement and payment of all fees, costs, and expenses associated with the provision of the Services.

B. The Owner agrees to pay all such charges for connection, usage, and all other charges for the Services as required by the City under applicable ordinances and rate schedules which are now existing or as may be changed from time to time.

C. The Owner acknowledges that, if the Property is developed other than as set forth in the Recitals, the City is not obligated to provide the Property with utility service.

Section 3 - Cost to Extend Utilities to the Property. Owner agrees to pay all costs of engineering, materials, labor, supervision, inspection, and testing in order to install the total length of extension necessary, in the professional opinion of the City Utilities Director or designee, to provide service to the Owner's premises. The Owner shall be responsible for the installation and conformance with all applicable codes, rules, City standards, and regulations of all service lines, and connections on the Owner's premises. The City shall have the option to perform the necessary work, or the City may have such work performed by outside forces in which case the Owner shall pay in advance all estimated costs thereof. In the event the City has such work performed, the Owner shall remit such advance funds, and any additional funds as may be necessary to pay for the actual completed project for the extension of utility services.

Section 4 - Title to Utilities. Title to all mains, extensions, and other facilities extending from the City water distribution system to and including the meter to service the Owner shall be vested to the City exclusively.

Section 5 - Access. Any rights-of-way or easements necessary shall be provided by the Owner.

Section 6 - Indemnification. The Owner hereby agrees to indemnify, defend, and hold harmless the City of Sebring, Florida, its Mayor, members of the City Council, officers, employees, and agents (both in their individual and official capacities) from and against all claims, damages, lawsuits, and expenses, including reasonable attorneys' fees (whether or not incurred on appeal or in connection with post-judgment collection) and costs arising out of or resulting from the Owner's obligations under or performance pursuant to this agreement.

Section 7 - Representations.

A. The Owner hereby warrants and represents to the City that the Owner currently owns fee title to the Property and has full power and authority to enter into this Agreement.

B. Nothing in this agreement shall be construed as requiring the City to construct or install any sanitary sewer lines or other improvements of any kind upon the Property or extend such public improvements to service the Property.

Section 8 - Notices. Any notice required to be given hereunder shall be in writing and shall be delivered in person or by certified mail, postage paid, return receipt requested as follows. If such notice is to be given to the City, such shall be given at the address set forth above. If such notice is to be given to the Owner, such shall be given at the address shown in the tax collector's records for the Tax Parcel Identification Number set forth above. Any notice, direction or other communication delivered or mailed, as directed above shall be deemed to be delivered as of three (3) days after the date of mailing or, if delivered personally, when received.

Section 9 - Defaults and Remedies. IN THE EVENT THE OWNER FAILS TO COMPLY WITH ANY OF THE TERMS AND CONDITIONS OF THIS AGREEMENT AND SUCH FAILURE CONTINUES FOR THIRTY (30) DAYS AFTER WRITTEN NOTICE FROM THE CITY, THE CITY MAY DISCONNECT AND TERMINATE THE SERVICES PROVIDED TO THE PROPERTY PURSUANT TO THIS AGREEMENT. THE OWNER HEREBY CONSENTS TO SUCH DISCONNECTION AND TERMINATION OF THE SERVICES AND EXPRESSLY WAIVES ANY CLAIMS BASED UPON THE DISCONNECTION AND TERMINATION OF SUCH THE SERVICES BY THE CITY DUE TO OWNER'S DEFAULT.

Section 10 - Miscellaneous.

A. All of the terms of this Agreement shall be binding upon the respective successors, assigns, and legal representatives of the parties hereto and shall inure to the benefit of and be enforceable by the parties hereto and their respective successors, assigns, and legal representatives.

B. This Agreement may not be modified or amended, or any term or provision hereof waived or discharged except in writing, signed by all parties hereto, or their respective successors and assigns.

C. This Agreement shall be construed and enforced in accordance with, and governed by, the laws of the State of Florida.

D. The headings of this Agreement are for reference only and shall not limit or otherwise affect the meaning thereof.

E. The parties agree that mandamus, specific performance, or injunctive relief (either prohibitory or mandatory, both temporary or permanent) are the appropriate remedies in the event of breach, whether actual or anticipatory, of this Agreement. In the event of any litigation arising out of this Agreement, the prevailing party shall be entitled to recover its costs, including reasonable attorney's fees (including costs and fees incurred on appeal or in connection with post-judgment collection).

F. This Agreement embodies all agreements and representations of the parties. There are no promises, terms, conditions, or allegations other than those contained herein; and this Agreement supersedes all previous communications, representations, and agreements, whether written or verbal, between the parties.

G. This Agreement may be executed in one or more counterparts, each of which when executed and delivered, shall be an original, but all such counterparts shall constitute one and the same instrument.

H. This Agreement shall not take effect unless and until it is executed by the Owner, approved by the City Council, and executed by an authorized representative of the City. This Agreement shall take effect on the date the last of the foregoing occurs.

I. At the time the Property is annexed into the City, this Agreement shall automatically terminate and the Property shall be subject to the provisions of the City's ordinances, rate schedules, and requirements for properties located within the City's boundaries.

[Signature Page(s) to Follow]

[OWNER SIGNATURE PAGE]

OWNER:

Sergio Castillo
Name Printed: Sergio Castillo

Lizette Castillo
Lizette Castillo

STATE OF FLORIDA
COUNTY OF Highlands

The foregoing instrument was acknowledged before me, by means of X physical presence or _____ online notarization, this 9th day of January, 2026 by Sergio Castillo and Lizette Castillo, who is personally known to me or who X produced FL- Drivers license as identification.

My commission expires:
(NOTARY SEAL)



Heather R. Oakley
Notary Public Signature
HEATHER R. OAKLEY
Notary Public Print Name

[CITY SIGNATURE PAGE]

CITY OF SEBRING, FLORIDA

BY:

REVIEWED AND APPROVED BY:

Mayor

City Attorney

Dated: _____, 20____

ATTEST:

City Clerk

Prepared by:
Robert S. Swaine
Swaine, Harris & Wohl, P.A.
425 South Commerce Avenue
Sebring, FL 33870-3702

DECLARATION OF COVENANTS

SUBDIVISION: Orange Blossom Units 1-7
Small

Sergio Castillo and Lizette Castillo

(herein called "Declarant")

is/are the owner(s) in fee simple of certain real property (herein called the "Property"), located at 1818 Stream Ave, Sebring, FL 33875 in Highlands County, Florida, more particularly described on Schedule "A" attached hereto. For good and valuable consideration, and in exchange for the right for the Property to pay for and receive the service(s) checked below from the City of Sebring:

☒ water service ☐ fire hydrants ☐ fire protection service

Declarant hereby declares that the Property shall be subject to the following covenant, which shall constitute a covenant running with the Property and shall be binding on all parties having any right, title or interest in the Property, their heirs, successors and assigns.

When the Property becomes contiguous to the city limits of the City of Sebring, the Property shall be subject to annexation into said city limits if and when the City of Sebring City Council determines such annexation is in the best interest of the City. This declaration shall be considered an irrevocable petition to the City of Sebring for such annexation and Declarant further agrees, for itself, its successors and assigns, to execute any additional instrument or documents requested by the City of Sebring to facilitate any future annexation of the Property.

The Declarant agrees further to consent to the annexation of this Property in connection with any future referendum election under Florida Statutes 171.0413, as the same may be amended from time to time. If annexed, Declarant consents to all applicable non-ad valorem assessments levied on the real property within the City of Sebring.

This covenant shall run perpetually with and bind the land, and shall inure to the benefit of and be enforceable by the City of Sebring.

Any box checked above for services not rendered by the City of Sebring shall not obligate the City of Sebring to provide those services and this agreement shall remain valid so long as the City of Sebring is willing to provide any of the services.

The person or persons signing covenant under the penalty of perjury that this Declaration is fully enforceable under its terms.

Dated this 9 day of January, 2026

DECLARANT:

Edith E. Blackman
Witness

Signature: Sergio Castillo
Printed Name: Sergio Castillo

Heather R. Oakley
Witness

Signature: Lizette Castillo
Printed Name: Lizette Castillo

STATE OF FLORIDA
COUNTY OF HIGHLANDS

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 9th day of January, 2026 by Sergio Castillo and Lizette Castillo who ☐ is/are personally known to me or ☒ produced FL Drivers License as identification.

Return to:
City of Sebring Utilities Dept.
321 N Mango St
Sebring, FL 33870

Heather R. Oakley
Notary Public

Commission No.:

(affix notarial seal)



④ 20.50
1610.00

Prepared by and Return to:
Maria Dasilva
South Ridge Abstract and Title Co.
211 South Ridgewood Drive
Sebring, FL 33870
File Number: 25-587

Warranty Deed

Made this 18 day of December, 2025 A.D.

By Secure Central Florida LLC, a Florida Limited Liability Company, and Derrin Davis LLC, a Florida Limited Liability Company,

whose post office address is: 715 Avenue K Southeast, Winter Haven, FL 33880,

hereinafter called the grantor,

to Sergio Castillo and Lizette Castillo, husband and wife

whose post office address is: 1818 Stream Avenue, Sebring, FL 33875, hereinafter called the grantee:

(Whenever used herein the term "grantor" and "grantee" include all the parties to this instrument and the heirs, legal representatives and assigns of individuals, and the successors and assigns of corporations)

Witnesseth, that the grantor, for and in consideration of the sum of Ten Dollars, (\$10.00) and other valuable considerations, receipt whereof is hereby acknowledged, hereby grants, bargains, sells, aliens, remises, releases, conveys and confirms unto the grantee, all that certain land situate in Highlands County, Florida, viz:

Lots 42 and 43, Block 1, ORANGE BLOSSOM ESTATES UNIT NO. 6, a subdivision according to the plat thereof recorded in Plat Book 6, Page 35, of the Public Records of Highlands County, Florida.

Parcel ID Number: C-24-35-28-060-0010-0420 -1818 Stream Ave, Sebring

SAID PROPERTY IS NOT THE HOMESTEAD OF THE GRANTOR(S) UNDER THE LAWS AND CONSTITUTION OF THE STATE OF FLORIDA IN THAT NEITHER GRANTOR(S) NOR ANY MEMBER OF THE HOUSEHOLD OF GRANTOR(S) RESIDES THEREON.

This conveyance is subject to the following:

1. Ad valorem taxes and solid waste charges subsequent to 2024;
2. Zoning, restrictions, prohibitions & other requirements imposed by governmental authority;
3. Restrictions and matters appearing on the plat or otherwise common to the subdivision;
4. Public utility easements of record.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

To Have and to Hold, the same in fee simple forever.

And the grantor hereby covenants with said grantee that the grantor is lawfully seized of said land in fee simple; that the grantor has good right and lawful authority to sell and convey said land; that the grantor hereby fully warrants the title to said land and will defend the same against the lawful claims of all persons whomsoever.

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Hannah Tucker

AGENDA ITEM#: 8 D - IMSA Twelve Hour Fan Fest Event

BACKGROUND: Attached please find a Special Event Application (**Attachment 1**) submitted by the City of Sebring for the IMSA Twelve Hour Fan Fest. The planned date and time for the event is March 17th from 5:30PM to 7:30PM. This event is designed to celebrate the Twelve Hours of Sebring Race. There are three components of this year's event as follows:

1. Transporter Parade

- a. The parade will leave the track at approximately 5:45PM and will arrive at North Ridgewood Drive for the start of the parade at approximately 6:00PM. The parade will travel through Downtown Sebring and return to the track.

2. Block Party

- The block party will begin in downtown at 5:30PM and end at approximately 7:30PM
- **Approve State and local road closures as outlined below and shown in (Attachment 2)**
- Pre-Parade - local road closures from 2:00PM to 5:15PM:
 - Circle Park Drive - Closed
 - West Center Avenue from North Franklin Street to Circle Park Drive
 - North Commerce Avenue from Pomegranate Avenue to Circle Park Drive
 - South Commerce Avenue from South Mango Street to Circle Park Drive
 - East Center Avenue from South Mango Street to Circle Park Drive
 - South Ridgewood Drive from Magnolia Avenue to Circle Park Drive
 - North Ridgewood Drive from North Pine Street to Circle Park Drive
- Parade event - State and local road closures from 5:15PM to End of Parade:
 - Circle Park Drive, North and South Ridgewood Drive (SR17) per DOT permit.
 - Circle Park Drive - Closed
 - North Ridgewood Drive from Sebring Parkway to Circle Park Drive
 - North Commerce Avenue from Pomegranate Avenue to Circle Park Drive

- West Center Avenue from North Franklin Street to Circle Park Drive
- South Ridgewood Drive from Magnolia Avenue to Circle Park Drive
- South Commerce Avenue from South Mango Street to Circle Park Drive
- East Center Avenue from South Mango Street to Circle Park Drive
- Post Parade - State and local road closures from End of Parade to 10:00 PM:
 - Circle Park Drive - Closed
 - West Center Avenue from North Franklin Street to Circle Park Drive
 - North Commerce Avenue from Pomegranate Avenue to Circle Park Drive
 - South Commerce Avenue from South Mango Street to Circle Park Drive
 - East Center Avenue from South Mango Street to Circle Park Drive
 - South Ridgewood Drive from Magnolia Avenue to Circle Park Drive
 - North Ridgewood Drive from North Pine Street to Circle Park Drive

REQUESTED MOTION: Approve City coordinated event as presented and the following:

- Approve parking restrictions as deemed appropriate by Public Safety Staff
- Approve use of City stage
- Approve variance from City's Open Container Ordinance
- Approve placing sponsor signs at Circle Park
- Additional Liability Insurance will be purchased by the City for Event

COUNCIL ACTION:

☐ APPROVED
☐ DENIED
☐ TABLED TO: _____
☐ OTHER

Moved by: _____; Seconded by: _____
 Bishop ___ Carlisle ___ Havery ___ Kogelschatz ___ Stewart ___

ATTACHMENT 1

**City of Sebring
Special Event Application**

Page One of Two

Section 01 - Organization Information			
Name of Organization City of Sebring			
Street Address 368 South Commerce Avenue	City Sebring	State FL	Zip Code 33870
Telephone Number 863-471-5100	Fax Number	Are you a 501(C)3 or other non-profit Organization? ☐ No ☐ Yes If yes, Corporate Name:	
Person in Charge / Contact Person Hannah Tucker		Affiliation Public Information Officer	
Street Address 368 South Commerce Avenue	City Sebring	State Florida	Zip Code 33870
Email Address hannahtucker@mysebring.com	Telephone Number 863-471-5100	Mobile Phone Number 863-381-2274	Phone Number on Day of Event: 863-381-2274

Section 02 - Event Information			
Name of Event 2026 IMSA Twelve Hour Fan Fest		Event Repetition ☐ Monthly ☒ Annual ☐ Other:	Date(s) of Event (mm/dd/year) 03/17/26
Rain Date (if applicable)	Multi-day? ☒ No ☐ Yes If yes, how many?	Starting Time of Event 5:30pm	Ending Time of Event 7:30pm
Desired Location of the event: <i>You must include an overview map that outlines the location and layout of your event.</i> Circle Park			
General description of the event: Race Week Kick-Off for the Community			
Event Participation - Anticipated Number of:			
Participants:	Spectators: 500	Vendors: 10	Vehicles: 50

Event Questionnaire - Please answer EACH question so that we may adequately assist you with planning for your event.	
Issue	Special Events Coordinator Action
Do you need any streets or roadways closed for the event? ☐ No ☒ Yes	If "yes", permission will be needed to close roadways. State Road closures (US 27, SR 17, etc.) require DOT approval. County and local roads require City Council or County Commission approval.
Do you need any parking restrictions enacted for the event? ☐ No ☒ Yes	If "yes", permission to close city parking lots and public parking spaces must be granted by the city council
Will you be using a city park to hold your event? ☐ No ☒ Yes	Facility availability must be verified and City Council approval may be required.
Is the event considered "high-risk"? (e.g. sea-plane fly-in, boat races, water-related athletic event, balloon fest, etc.) ☒ No ☐ Yes	If "yes", safety aspects of the special event need to be coordinated with public safety entities.
Will there be any special demonstrations at the event? (i.e. stunt shows, driving exhibitions, burnout contests, etc.) ☐ No ☒ Yes	If "yes", safety aspects of the special event need to be coordinated with public safety entities.
Does the event pose any special concern for public safety due to the presence of hazardous materials, chemicals or other conditions? ☒ No ☐ Yes	If "yes", safety aspects of the special event need to be coordinated with public safety entities.
Will there be any fireworks or pyrotechnics? ☒ No ☐ Yes	If "yes", the vendor must be licensed and the safety aspects of the special event need to be coordinated with public safety entities.
Will you be selling, serving or distributing alcohol at the event? ☐ No ☒ Yes	If "yes", the event needs to be licensed through the Division of Alcoholic Beverages and Tobacco (DABT). Licensure information can be obtained at (850) 488-8284.
Will people be allowed to consume alcohol while at your event? ☐ No ☒ Yes	If "yes", in addition to an alcohol license, an "alcohol variance" may have to be granted by the Sebring City Council.
Will food vendors be cooking or serving food at the event? ☒ No ☐ Yes	If "yes", provide the event coordinator with a copy of DBPR Form HR 5030-034 which outlines food vendor notification and licensure requirements.
Will there be a band, DJ or other music/entertainment at the event? ☐ No ☒ Yes	If "yes", a variance for the city's "Noise Ordinance" might be necessary. This should be requested through the Sebring City Council.
Does your event necessitate the use or setup of any temporary structures such as tents, canopies, buildings, stages, etc.? ☐ No ☒ Yes	If "yes", permits may be necessary and these structures may have to be inspected
Will your event utilize the City Stage? ☐ No ☒ Yes	If "yes", rental may be arranged through the City of Sebring.
Do you want to display or hang any banners or signs above the roadway in reference to your event? ☐ No ☒ Yes	If "yes", then approval may be necessary. For banners on state roads, a DOT Banner Request must be completed and approved.
Is the event "animal related" (animal rides, rodeos, zoos, races, etc.)? ☒ No ☐ Yes	If "yes", ensure that safe and appropriate animal handling measures have been put in place.

*** Local road closures require application submittal **30** days prior to event***

*** State road closures require application **45** days prior to event ***

*Return Hold Harmless Agreement

**City of Sebring
Hold Harmless Agreement**

Page Two of Two

Indemnification/Hold Harmless Agreement

Applicant hereby agrees to indemnify and hold the City of Sebring ("City") harmless from any and all damages, loss or liability occurring by reason of any injury to any person or damage to property which may occur as a result of the special event by Applicant or its officers, agents, representatives, guests, employees, invitees, or persons contracting with any of them or by an act or omission, neglect, or wrongdoing of Applicant or its officers, agents, representatives, guests, employees, invitees, or persons contracting with any of them and Applicant will, at its own cost and expense, defend and protect the City against any and all claims or demands which may be claimed to have arisen as a result of or in connection with the special event by Applicant or its officers, agents, representatives, guests, employees, invitees, or persons contracting with any of them or by an act or omission, neglect, or wrongdoing of Applicant or its officers, employees, agents, representatives, guests, invitees, or persons contracting with any of them. Applicant does hereby remise, release, satisfy, quit claim and forever discharge the City from any and all actions, claims and demands that it ever had, now has, or may have against the City as a result of the special event by Applicant or its officers, employees, agents, representatives, guests, invitees, or persons contracting with any of them.

If required by City Council, Applicant agrees to maintain liability insurance for the event in an amount of at least \$1,000,000 combined single limit coverage of Bodily Injury and Property Damage. Applicant will have the City named as an additional insured on Applicant's liability policy and will provide a current Certificate of Insurance prior to the event as evidence of Applicant's compliance.

In any action brought for the enforcement of the terms of this agreement through the courts, the City shall be entitled to recover reasonable attorney's fees, paralegal fees, court and other costs, to and including appeal from Applicant.

Hannah Tucker

Printed Name

Hannah Tucker

Signature

01/05/26

Date

Public Information Officer

Relationship to Event Organization

Witness

ATTACHMENT 2



Karl J. Hoglund
Chief of Police

SEBRING POLICE DEPARTMENT

307 North Ridgewood Drive, Sebring, Florida 33870-7206

www.mysebring.com

(863)471-5107

Notice of Local Road Closures

The City of Sebring has been approved to hold the 2026 IMSA Twelve-Hour Fan Fest. The event is scheduled for Tuesday, March 17th 2026, beginning at 5:30 PM ending at 7:30 PM. There will be several local road closures and parking restrictions associated with this event that will limit vehicular traffic in the downtown Sebring area. Detours will be established and will remain posted for the duration of the event. There are three (3) elements: 1- A parade of race car transport trucks through the downtown Sebring area. The parade begins on North Ridgewood Drive at the Sebring Parkway. The parade will proceed south on North Ridgewood Drive to Circle Park Drive, continuing around Circle Park Drive to South Ridgewood Drive, following South Ridgewood Drive and merge onto Lakeview Drive. The parade will turn east onto Kenilworth Boulevard and will end at the Sebring Parkway. 2- After the parade there will be a Children's Power Wheels race held on East Center Avenue between Mango Street and Circle Park Drive. 3- Once the power wheels race is complete the "Block Party" will continue in the Circle Park area.

Road Closures

The following road closures will be implemented in conjunction with the event.

On 03/17/2026 at:

2:00 PM

- North Ridgewood Drive will be closed from North Pine Street to Circle Park Drive.
- North Commerce Avenue will be closed from Pomegranate Avenue to Circle Park Drive.
- West Center Avenue will be closed from North Franklin Street to Circle Park Drive.
- South Ridgewood Drive will be closed from Magnolia Avenue to Circle Park Drive.
- South Commerce Avenue will be closed from South Mango Street to Circle Park Drive.
- East Center Avenue will be closed from Mango Street to Circle Park Drive.
- Circle Park Drive will be closed.

Approximately 6:15 PM – Upon the completion of the parade,

- South Ridgewood Drive will be opened from North Franklin to Magnolia Avenue (remaining closed from Magnolia Avenue to Circle Park Drive).

All referenced road closures will be reopened by 10:00 PM.

Pre and Post Parade Event - Northbound / Southbound Detour (2:00 PM through 5:15 PM and 6:15 PM through 10:00 PM)

Northbound and southbound detours will be established so that vehicles traveling on North or South Ridgewood Drive (SR17) will be able to circumvent the event area.

"A Tradition of Professional Law Enforcement Dedicated to Family and Community"

Northbound: The northbound detour begins at South Ridgewood Drive (SR17) at the intersection of North Franklin Street where northbound vehicles will be directed to turn left onto North Franklin Street. Traffic will follow North Franklin Street to the intersection of Park Street where it will turn right following Park Street to North Pine Street. Vehicles will then turn right onto North Pine Street, following North Pine Street to North Ridgewood Drive (SR17) where they'll turn left ending the northbound detour.

Southbound: The southbound detour begins at North Ridgewood Drive (SR17) at the intersection of North Pine Street where southbound vehicles will turn right onto North Pine Street. Traffic will then follow North Pine Street to the intersection of Park Street where vehicles will turn left onto Park Street. Park Street will be taken to the intersection of Lakeview Drive where traffic will turn left onto Lakeview Drive. Lakeview Drive will then be followed to the intersection of South Ridgewood Drive, ending the southbound detour.

Parade Event - Northbound / Southbound Detour (5:15 PM through approximately 6:15 PM)
--

Northbound: The northbound detour for Ridgewood Drive (SR17) begins at the intersection of Lakeview Drive and Kenilworth Boulevard where northbound vehicles will turn right onto Kenilworth Boulevard. Once on Kenilworth Boulevard, vehicles will continue to the intersection of the Sebring Parkway where they will turn left following the Sebring Parkway to North Ridgewood Drive (SR17). Upon reaching North Ridgewood Drive (SR17), vehicles will turn right ending the northbound detour.

Southbound: The southbound detour for Ridgewood Drive (SR17) begins at North Ridgewood Drive (SR17) at the intersection of the Sebring Parkway where southbound vehicles will turn left onto the Sebring Parkway. Once on the Sebring Parkway, vehicles will continue to the intersection of Kenilworth Boulevard where they will turn right following Kenilworth Boulevard to the intersection of Lakeview Drive. Upon reaching Lakeview Drive, vehicles will turn left ending the southbound detour.

Two maps outlining the detours and road closures have been included with this notice. Event-related questions may be directed to Hannah Tucker, City of Sebring PIO (863) 471-5100. Questions relating to the road closure may be directed to me by email at robertspencer@mysebring.com or by telephone at (863) 471-5108.

Thank you,

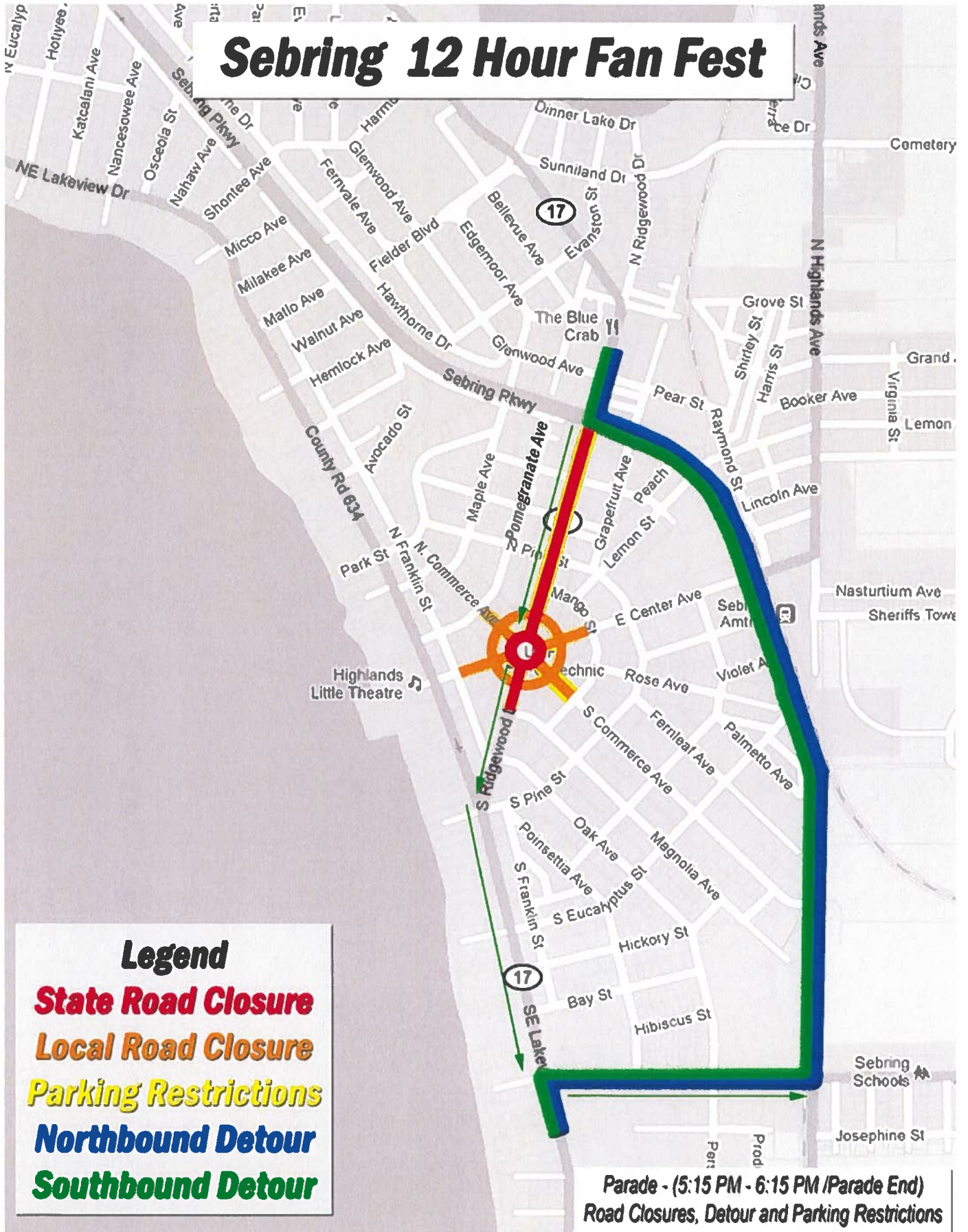


Robert Spencer

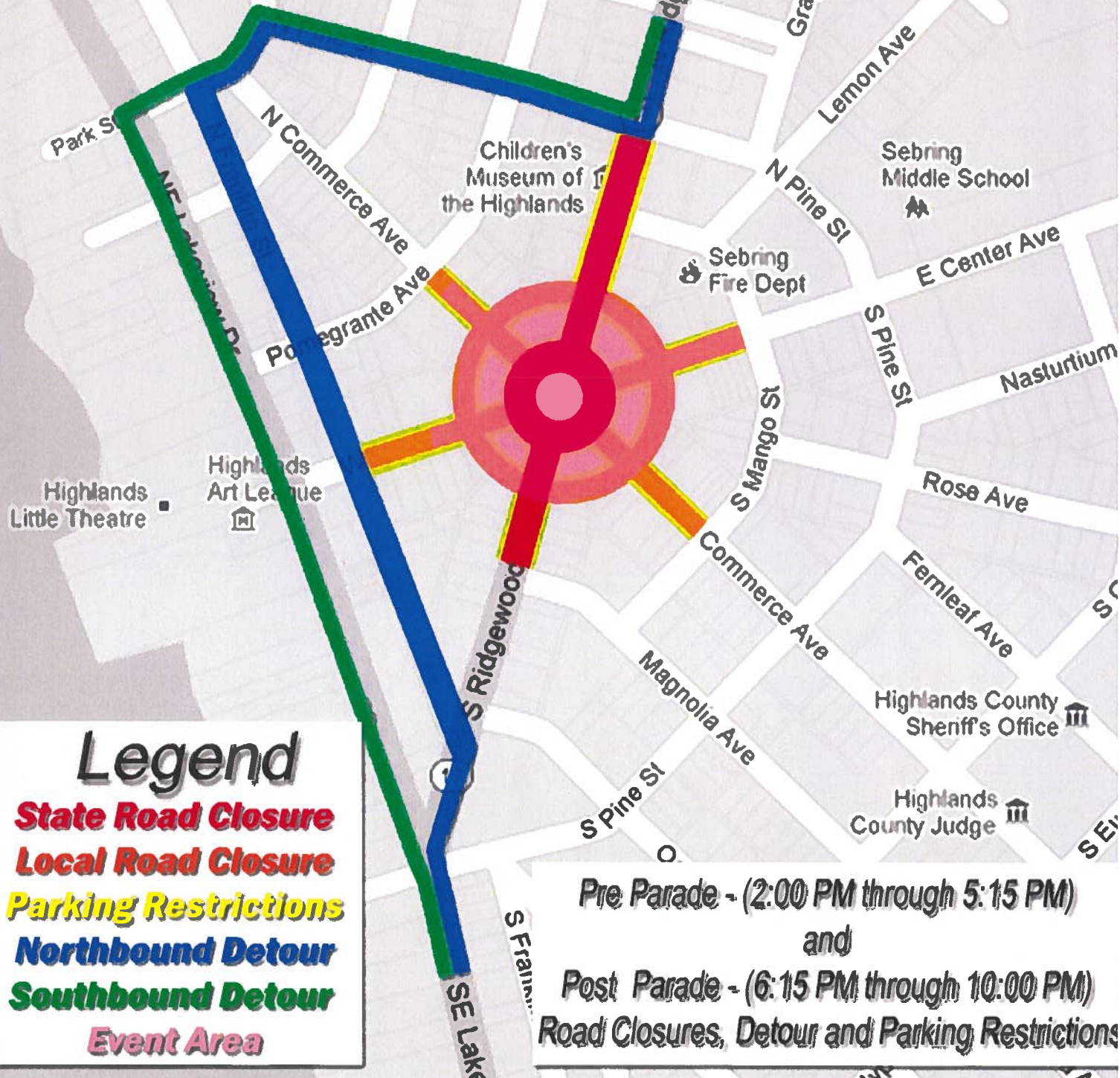
Sebring 12 Hour Fan Fest



Sebring 12 Hour Fan Fest



Sebring 12 Hour Fan Fest Block Party



CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026 PRESENTER: Jason Burnley/Mark Gose

AGENDA ITEM#: 8 E – St. Patrick’s Day Event – Special Event

BACKGROUND: Attached please find a Special Event Application submitted by Gavaghan’s for a St. Patrick’s Day Event to be held on March 17, 2026. Gavaghan’s is working alongside The 301 to create a shared space for both locations to celebrate St. Patrick’s Day.

They are asking for the following:

1. Establish date of event as Tuesday, March 17, 2026
2. Establish time of event from 11:00 a.m. to 10:00 p.m.
3. Authorize following road closures from 10:00 a.m. to 11:00 p.m. (See Attachment)
 - South Commerce from Circle Park Drive to S Mango Street
4. Authorize posting of parking restrictions on closed roads
5. Approve variance from City’s Open Container Ordinance

The event will include live music throughout the event. The event organizer will pause live music for the duration of the 2026 IMSA Twelve Hour Fan Fest from 5:30 p.m. to 7:30 p.m.

REQUESTED MOTION: Approve event as presented conditioned upon providing the appropriate Insurance Certificate showing at least \$1 million dollars of Liability Insurance and naming the City as additional insured at least ten days prior to the event.

COUNCIL ACTION:

____ APPROVED
____ DENIED
____ TABLED TO: ____
____ OTHER

Moved by: _____; Seconded by: _____
Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____

**City of Sebring
Special Event Application**

Page One of Two

Section 01 - Organization Information			
Name of Organization GAUGHAN'S IRISH PUB			
Street Address 213 CIRCLE PARK DR.	City SEBRING	State FL	Zip Code 33870
Telephone Number 863-219-0698	Fax Number	Are you a 501(C)3 or other non-profit Organization? ☒ No ☐ Yes	
Person in Charge / Contact Person JASON BURNLEY		Affiliation GENERAL MANAGER	
Street Address	City	State	Zip Code
Email Address JAY@ROADSIDESEBRING.COM	Telephone Number 941-467-4442	Mobile Phone Number SAME	Phone Number on Day of Event: SAME

Section 02 - Event Information			
Name of Event ST. PATRICK'S DAY BASH		Event Repetition ☐ Monthly ☒ Annual	Date(s) of Event (mm/dd/year) 03/17/26
Rain Date (if applicable) N/A	Multi-day? ☒ No ☐ Yes If yes, how many?	Starting Time of Event 10:00AM	Ending Time of Event 9:00PM
Desired Location of the event: You must include an overview map that outlines the location and layout of your event PLEASE SEE PROVIDED MAP.			
General description of the event: CELEBRATION OF ST. PATRICK'S DAY. *A 501(C)3 ORGANIZATION WILL BE A PARTNER ALTHOUGH THE ORGANIZATION HAS NOT BEEN DECIDED ON.			
Event Participation - Anticipated Number of: Participants: 3 BUSINESSES Spectators: ~ 4,000+ Vendors: Vehicles: TBD			

Event Questionnaire - Please answer EACH question so that we may adequately assist you with planning for your event.	
Issue	Special Events Coordinator Action
Do you need any streets or roadways closed for the event? ☐ No ☒ Yes	If "yes", permission will be needed to close roadways. State Road closures (US 27, SR 17 etc.) require DOT approval. County and local roads require City Council or County Commission approval.
Do you need any parking restrictions enacted for the event? ☐ No ☒ Yes	If "yes", permission to close city parking lots and public parking spaces must be granted by the city council.
Will you be using a city park to hold your event? ☒ No ☐ Yes	Facility availability must be verified and City Council approval may be required.
Is the event considered "high-risk"? (e.g. sea-plane fly-in, boat races, water-related athletic event, balloon fest, etc.) ☒ No ☐ Yes	If "yes", safety aspects of the special event need to be coordinated with public safety entities.
Will there be any special demonstrations at the event? (i.e. stunt shows, driving exhibitions, burnout contests, etc.) ☒ No ☐ Yes	If "yes", safety aspects of the special event need to be coordinated with public safety entities.
Does the event pose any special concern for public safety due to the presence of hazardous materials, chemicals or other conditions? ☒ No ☐ Yes	If "yes", safety aspects of the special event need to be coordinated with public safety entities.
Will there be any fireworks or pyrotechnics? ☒ No ☐ Yes	If "yes", the vendor must be licensed and the safety aspects of the special event need to be coordinated with public safety entities.
Will you be selling, serving or distributing alcohol at the event? ☐ No ☒ Yes	If "yes", the event needs to be licensed through the Division of Alcoholic Beverages and Tobacco (DABT). Licensure information can be obtained at (850) 488-8284.
Will people be allowed to consume alcohol while at your event? ☐ No ☒ Yes	If "yes", in addition to an alcohol license, an "alcohol variance" may have to be granted by the Sebring City Council.
Will food vendors be cooking or serving food at the event? ☒ No ☐ Yes	If "yes", provide the event coordinator with a copy of DBPR Form HR 5030-034 which outlines food vendor notification and licensure requirements.
Will there be a band, DJ or other music/entertainment at the event? ☐ No ☒ Yes	If "yes", a variance for the city's "Noise Ordinance" might be necessary. This should be requested through the Sebring City Council.
Does your event necessitate the use or setup of any temporary structures such as tents, canopies, buildings, stages, etc.? ☐ No ☒ Yes	If "yes", permits may be necessary and these structures may have to be inspected.
Will your event utilize the City Stage? PERHAPS ☐ No ☒ Yes	If "yes", rental may be arranged through the City of Sebring.
Do you want to display or hang any banners or signs above the roadway in reference to your event? ☒ No ☐ Yes	If "yes", then approval may be necessary. For banners on state roads, a DOT Banner Request must be completed and approved.
Is the event "animal related" (animal rides, rodeos, zoos, races, etc.)? ☒ No ☐ Yes	If "yes", ensure that safe and appropriate animal handling measures have been put in place.

*** Local road closures require application submittal **30** days prior to event ***

*** State road closures require application **45** days prior to event ***

*Return Hold Harmless Agreement

**City of Sebring
Hold Harmless Agreement**

Page Two of Two

Indemnification/Hold Harmless Agreement

Applicant hereby agrees to indemnify and hold the City of Sebring ("City") harmless from any and all damages, loss or liability occurring by reason if any injury to any person or damage to property which may occur as a result of the special event by Applicant or its officers, agents, representatives, guests, employees, invitees, or persons contracting with any of them or by an act or omission, neglect, or wrongdoing of Applicant or its officers, agents, representatives, guests, employees, invitees, or persons contracting with any of them and Applicant will, at its own cost and expense, defend and protect the City against any and all claims or demands which may be claimed to have arisen as a result of or in connection with the special event by Applicant or its officers, agents, representatives, guests, employees, invitees, or persons contracting with any of them or by an act or omission, neglect, or wrongdoing of Applicant or its officers, employees, agents, representatives, guests, invitees, or persons contracting with any of them. Applicant does hereby remise, release, satisfy, quit claim and forever discharge the City from any and all actions, claims and demands that it ever had, now has, or may have against the City as a result of the special event by Applicant or its officers, employees, agents, representatives, guests, invitees, or persons contracting with any of them.

If required by City Council, Applicant agrees to maintain liability insurance for the event in an amount of at least \$1,000,000 combined single limit coverage of Bodily Injury and Property Damage. Applicant will have the City named as an additional insured on Applicant's liability policy and will provide a current Certificate of Insurance prior to the event as evidence of Applicant's compliance.

In any action brought for the enforcement of the terms of this agreement through the courts, the City shall be entitled to recover reasonable attorney's fees, paralegal fees, court and other costs, to and including appeal from Applicant.

Jason I. Burnley
Printed Name

[Signature]
Signature

Date

GENERAL MANAGER
Relationship to Event Organization

Witness

Sebring Circle Park

Circle Park Dr

Downtown Sebring CRA
Door King Southeast

the 301

Circle Park Dr

Sebring Soda &
Ice Cream Works

Sebring Soap Co

UNPAM

The Ellison
Salon & Spa, Inc

S Wall St

S Wall St

Carlson Accounting
Paolarys Salon

Lampe & Kiefer
Hearing Aid Center
Hearing aid store

Wicks, J
& Co., C

- Pub Beer
- Pub Merch
- Reefer Trailer
- 301 Beer
- Stage
- Restrooms
- Peru Fresh



Karl J. Hoglund
Chief of Police

SEBRING POLICE DEPARTMENT

307 North Ridgewood Drive, Sebring, Florida 33870-7206

www.mysebring.com

(863)471-5107

Notice of Local Road Closures

Gavaghan's Irish Pub has been approved for a St. Patrick's Day Event on Tuesday, March 17th 2026. There will be a local road closure and parking restrictions associated with this event. In preparation and set up for the event the road closure will be from 10:00 AM through 11:00 PM. The event time is from 11:00 AM through 10:00 PM.

Road Closures

The following road closure will be implemented in conjunction with this event;

On Tuesday, March 17th 2026 at 10:00 AM:

- South Commerce Avenue will be closed from Circle Park Drive to South Mango Street.
- Wall Street from South Ridgewood Drive to East Center Avenue

All above road closures will be reopened by 11:00 PM on Monday, March 17th 2026.

Northbound / Southbound Detour

A northbound and southbound detour will be established so that vehicles traveling on South Commerce Avenue may circumvent the event area.

Northbound: The northbound detour begins on South Commerce Avenue at the intersection of South Pine Street where northbound vehicles will be directed to turn right onto South Pine Street. Traffic will follow South Pine Street to the intersection of East Center Avenue where it will be directed to turn left following East Center Avenue to Circle Park Drive. At Circle Park Drive traffic will turn right onto Circle Park Drive ending the northbound detour.

Southbound: The southbound detour for South Commerce Avenue from Circle Park Drive begins at the intersection of Circle Park Drive and East Center Avenue where vehicles will turn right onto East Center Avenue. Traffic will follow East Center Avenue to the intersection of Pine Street where traffic will turn right onto South Pine Street. South Pine Street will be taken to the intersection of South Commerce Avenue where traffic will turn left onto South Commerce Avenue, ending the southbound detour.

Included with this notice, you'll find a map outlining the local road closure and parking restrictions for this event. All questions relating to this road closure may be directed to Tommy Haralson of the Sebring Police Department by email at robertspencer@mysebring.com or by telephone at (863) 471-5108. Event-related questions should be directed to Jason Burnley at (941) 467-4222.

Thank you,

Robert Spencer

"A Tradition of Professional Law Enforcement Dedicated to Family and Community"

St. Patrick's Day Event



St. Patrick's Day Event

Event Area



Legend

Event Area

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 16, 2026

PRESENTER: Border

AGENDA ITEM#: 8 F - Fire Department Asset #3954 and #2107 Disposal

BACKGROUND: These assets were permanently mounted equipment on asset 1662 (L14) that was disposed of at the January 6, 2026 council meeting.

ATTACHMENT A – Disposition Form asset #3954

ATTACHMENT B – Disposition Form asset #2107

REQUESTED MOTION: Authorize disposal of Asset #3954 and #2107 as presented.

COUNCIL ACTION:

____ APPROVED

____ DENIED

____ TABLED TO: _____

____ OTHER

Moved by: _____; Seconded by: _____

Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Kim Piesik

AGENDA ITEM#: 8 G – Waiver of Civic Center Fees Request

BACKGROUND: Attached please find correspondence and Civic Center Rental Agreement from Kim Piesik, President of the Sebring Historical Society. The Sebring Historical Society is requesting use of the Civic Center and waiver of fees on February 26, 2026 for a Presentation: Cuban Missile Crisis.

The Sebring Historical Society is a 501(C) organization.

REQUESTED MOTION: Approve waiver of fees request for rental of the Civic Center as requested.

COUNCIL ACTION:

____ APPROVED

____ DENIED

____ TABLED TO: _____

____ OTHER

Moved by: _____; Seconded by: _____

Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____

Name of Individual/Organization Responsible for Rental Agreement*	
Kim Plesin	
Organization Name (if applicable)	
Sebring Historical Society	
Street address, City, State, Zip:	
321 W. Center Ave, Sebring	
Contact Phone Number:	Email:
313-920-2344	info@sebringhistorical.org
Individual must be 21 years of age and the person executing this Agreement. Must present Photo ID Address on Agreement and Photo ID must be the same.	

Date of Event:	City Resident/Business:	Microphone Needed:
2/26/2026	Yes ☒ No ☐	Yes ☒ No ☐
Type of Event:		
Presentation: Cuban missile crisis		

WEEKDAY RENTAL RATE – 8:00 AM TO 5:00 PM (MONDAY THROUGH FRIDAY)

Flat Rate:		Total:
City Resident	\$150.00	
Non-City Resident	\$200.00	
After 5:00PM there will be an additional \$35 (inside city limits)/\$50 (outside city limits) per hour fee	Number of additional hours requested:	
Sales Tax**		
Deposit (\$250.00 For Resident/\$300.00 For Non-Resident)		
Total Due:		

WEEKEND RENTAL RATE – 8:00 AM TO MIDNIGHT (SATURDAY – SUNDAY)

Flat Rate:		Total:
City Resident	\$1,000.00	
Non-City Resident	\$1,250.00	
If the renter wishes to reserve the Civic Center the day prior and/or the day after the scheduled event for the purpose of decorating, etc, the rental rate would be \$200.00 per day plus tax for these purposes only		
Sales Tax**		
Deposit (\$600.00 For Resident/\$700.00 for Non-Resident)		
Total Due:		

JACK STROUP CIVIC CENTER
355 W CENTER AVE
SEBRING FL 33870



FACILITY RENTAL AGREEMENT

Sebring City Hall
368 S Commerce Ave
Sebring FL 33870
863-471-5100 Ph/863-471-5142 Fax

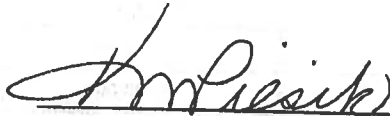
Approximately 14 working days are required for processing of the rental deposit refund. Refunds will be sent to the individual/organization that is responsible for the Rental Agreement.

Is your organization exempt from Florida Sales Tax? Yes ☒ No ☐ If yes, please attach a copy of your DR-14 tax exemption form. *Government Entity using facility for a government purpose = No Charge **** Deposit Fees may be waived for frequent users.

Official Use Only	Amount Paid: _____	Paid by: Check _____ Credit Card _____ Cash _____
Receipt No: _____	Payment Received By: _____	Verified By: _____
Amount to be Refunded: _____	Authorized By: _____	Date: _____

I have received a copy of the rules for use of the Jack Stroup Civic Center (page 4 of this agreement) and will abide by those rules. It is understood and agreed that the Responsible Party, upon execution of this agreement, assumes all liability for destruction of property, injury to person or property during the period of the use of the facility, and that all rules are followed. The Responsible Party further agrees, by the execution of this agreement, to defend any suits or causes of action brought against the City and to hold the City harmless for any causes of action of its acts or omission arising out of the use of the premises. Also, Responsible Party agrees to pay the City of Sebring for any additional overtime charges that are incurred because of your event.

1/10/2026
Date


Signature of Responsible Party

Kim Piesik
Printed Name of Responsible Party

Keys/Microphone Pick-Up

Keys picked up on _____ by _____

Microphone picked up on _____ by _____

Keys/Microphone Returned

Keys returned on _____ by _____

Microphone returned on _____ by _____

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Lee

AGENDA ITEM#: 8 H - Simple Grants Agreement

BACKGROUND: Obtaining funding for the West Lake Jackson stormwater project has been a primary concern for staff over the past two years. In October, the City applied for a 50% grant through Florida DEP and was not awarded funding.

Due to the size and cost of the project, grants that will help pay for it are extremely competitive and complicated to apply for. Therefore, assistance is necessary for the City to have the best possible chance of obtaining funding. The US Department of Transportation BUILD program is open and would cover 100% of the cost, if awarded.

Staff reached out to Simple Grants and they have been immensely helpful in evaluating if the project meets the grant requirements. They are experienced with this grant, and they feel we can be competitive with the project; therefore, staff would like to move forward with their assistance to apply for this grant. An agreement is attached for the City to utilize their services for this grant and would allow the City to retain them for any potential future grants that may come up. A work scope will be provided by Simple Grants based on the terms of the agreement to move forward with the BUILD grant application.

Attachments:

1. Agreement
2. Simple Grants overview

REQUESTED MOTION: Authorize the City Administrator to sign the consultant services agreement with Alagrants LLC (d/b/a Simple Grants).

COUNCIL ACTION:

____ APPROVED Moved by: _____; Seconded by: _____
____ DENIED Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____
____ TABLED TO: _____
____ OTHER

ATTACHMENT 1

AGREEMENT FOR CONSULTING SERVICES

This Agreement for Consulting Services (this "Agreement") is made and entered into and dated effective as of January 20, 2026 ("Date") by and between City of Sebring ("Client") and Alagrants, LLC d/b/a Simple Grants, an Alabama limited liability company ("Simple Grants").

RECITALS

WHEREAS, the Client seeks grant consulting and other services;

WHEREAS, the Client desires to obtain services provided by Simple Grants; and

WHEREAS, Simple Grants desires to provide such services,

AGREEMENT

NOW, THEREFORE, in consideration of the premises set forth above, the mutual covenants and agreements set forth herein and other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Simple Grants and the Client, intending to be legally bound, hereby agree as follows:

1. Statement of Work. Simple Grants shall undertake and complete the work and activities set forth in Exhibit A, (the "Services"), which is attached hereto, made a part hereof, and incorporated herein by reference as if fully rewritten herein. Simple Grants shall consult with such personnel as the Client may identify, and with other appropriate persons, agencies, or instrumentalities as necessary to ensure a complete understanding of the work and satisfactory completion thereof.

2. Term. This Agreement shall be for a term (the "Term") beginning on January 20, 2026, and ending on December 31, 2026. At the end of the initial Term and at the end of each extension thereof, the Term shall be automatically extended for three-month periods unless written notice of non-extension is provided by either party to the other party at least 30 days prior to the end of the initial Term or extension.

3. Compensation. In consideration for the Services performed by Simple Grants, the Client agrees to pay Simple Grants at the rates set forth in Exhibit A. Notwithstanding the foregoing, Simple Grants shall be separately compensated by the Client for pre-authorized expenses and mileage incurred in the performance of the Services, upon the Client's receipt of adequate proof of such expenses and mileage. Additionally, Simple Grants will obtain prior authorization for any hourly billable work over 2 hours. All payments are due 30 days after receipt of an invoice. Interest may be added to any outstanding amounts due.

4. Independent Contractor Status. Simple Grants acknowledges that services rendered under this agreement shall be performed as an independent contractor. Simple Grants

is responsible for the payment of all federal, state, and local income taxes related to fees for service.

5. Non-Solicitation Covenant. For the duration of the Term of this Agreement, and for a period of two (2) years after the termination date of this Agreement, Client and Simple Grants will not hire an employee or contractor of the other.

6. Limitation of Liability. Client's payment obligations hereunder, under no circumstances will either party's total liability of any and all kinds arising out of or related to this Agreement (including warranty claims), regardless of the forum and regardless of whether any action or claim is based on contract, tort, or otherwise, exceed the total amount paid by Client to Simple Grants during the 12 months immediately preceding the claim (determined as of the date of any final judgement in an action).

7. Termination.

(a) Termination for Cause. This Agreement may be terminated by the Client prior to its expiration if Simple Grants, for any reason, fails, refuses or is unable to provide the Services following reasonable notice from the Client and a ten-day opportunity to cure.

(b) Termination for Breach. This Agreement may be terminated by either party (the "Terminating Party") prior to its expiration if the other party (the "Breaching Party") breaches any provision of this Agreement. In that case, the Terminating Party may pursue all remedies available at law and in equity and may seek and obtain injunctive relief against the breach or threatened breach of the Breaching Party's obligations under this Agreement.

(c) Termination with Notice. Either party may terminate this Agreement at any time upon 30 days' written notice.

Upon termination of this Agreement for any reason, the Client shall pay to Simple Grants all accrued compensation payable in respect of periods prior to the effective date of such termination, and each party shall return to the other all work product, papers, materials and property of the other held by such party in connection with the performance of this Agreement.

8. Governing Law. This Agreement shall be governed by the laws of the State of Alabama as to all matters, including but not limited to matters of validity, construction, effect and performance, without regard to conflict of law principles.

9. Forum and Venue. All actions regarding this Agreement shall be in a court of competent subject matter jurisdiction in Autauga County, Alabama.

10. Severability. Whenever possible, each provision of this Agreement shall be interpreted in such a manner as to be effective and valid under applicable law, but if any provision of this Agreement is held to be prohibited by or invalid under applicable law, such

provision shall be ineffective only to the extent of such prohibition or invalidity, without invalidating the remainder of such provisions of this Agreement.

11. Conflict of Provisions. Should it be determined that a provision within this Agreement conflicts with a provision set forth in Exhibit A, then the language of Exhibit A shall control.

12. Notices. All notices, consents, demands, requests and other communications which may or are required to be given hereunder shall be in writing and shall be deemed duly given if personally delivered or sent by United States mail, registered or certified, return receipt requested, postage prepaid, to the addresses set forth hereunder or to such other address as the other party hereto may designate in written notice transmitted in accordance with this provision.

In case of the Client, to:

City of Sebring
368 S Commerce Avenue
Sebring, FL 33870
JohnShoop@mysebring.com
(863) 381-4103

In case of Simple Grants, to:

Simple Grants
Attn: Jessica Whaley, CEO
200 Doug Baker Blvd STE 600-334
Birmingham, AL 35242
jessica@simplegrants.com
(256) 239-0206

Notwithstanding the foregoing, ordinary communications regarding the status of services being provided by Simple Grants may be sent by electronic mail to the designated representatives of the Client and Simple Grants.

13. Counterparts. This Agreement may be executed in two or more counterparts (delivery of which may be by via email as a portable document format (.pdf)), each of which will be deemed an original, and it will not be necessary in making proof of this Agreement or the terms of this Agreement to produce or account for more than one of such counterparts.

14. Entire Agreement. This Agreement and its exhibits contain the entire agreement between the parties with respect to the subject matter hereof and merge and supersede any and all other discussions, agreements and understandings, either oral or written, between the parties with respect to the subject matter hereof.

15. Modification of Agreement. This Agreement may not be changed orally, but may be changed by agreement in writing signed by both parties.

16. Headings. Section headings contained in this Agreement are inserted for convenience only and shall not be deemed to be a part of this Agreement.

IN WITNESS WHEREOF, the parties have caused this Agreement to be duly executed as of the date first written above.

SIMPLE GRANTS

By: _____
Jessica Whaley
CEO
Date

CLIENT

By: _____
Scott Noethlich
City Administrator
Date

Exhibit A Services

Scope of Work

Simple Grants shall provide advice, assistance, and consulting services to the Client, including but not limited to the following:

- Grant Research, Grant Writing, and Grant Management; and
- Other tasks as assigned by Client and agreed to by Simple Grants.

Budget

- \$165/hour (10-hour deposit/\$1,650 due upfront if no CGS purchased)

Notwithstanding anything to the contrary contained herein, upon Client's **prior** approval, the hourly budget rate shall be time and a half ("Special Rate") for services that must be provided on short notice, during holidays, on weekends, or overnight.

ATTACHMENT 2



Simple Grants

COMPANY OVERVIEW

SIMPLEGRANTS.COM

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- Our Services
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- Our Company Absolutes
- Our Team

20

How We Charge

- Hourly Consultation
- Flat Fee Services



ABOUT US

Founded in 2010, **Simple Grants** is a full-service grant consulting firm. We work closely with our clients and strive to provide unquestionable value with every engagement.

Our goal is to be your trusted navigator and go-to expert for all things grant-related while providing concierge-level service making grants simple.

15

Years in Business

\$277M

Amount Awarded to Clients

4 out of 5

Number of Repeat Clients

OUR SERVICES



Grant Identification

- Private Grants
- Public Grants
- Comprehensive Grant Strategy

Whether you need help locating federal, state, local, or private grants, our team can make sure you're the first to know about grant opportunities that align with your mission. We can create custom strategies to fit budgets and projects of all shapes and sizes.



Grant Writing

- Program Design
- Proposal Writing
- Proposal Submission

We can help with all aspects of grant writing. From template creation to fully outsourced program and proposal development, including application submission support, our clients benefit greatly from our custom, transparent, and scalable solution to grant writing.



Grant Management

- Administration
- Compliance
- Reporting

From pre-award requirements to closeout, we offer customized solutions for successfully managing public and private sector grants, including ARPA and other recovery funding allocations.

COMPREHENSIVE GRANT STRATEGY



Challenges

- Finding Opportunities
- Vetting Opportunities
- Resource Planning

Opportunities

- More Opportunities
- Better Alignment
- Proactive Grantseeking

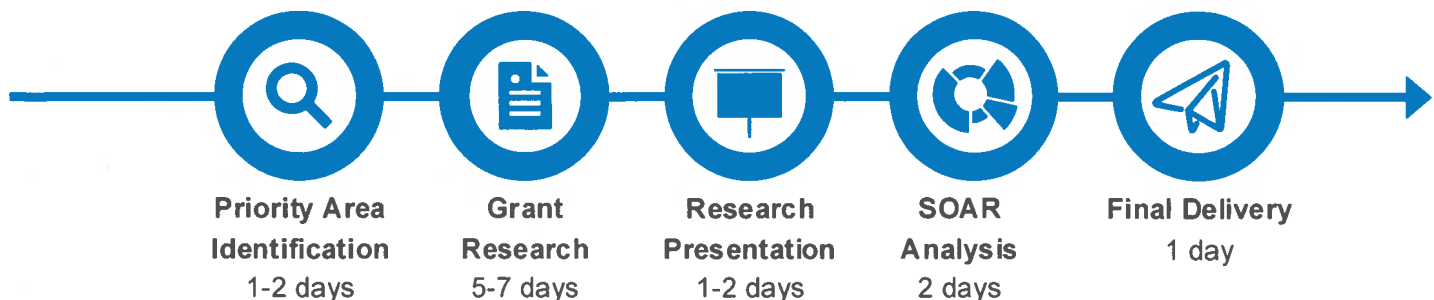
Results

- More Grants Won
- Smoother Process
- Higher Impact

The **Comprehensive Grant Strategy** was designed to help our clients win more grants by identifying closely-aligned opportunities as early as possible and developing a strategy to more effectively compete.

The first step in developing your strategy is identifying up to 5 funding priority areas for our team to research. We then conduct comprehensive grant and RFP research across federal, state, local, and private funders. Each grant opportunity identified will have custom analysis and instructions on how to apply if available. After presenting our initial findings and receiving feedback, we make any adjustments, develop a 1-year timeline broken into quarters, and conduct our Strengths, Opportunities, Aspirations, and Results (SOAR) analysis, which helps assess your grant-readiness and provides tips to get better results.

Production Timeline (2-4 weeks)



OUR PROCESS

Your mission and organization are unique. At Simple Grants, we customize our services to seamlessly integrate with your workflow. When partnering with us, you get a diverse team of experienced professionals looking out for your interests. Since our team members live in different cities, our systems are designed with results-oriented virtual collaboration in mind. No matter where you live, our team can provide full-service grant navigation.

01

Step 1: Finalize Paperwork

The first step in our process is to determine which services you need and sign an Agreement. Since we primarily work hourly, services may be scaled up or down at any time.

02

Step 2: Schedule Onboarding

The second step is to schedule a 1-hour Onboarding meeting to be conducted virtually. During Onboarding, you will meet your Lead Consultant and members of our management team.

03

Step 3: Work Plan Development

After the Onboarding meeting, we will develop a Work Plan to submit back to you for approval. Work Plans include deliverables, deadlines, time estimates, and go/no-go decision points.

SAMPLE WORK PLAN

Please create and update this Work Plan that defines the deliverables and the estimated needed to create a comprehensive grant application or successfully complete a project. This document is the central point for tracking your progress for the project.

Please make sure to update this document when you add or remove tasks or when you change the estimated hours or cost.

Estimated Hours: 01.15
Estimated Cost: \$1,100

Task List:

Task	Hours	Start Date	End Date	Status
Define the project goals and objectives	1.00	01/01/2024	01/01/2024	Complete
Research and identify potential grant opportunities	1.00	01/01/2024	01/01/2024	In Progress
Develop a grant proposal outline	1.00	01/01/2024	01/01/2024	Not Started
Write the grant proposal	1.00	01/01/2024	01/01/2024	In Progress
Review and revise the grant proposal	1.00	01/01/2024	01/01/2024	Not Started
Submit the grant proposal	1.00	01/01/2024	01/01/2024	Not Started
Follow up with the grant funder	1.00	01/01/2024	01/01/2024	Not Started
Receive and review the grant decision	1.00	01/01/2024	01/01/2024	Not Started
Finalize the grant application	1.00	01/01/2024	01/01/2024	Not Started
Total	10.00			

04

Step 4: Work Plan Approval

Once the Work Plan has been approved, we proceed to execute the deliverables listed. We will provide updates at least monthly and submit invoices for hours worked at the beginning of each month.

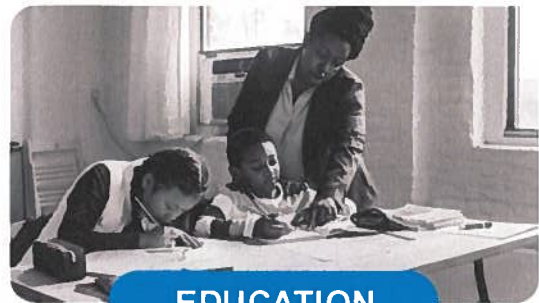
OUR CLIENTS

Simple Grants has extensive experience identifying, securing and, managing grants for a range of clients, including school systems, universities, municipalities, state agencies, non-profits, businesses, P3s, and international organizations. Our staff is well-versed in identifying and securing grants across public and private sector grantmaking organizations. We strive to ensure our clients not only meet but exceed requirements.



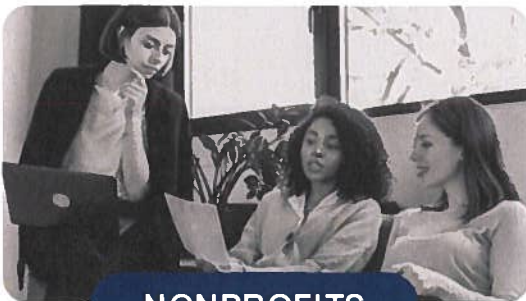
GOVERNMENT

- State Agencies
- Cities
- Counties
- Tribal Organizations



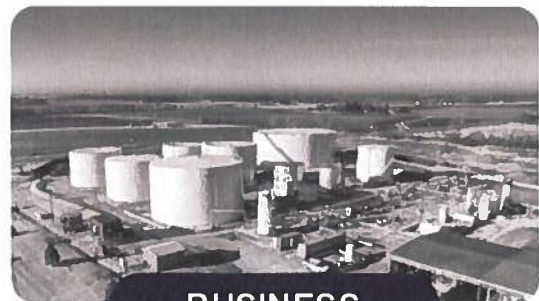
EDUCATION

- State Departments of Education
- Institutions of Higher Education
- Local Education Agencies
- Charter Schools



NONPROFITS

- 501c 3s
- Economic Development Organizations
- Chambers of Commerce
- Private and Corporate Foundations



BUSINESS

- Government Contractors
- Broadband Providers
- Energy Providers
- Workforce Solution Providers

FEATURED PROJECTS



**Peachtree
Corners**

City of Peachtree Corners, Georgia

Nonprofit Emergency Relief Fund
American Rescue Plan Act

\$16,395,722

The City of Peachtree Corners hired Simple Grants to distribute over \$16 million to local nonprofits and small businesses. Simple Grants created five separate award processes and administers all aspects of each process including developing applications, evaluating proposals, notifying applicants, and managing reporting.



City of Prattville, Alabama

Community Development Block Grant
Alabama Department of Economic and Community Affairs

\$750,000

Simple Grants helped the City of Prattville secure and manage \$750,000 in Community Development Block Grant funds, resulting in successful economic development infrastructure upgrades and full implementation of grant activities from pre-award to close-out.



Cordova Economic and Industrial Development Authority

RAISE (Rebuilding American Infrastructure with Sustainability and Equity)
Department of Transportation

\$5,179,948

Since hiring Simple Grants in May 2021, Cordova has received almost \$12 million in federal, state, and private grant funding, including a DOT RAISE grant. We have assisted them with their capacity building and strategic planning processes in their long-term economic development efforts as they work to build a tourism economy around the absolutely breathtaking natural and environmental resources that surround them.



Oklahoma City Innovation District

PID.06 Biopharmaceutical Workforce Training Center
Economic Development Administration

\$7,150,000

Simple Grants oversees compliance and reporting as well as project management for a \$7.1M EDA grant for the Oklahoma City Innovation District. We also oversee grant identification and grant writing.



Meriwether County School System of Georgia

Over the last three years, Simple Grants has helped Meriwether County Schools and other organizations within the community receive over \$7 million in public and private grant funding.



EnviroSpark Energy

Simple Grants client, EnviroSpark, won a \$100M IDIQ contract. Our proposal earned the highest technical ranking among the 10 small business vendors awarded contracts in the region, which included 13 states and Puerto Rico. We are thrilled for our client and proud to have helped them earn the top spot in this highly competitive program.



Montgomery City-County Public Library

Simple Grants helped the Montgomery City-County Public Library secure \$470,601.38 in grant funding through the African American Civil Rights Grant Program, to preserve the Bertha Pleasant Williams Library – Rosa Parks Avenue Branch.



Alabama Military Stability Foundation

Our team secured and managed \$2M in grants from the Department of Defense, Office of Economic Adjustment for the Alabama Military Stability Foundation while also serving as their interim executive director for 15 months. We were responsible for overseeing all aspects of the grant lifecycle, including project closeout, and worked with military installations and communities throughout Alabama to identify, survey, and provide technical assistance to Defense contractors. We also managed the design and development of a virtual mapping tool to track the flow of DoD contract dollars into, around, and out of Alabama.



City of Chamblee, Georgia

Simple Grants successfully secured a \$422,391.20 grant from the State of Georgia Governor's Office of Planning and Budget for the City of Chamblee. This grant will fund the Village Park Improvement Project, aiming to improve neighborhood outcomes by replacing worn-out grass with artificial turf. The City of Chamblee is also awarded \$1,386,793.80 from the Public Safety and Violent Crimes Reduction Strategies and \$280,500.00 from the Public Safety - Violent Crime Reduction Program through the assistance of Simple Grants.



City of Cordova, Alabama

Since hiring Simple Grants in May 2021, Cordova has received nearly \$12 million in federal, state, and private grant funding, including a Department of Transportation RAISE grant. Simple Grants has assisted them with their capacity building and strategic planning processes in their long-term development efforts as they work to build a tourism economy around their breathtaking natural and environmental resources.

**Town of Inglis, Florida**

In 2019, the Town of Inglis secured a \$650,000 CDBG grant but encountered challenges in post-award management. Simple Grants intervened in 2023, partnering with Inglis to successfully address and navigate the environmental assessment requirement, securing approval from Florida Commerce.

Having resolved this critical issue, the Simple Grants team is currently focused on collaborative efforts with the Town of Inglis' engineering team to redesign road plans, a requirement for project execution. Simple Grants' proactive engagement has revitalized project momentum, and our commitment remains consistent in ensuring the full realization of the CDBG grant for the Town of Inglis.

**City of Gadsden, Alabama**

Simple Grants was able to help the City of Gadsden secure \$325,724 from the US Department of Transportation's Safe Streets for All program. This grant will directly support Gadsden's vision of safer streets by funding the development of a data-driven, community-engaged safety plan to prevent traffic fatalities and injuries.

CLIENT TESTIMONIALS



"Over the last 10 years, I have used Simple Grants services for school systems in Alabama and Georgia and gotten the same results. Their customer service is outstanding, and their return on investment is undeniable. I highly recommend Simple Grants for grant consulting and beyond." **-Robert "Al" Griffin, Superintendent, Meriwether County School System**



"I must say, Simple Grants is the best. You guys get things done, and I appreciate it so much." **-Juanita Owes, Library Director, Montgomery City-County Public Libraries**



"Hiring Simple Grants to administer our grant award process has saved us countless hours and stress. Their consultants are detailed in all steps of the process including compliance and provide exceptional customer service especially to applicants. We cannot recommend them enough." **-Cory Salley, Finance Director, City of Peachtree Corners, GA**



"Simple Grants helped our small business secure over \$21M in new government contracts. Thanks to Simple Grants, we were able to translate what we do into government speak and develop mutually beneficial relationships to strengthen America's supply chain." **-Mitch Free, Founder & CEO, ZYCI CNC Machining**



Towns the size of Cordova need to maximize every asset possible. Simple Grants instantly became a force multiplier and partner for our city. They worked with us to develop a grant strategy and then walked alongside us every step of the way to implement it. The results speak for themselves. Three awards in less than a year with more pending. Their professionalism, customer service, and expertise is undeniable. I look forward to our continued partnership so we can deliver more wins for Cordova! **-Renee Sides, Chairman, Cordova Economic and Industrial Development Authority**



"The City of Chamblee is extremely excited to have been selected as an award recipient of the Georgia Improving Neighborhood Outcomes in Disproportionally Impacted Communities Grant! We were blessed to work with April Shaffner, from Simple Grants, on this application and look forward to continuing that relationship as we apply for other grants this summer and fall". **-Jodie Gilfillan, Chamblee Parks and Recreation Director**

SIMPLE GRANTS PROPOSAL RANKS #1

EnviroSpark Awarded Federal Contract to Serve \$500 Million EV Infrastructure Rollout



[READ MORE](#)

ATLANTA, Oct. 10, 2022 (PRNewswire) - The Georgia-based electric vehicle (EV) charging company EnviroSpark was awarded a federal government contract to design and install EV charging stations at locations run by federal agencies throughout the Southeast region of

EnviroSpark earned the highest technical ranking among the 10 small business vendors awarded contracts in the region, which includes 13 states and Puerto Rico.

EnviroSpark earned the highest technical ranking among the 10 small business vendors awarded. EnviroSpark is the only selected vendor that received the overall technical ranking of "excellent," due to their extensive prior experience and past performance on relevant projects. EnviroSpark is also the only vendor selected in the southeast whose business specialization is exclusively focused on building and installing EV infrastructure.



"For Simple Grants, the professionalism, diligence, and quality of service exceeded my every expectation, thank you so much!" **-Aaron Jameson Luque, President/ CEO, Envirospark Energy Solutions Inc.**



"We have been talking about getting into the federal space for years, almost since the beginning of the company's creation, and we have been collaborating with the Simple Grants Team since last summer to get Envirospark set up to jump on this infrastructure money. I was so impressed working with all the professionals at Simple Grants - Elizabeth, Candace and David- You all are absolute rockstars and I look forward to continuing to collaborate with you all- I am so impressed by your talent, professionalism, and work ethic! Thank you Simple Grants team!" **-Stephanie Bolan Luque, Cofounder, Envirospark Energy Solutions Inc.**



"Over the last 10 years, I have used Simple Grants services for school systems in Alabama and Georgia and gotten the same results. Their customer service is outstanding, and their return on investment is undeniable. I highly recommend Simple Grants for grant consulting and beyond." **-Robert "AI" Griffin, Superintendent, Meriwether County School System**

St. Clair Times

Home News Sports Lifestyle Religion Opinion School Days E-Editions Obituaries Classifieds Marketplace Contact Weather

Senator Tuberville's office hosts grant workshop in Pell City



Raita and Etheridge were joined by Jessica Taylor, who runs a company called Simple Grants, and Calvin Burroughs with the U.S. Department of Agriculture Rural Development, who each walked about different opportunities and ways to navigate grant applications.

Taylor also went over how cities should be on the lookout for grants and be sure to look at regulations involved.

[READ MORE](#)

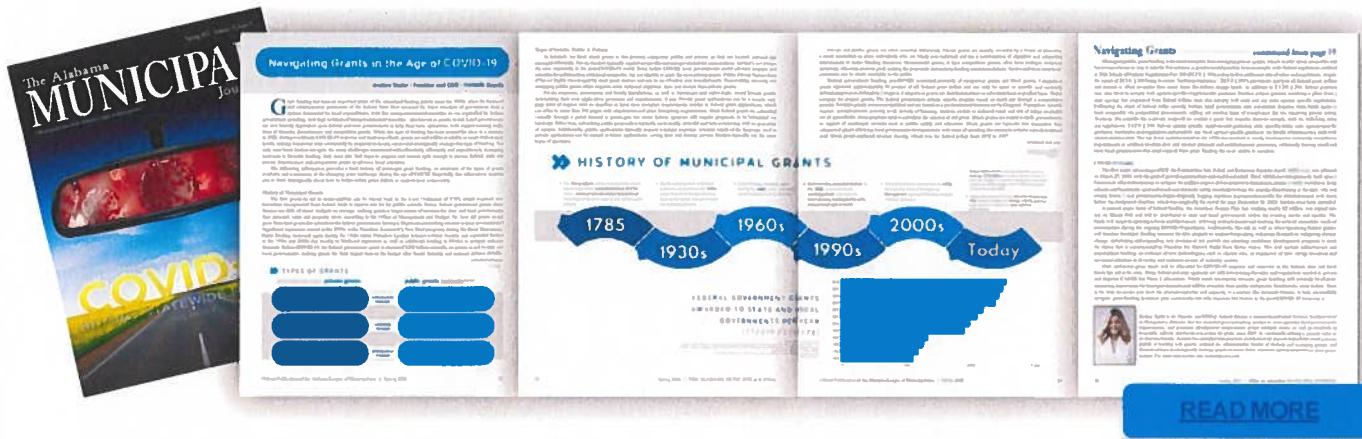
COSSBA NATIONAL CONFERENCE



Simple Grants Presents at Consortium of State School Boards Association

Simple Grants CRO and Founder Jessica Taylor spoke on Incorporating Proposal Writing as a Successful Revenue Strategy at COSSBA's Inaugural Conference, held in Tampa, Florida from March 30-April 2, 2023.

Navigating Grants in the Age of COVID-19



"We hired a consultant to help with the process," said Svehla. The city used Alabama-based Simple Grants, a grant consulting firm with offices in Atlanta. A women-owned business established in 2010, Simple Grants helped the city develop an application and a rubric to ensure that the process put money in the hands of the most-deserving organizations.

"It was very in-depth," said Svehla. "It took two months to score the applications and review the narratives."

[READ MORE](#)


City of Graysville awarded \$5M to replace 10 miles of cast iron gas pipelines with PE pipe

Simple Grants client City of Graysville was awarded \$5M in funding from the Department of Transportation's Natural Gas Distribution Infrastructure Safety and Modernization (NGDISM) grant program. The goal of this program is to mitigate safety risks and methane emissions from the highest-risk, legacy natural gas distribution pipes.

Amount Awarded: \$5,032,493

[READ MORE](#)

VISION

To set the standard in grant consulting.

MISSION

To help bring life to our clients' visions through the use of grants.

VALUES

We are committed to improving our service to existing clients while attracting and retaining new clients. We are dedicated to improving our corporate capabilities and performance every day, increasing our value to clients, teammates, and the communities we serve.

COMPANY ABSOLUTES

1. We support and value our teammates above all else.
2. Since quality is our product, we must operate in a proactive manner, constantly driving deadlines and deliverables.
3. Simple Grants prides itself on active listening - to clients, funders, community-based stakeholders, and colleagues to help solve problems.
4. Integrity and acting with strong ethics is a priority for the company and everyone representing the organization.
5. Share bad news immediately. It's everyone's responsibility to fix mistakes regardless of who caused them.
6. Continually seek to add value - to clients and the Simple Grants team. Strive to drive customer value, not profits.
7. We must leave an audit trail, whether it is in writing, or as a recording.
8. Everyone is a team player.
9. We always want to learn and improve.
10. We have can-do attitudes.

GRANT CONSULTANTS



Melissa Bailey
Alabama

Education

- Ph.D. in Public Administration and Public Policy, Auburn University
- Master in Public Administration, Auburn University Montgomery
- Bachelor in History, University of West Alabama

Melissa has over 16 years of nonprofit and government experience. With broad experience in nonprofit administration, she has managed fundraising campaigns and events that engaged board members, mobilized volunteers, and dramatically increased giving. She is also an expert grant writer and manager, who has secured over 300 grants over the past 17 years.

She served as an Executive Director of a nonprofit called The Healing Place in Muscle Shoals, AL. The nonprofit provides grief support services and education to over 500 children and numerous families who have experienced the death of a loved one. The nonprofit serves Colbert, Lauderdale, and Franklin counties and is the only standalone grief center for children in Alabama. Prior to that position, she was the Director of Resource Development with the United Way of Northwest Alabama, in which she was in charge of fundraising that provided funding to 22 nonprofits in northwest Alabama. From 2007-2012, she served as a Grant Program Manager with the Alabama Department of Homeland Security. She managed homeland security grant programs for 31 counties, the Poarch Creek Indian Reservation, and 10 state agencies. In addition, she helped the department, as well as local first responders write federal grant proposals.



Brandi Burton
Mississippi

Education

- PhD In Curriculum And Instruction, Mississippi State University
- Master Of Technology Education, Mississippi State University
- Bachelor In Business Administration, Mississippi State University

Dr. Brandi Burton has spent her entire career in the field of education. She spent eight years teaching multiple subjects in the middle and high school classroom before transitioning into a position as a curriculum writer for the Mississippi State University Extension Service. Dr. Burton continued with MSU-Ext and became Director of Communications and Research for the early childhood education department she was within and spent a great deal of time presenting research and outcomes on educational practices in MS at numerous national conferences. Within her role at MSU, Dr. Burton was on the writing team that secured a funding award for MSU Extension in the amount of nearly \$38 million dollars. Since then, she has written and received awards for nearly \$50 million in grants for multiple organizations.

**Andrew Finzen**

Texas

Education

- MPA, University Of South Dakota
- BA Political Science And Philosophy, University Of South Dakota

Andrew is an experienced grant writer and grant manager with a professional background working with local, state, federal, and foundation grants. A native of Sioux City, Iowa, Andrew received his undergraduate and graduate education from the University of South Dakota before entering the professional realm as a City Manager for municipalities in rural New Mexico and Kansas. Through his work in local government administration, Andrew secured and managed millions of dollars in grant funding for essential infrastructure and community projects. Andrew's professional experience also includes serving as Grant Manager for a Tribal government in Kansas, where he was heavily involved in federal grant writing, grant management, and the federal procurement process. Andrew is passionate about working with organizations and partners by identifying, developing, and managing their grants.

**Eve Mart**

Florida

Education

- Master In Health Services Administration, Florida International University
- BBA Accounting, Florida Atlantic University
- BS Business Administration, University Of Florida

Eve Mart is a seasoned professional with nearly 20 years of progressive experience in research and grant development. Her career has been marked by leadership roles, where she secured program and capacity-building funding from key sources. In addition to her professional accomplishments, she is a breast cancer survivor and advocate, dedicating her time to raising awareness and supporting fellow survivors. Beyond her work, she is passionate about road cycling. Also, she shares her life at home with two rescue dogs and a set of feisty parrots, cherishing the companionship and chaos they bring to her daily routine.

**Aleta Saltzman**

Florida

Education

- B.S. Healthcare Studies & Mental Health, The University of Findlay
- Fundraising Management , Planned Giving, Major Gift Giving, Indiana University, School of Philanthropy

Aleta is a highly accomplished grant professional with nearly 20 years of extensive experience in securing funding. With a proven track record of success in federal, state, and local government grants, she specializes in infrastructure, hazard mitigation, public safety and EPA brownfield programs, successfully securing over \$50 million in funding. Her expertise spans higher education, health systems, social service organizations, non-profits, and private corporations, where she excels in research, grant writing, and post-award administration. Aleta has served on numerous nonprofit boards and previously served as an elected council woman within her community.

Residing in Ohio with her husband and young daughter, Aleta is also the proud mother of three adult children. In her free time, she enjoys reading, volunteering in her community, attending concerts, and traveling with her husband and family, truly embracing every opportunity for growth and enrichment.



April Shaffner

Tennessee

Education

- Ph.D. Theology, Covenant Bible College And Seminary
- M.A. Education, East TN State University

April is an experienced grant writer, grant manager, workforce development coordinator, human resources training coordinator, and municipal advisory instructor. She has served in advisory and board positions with several nonprofit organizations, including Appalachian Regional Coalition on Homelessness, and Johnson City Chamber of Commerce Leadership Academy.

April enjoys spending time with her husband and chocolate lab Lucy on their certified century farm in Mountain City, TN.



Gwen Willis-Darpoh

Maryland

Education

- Ph.D. Educational Communications and Technology - University of Pittsburgh, Pittsburgh, PA
- MEd Special Education - The American University, Washington, DC
- BS Health and Physical Education – Virginia State University, Petersburg, VA

Dr. Gwendolyn Willis-Darpoh has decades of experience in K – 16 education as a special education teacher and university professor. Her experience conducting research in the social and behavioral sciences, and training and technical assistance background, as well as her experience reviewing grant applications for the Department of Education (DOE) and the Substance and Mental Health Services Administration (SAMHSA) were critical in her ability to assist local school districts nationwide implementing multimillion-dollar and multiyear government-funded grants. She has staffed proposal writing teams, worked with federal project officers to ensure grant compliance, participated in project evaluation teams, served as Deputy Director for federally funded initiatives, and has presented dozens of workshops regionally, nationally, and internationally in the live and virtual spaces. Dr. Willis-Darpoh has also had consultancies for several non-profit and for-profit organizations.

Her current focus is the plastic pollution overwhelming coastal communities in lower-income (LIC) countries like Ghana. She is researching to develop an awareness and sustainable eradication strategy explicitly targeting girls and women to educate them about plastic pollution's health consequences and their role in combatting this issue.

MANAGEMENT & ADMINISTRATION



Jessica Whaley
Founder & CEO
Alabama

Education

- Jacksonville State University, BA
- Jacksonville State University, MPA
- Jones School Of Law, JD

Community Involvement

- The Samaritan Counseling Center, Board President (2018 & 2019)
- Big Brothers Big Sisters Of Northeast Alabama, Big Sis (17 Years)
- Kiwanis Club Of Montgomery, Board Member
- First United Methodist Church Of Prattville, Member

Jessica is a native of Calhoun County, Alabama. She got her start writing and managing grants while working in the Alabama Governor's Office of Faith-based and Community Initiatives. During her time there, she managed several statewide initiatives including Alabama Communities for Education, a high school dropout prevention program, and the Alabama Strengthening Communities Project, which was recognized nationally for best practices in grant management. Jessica lives in Alabama with her three children.



Amanda LeMay
VP of Finance
Tennessee

Education

- University Of Alabama, BS Corporate Finance
- University Of Alabama, MA Finance
- University Of Alabama, MBA International Business

Amanda has worked in the corporate world for FedEx and First Horizon Bank for a combined 20 years specializing in corporate financial analysis and large initiative forecasting.



Yona Mahilum
Manager of Operations
Philippines

Education

- Holy Trinity University, BS Hotel And Restaurant Management

Yona has been part of Simple Grants since 2018 and serves as Manager of Operations. Over the years, she's helped shape the way the team works together, making sure projects stay on track and collaboration runs smoothly. Before joining Simple Grants, she worked with the provincial government of Palawan on a community rehabilitation program and later supported teams in marketing and administration. She lives in Palawan, Philippines, with her small family



Kath Villaos
Brand Manager
Philippines

Education

- Bookkeeping NCIII, Puerto Princesa School Of Arts And Trades
- Visual Graphic Design NCIII, AMA-CLC

Kath is a full-time graphic designer and digital illustrator who handles several social media platforms for tourism and environmental related accounts in the island of Palawan, Philippines. Contracted by a national government agency to produce print materials for information campaigns on sustainable development and wildlife conservation.



Shantell Cook
Registration
Support Specialist
New Jersey

Shantell Cook has been in the grant-writing business for eight years, during which time she's become an expert in the field. Her specialties include Duns & Bradstreet, SAM.gov, Grants.gov, eRA Commons, and NSF FastLane. She excels at navigating the various federal and state grant portals. Shantell is largely self-taught and prides herself on her fast learning and ability to always figure out how to get the job done.

Shantell has guided hundreds of organizations through the various registration processes that are required by funders. Providing support for nonprofit organizations comes naturally to her as she loves meeting and working with new people. Building and maintaining relationships with clients is among her most valued qualities. Shantell is a young mother of two from the Four Corners area of New Mexico.



Noe Gomez
Operations
Support Specialist
Illinois

Noe is a freelance computer technician and a video creative who edits clips and engaging features for content creators. He has 5 years of experience working in the IT and marketing fields.

STANDARD FEE OPTIONS

HOURLY RATE

\$165/ hour

Most of our work is done on an hourly basis. We develop a detailed Work Plan with hourly estimates for pre-approval before we begin any project.

FLAT FEE SERVICES

Comprehensive Grant Strategy

\$9,800

Our **Comprehensive Grant Strategy** provides a 12-month plan for what grant opportunities to pursue, guidance for what to request, and our SOAR grant readiness analysis.

What's Inside

- Federal, State, Local and Private Grant Research
- Opportunity analysis, including suggested grant requested amount and subject when applicable
- Quarterly implementation timeline with guidance
- SOAR Grant Readiness Analysis

Registrations

\$1,500

Registration assistance includes assisting your organization with registering in SAM.gov and Grants.gov, portals needed to submit federal grants.



www.simplegrants.com



info@simplegrants.com



(334) 245-3863

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Robinson

AGENDA ITEM#: 8 I – Resolution #2026-04 authorizing Budget Amendment #27 to provide additional funding to Health Insurance Fund

BACKGROUND: The City submits a report to the Florida Department of Insurance Regulation each year as required by Florida Statute 112.08 that is prepared by an actuary to report on the City's self-insured Health Insurance Fund. The report prepared by the actuary reflects Plan funds of \$491,168 as of 9/30/25, indicating only a 48-day surplus. The actuary has notified us that the State requires a surplus safe harbor of \$615,000 allowing for a 60-day surplus. To meet funding requirements of 60 days, Gehring Group (broker for Health Insurance Plan) recommends the City fund an additional \$124,000 to the Plan. A Resolution and Budget are attached for your consideration.

REQUESTED MOTION: Approve Resolution #2026-04 authorizing Budget Amendment #27 to increase funding to the City's Health Insurance Fund as presented.

COUNCIL ACTION:

____ APPROVED Moved by: _____; Seconded by: _____
____ DENIED Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____
____ TABLED TO: _____ OTHER

RESOLUTION NO. 2026-04
A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF
SEBRING, FLORIDA, AUTHORIZING A BUDGET AMENDMENT TO
THE ADOPTED FY 2025/2026 BUDGET.

WHEREAS, Florida Statute 216.011 defines an APPROPRIATION AS “a legal authorization to make expenditure”, then, no authorizations exist to exceed appropriated line item amounts in the budget. Should any cost requirements bring about a need for more funds than provided in a budget line item, no expenditure may be made until there is an authorized and approved budget amendment to provide more available funds, as set forth in the provisions herein.

WHEREAS, the City of Sebring will use General Fund Balance in the amount \$83,408;

WHEREAS, the City of Sebring will use Utilities Fund Balance in the amount \$29,656;

WHEREAS, the City of Sebring will use Solid Waste Fund Balance in the amount \$8,931;

WHEREAS, the City of Sebring Golf Course Fund will receive a Transfer-In (from General Fund) in the amount \$4,448;

WHEREAS, the City of Sebring will use the funds to provide additional funding to the Health Insurance Fund per State requirements.

NOW THEREFORE, BE IT RESOLVED by the City Council of Sebring, Florida this 20th day of January 2026, that Budget Amendment #27 is hereby approved and authorized.

John Shoop, Mayor
City of Sebring, Florida

Attest: _____
Kathy Haley, CMC, City Clerk

Request for Budget Amendment



Budget Amendment #27

Department: Multiple Dept. Head: Noethlich
Request Date: 1/14/2026 Submitted by: Penny Robinson
Council Date: 1/20/2026
(If required)

Budget Line Item Transfer						
Account Number	Project	Account Name	Current Budget	Increase	Decrease	Amended Budget
001-1510-523-23-01		Health/Dental/Vision Plan	\$ 375,459	\$ 12,806		\$ 388,265
001-2110-523-23-01		Health/Dental/Vision Plan	\$ 869,663	\$ 29,656		\$ 899,319
001-2190-523-23-01		Health/Dental/Vision Plan	\$ 39,522	\$ 1,348		\$ 40,870
001-2210-523-23-01		Health/Dental/Vision Plan	\$ 553,308	\$ 18,872		\$ 572,180
001-2410-523-23-01		Health/Dental/Vision Plan	\$ 29,643	\$ 1,011		\$ 30,654
001-2490-523-23-01		Health/Dental/Vision Plan	\$ 29,643	\$ 1,011		\$ 30,654
001-4010-523-23-01		Health/Dental/Vision Plan	\$ 291,476	\$ 9,942		\$ 301,418
001-7310-523-23-01		Health/Dental/Vision Plan	\$ 67,189	\$ 2,292		\$ 69,481
Totals:				\$ 76,938	\$ -	

Explain why these funds were not originally budgeted and the justification for your request now:
Insurance Report to State requires additional funding from the City to be considered a sound plan.

Department Approval: _____ Date: 1/14/2026
(Department Head)

If an account amendment is over \$10,000 (cumulative change over \$20,000):

Request approved by: _____ (Assistant City Administrator)	Date: _____
Request authorized by: _____ (City Clerk or City Administrator)	Date: _____

Request for Budget Amendment



Budget Amendment #27

Department: Multiple Dept. Head: Noethlich
Request Date: 1/14/2026 Submitted by: Penny Robinson
Council Date: 1/20/2026
(If required)

Budget Line Item Transfer						
Account Number	Project	Account Name	Current Budget	Increase	Decrease	Amended Budget
401-2510-523-23-01	Health/Dental/Vision Plan		\$ 217,371	\$ 8,088		\$ 225,459
401-2610-523-23-01	Health/Dental/Vision Plan		\$ 335,937	\$ 11,458		\$ 347,395
401-2710-523-23-01	Health/Dental/Vision Plan		\$ 118,566	\$ 4,044		\$ 122,610
401-2810-523-23-01	Health/Dental/Vision Plan		\$ 177,849	\$ 6,066		\$ 183,915
409-3410-523-23-01	Health/Dental/Vision Plan		\$ 192,672	\$ 6,572		\$ 199,244
409-3910-523-23-01	Health/Dental/Vision Plan		\$ 69,165	\$ 2,359		\$ 71,524
411-7210-523-23-01	Health/Dental/Vision Plan		\$ 94,854	\$ 3,235		\$ 98,089
411-7230-523-23-01	Health/Dental/Vision Plan		\$ 35,571	\$ 1,213		\$ 36,784
505-1610-523-23-01	Health/Dental/Vision Plan		\$ 39,522	\$ 2,022		\$ 41,544
001-1510-389-90-00	Fund Balance Forward		\$ 1,655,172	\$ 83,408		\$ 1,738,580
401-2510-389-90-00	Fund Balance Forward		\$ 3,167,980	\$ 29,656		\$ 3,197,636
409-3410-389-90-00	Fund Balance Forward		\$ 2,375	\$ 8,931		\$ 11,306
411-7230-381-10-00	Interfund Transfer In from GF		\$ 331,045	\$ 4,448		\$ 335,493
001-1510-591-91-90	Interfund Transfer Out to GC		\$ 331,045	\$ 4,448		\$ 335,493
001-1510-599-99-58	Support from Computer Services		\$ 139,088	\$ 2,022		\$ 141,110
505-1610-599-99-21	Support to General Fund		\$ (536,806)		\$ 2,022	\$ (538,828)
						\$ -
						\$ -
						\$ -
Totals:			\$ 177,970	\$ 2,022		

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Swaine/Noethlich/Kramer

AGENDA ITEM#: 12A - Resolution #2026-05 Amending Solid Waste Resolution #2025-18

BACKGROUND: Council passed the attached Resolution #2025-18 (Attachment A) at your September 2, 2025 meeting. It was determined during implementation of the fee structure that some of the fees were unnecessary.

Please find attached is a new Resolution #2026-05 (Attachment B) removing the following fees that have been determined to be unnecessary:

Fees to be Removed:

1. Special Service Fee: \$100 per occurrence (flat fee) determined by cost per hour of driver/truck calculations under Section 8 for customers who want to have collection at special times.
2. Excess wait time fee: \$5 per minute after 10 minutes increments beyond scheduled arrival window.
3. Open/Close Gate: \$100 per month.

Please note: finding the above fees to be unnecessary, they have not been charged/implemented since the passage of Resolution 2025-18. All other fees implemented by Resolution #2025-18 remain in full force and effect.

REQUESTED MOTION: Approve resolution #2026-05 as presented

COUNCIL ACTION:

____ APPROVED Moved by: _____; Seconded by: _____
____ DENIED Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____
____ TABLED TO: _____ OTHER

ATTACHMENT A

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: September 2, 2025

PRESENTER: Kramer

AGENDA ITEM#: 10 B - Resolution # 2025-18 Adopting new Commercial Solid Waste Rates

BACKGROUND: The solid waste rates for commercial trash collection have not been increased since 2010. In that time, operational costs have risen significantly. Staff is requesting that Council consider increasing the commercial solid waste rates to match those of Highlands County. The increase will include dumpsters and 96-gallon commercial containers. To reduce the impact on commercial customers, staff is recommending that the increases take place according to the following schedule with projected revenue increases of:

October 1, 2025: \$86,000
October 1, 2026: \$65,000

Staff is also recommending changes to Resolution #2010-30. The changes are as follows:

- Increase 96-gallon container rates from \$48.91 to \$52.00.
- Increase large, compacted rates from \$20.00 to \$21.00.
- Add charges for services that are a drain on resources including: Special time service, return trips, handing locks and chains as well as gates, and dumpsters on wheels.
- Set rates at \$75.00 for service change requests and temporary containers along with increasing the haul amount to \$21.00 per cubic yard.
- Modify excess pickup rates to match the new rate schedule.
- Increase lost or stolen replacement can cost to \$80.00.
- Establish incremental implementation of rate increases of approximately 5% for two (2) years for metal dumpsters.

Please find attached the following for Council's review and consideration:

Attachment 1: Proposed rate sheet (current and steps)
Attachment 2: Detailed explanation of costs and services
Attachment 3: Resolution 2025-18

REQUESTED MOTION: Approve Resolution 2025-18 amending rates for Commercial Solid Waste Collection and Disposal effective October 1, 2025.

COUNCIL ACTION:

☒ APPROVED Moved by: Carlisle ; Seconded by: Havery
☐ DENIED Bishop y Carlisle y Havery y Kogelschatz y Stewart y
☐ TABLED TO: _____
☐ OTHER

City

Rates

As of October 2023

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	\$ 114.00	\$ 141.00	\$ 192.00	\$ 368.00	\$ 413.00
2	\$ 203.00	\$ 273.00	\$ 357.00	\$ 416.00	\$ 468.00
3	\$ 277.00	\$ 392.00	\$ 422.00	\$ 585.00	\$ 652.79
4	\$ 379.00	\$ 456.00	\$ 491.00	\$ 740.00	\$ 869.79
5	\$ 408.00	\$ 502.00	\$ 636.00	\$ 870.00	\$ 1,016.38

Small Container \$ 48.91 (blue can 2x per week) Avg: \$ 465.68
Compacted Waste \$ 20.00 per cubic yard

City

5% Increase

Rates

As of October 2025

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	\$ 120.00	\$ 149.00	\$ 202.00	\$ 387.00	\$ 434.00
2	\$ 214.00	\$ 287.00	\$ 375.00	\$ 437.00	\$ 492.00
3			\$ 444.00	\$ 615.00	\$ 686.00
4			\$ 516.00	\$ 777.00	\$ 914.00
5			\$ 668.00	\$ 914.00	\$ 1,068.00

Small Container \$ 52.00 (blue can 2x per week) Avg: \$ 510.47
Compacted Waste \$ 21.00 per cubic yard

City

5% Increase

Rates

As of October 2026

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	\$ 126.00	\$ 157.00	\$ 213.00	\$ 407.00	\$ 456.00
2	\$ 225.00	\$ 302.00	\$ 394.00	\$ 459.00	\$ 517.00
3			\$ 467.00	\$ 646.00	\$ 721.00
4			\$ 542.00	\$ 816.00	\$ 960.00
5			\$ 702.00	\$ 960.00	\$ 1,122.00

Small Container \$ 52.00 (blue can 2x per week) Avg: \$ 536.42
Compacted Waste \$ 21.00 per cubic yard

Additional Charges.

Special Time Service	\$	100.00	per occurrence (special time request)
Return Trip	\$	100.00	due to customer absence
Dumpster Lock	\$	100.00	per chain/lock combo requested
Change in Service	\$	75.00	per requested size change
Temporary Containers	\$	75.00	plus \$21.00 per cubic yard to haul
Lost/Stolen 96-Gallon	\$	50.00	per replaced container
Excess Wait Time	\$	5.00	per minute after 10 minutes
Open/Close Gate	\$	25.00	per month
Lock/Unlock Dumpster	\$	25.00	per month
Dumpster on Wheels	\$	25.00	per month

Excess Pickup	2 yd	3 yd	4 yd	6 yd	8 yd
Cost per container:	\$ 126.00	\$ 157.00	\$ 213.00	\$ 407.00	\$ 456.00

City

Customers

As of October 2023

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	76	32	33	15	7
2	23	30	24	14	17
3	-	2	8	11	17
4	1	-	1	2	4
5	1	-	2	2	7
	103	67	72	50	60

Small Container 661 (blue can 2x per week) Avg: 13
 Compacted Waste 53 per cubic yard

City

Customers

As of October 2023

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	76	32	33	15	7
2	23	30	28	14	17
3			8	11	17
4			1	2	4
5			2	2	7
	101	65	76	50	60

Small Container 661 (blue can 2x per week) Avg: 17
 Compacted Waste 53 per cubic yard
 (assumes 4 customers select 4 yd x 2 p/u)

City

Customers

As of October 2023

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	76	32	33	15	7
2	23	30	28	14	17
3			8	11	17
4			1	2	4
5			2	2	7
	101	65	76	50	60

Small Container 661 (blue can 2x per week) Avg: 17
 Compacted Waste 53 per cubic yard
 (assumes 4 customers select 4 yd x 2 p/u)

City

Revenue Generated

As of October 2023

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	\$ 8,664	\$ 4,512	\$ 6,336	\$ 5,520	\$ 2,891
2	\$ 4,669	\$ 8,190	\$ 8,568	\$ 5,824	\$ 7,956
3	\$ -	\$ 784	\$ 3,376	\$ 6,435	\$ 11,097
4	\$ 379	\$ -	\$ 491	\$ 1,480	\$ 3,479
5	\$ 408	\$ -	\$ 1,272	\$ 1,740	\$ 7,115

Small Container \$ 32,330 (blue can 2x per week) Avg: \$ 4,047
 Compacted Waste \$ 1,060 per cubic yard
 Total Collection: \$ 134,576 \$ 1,614,909 Increase

City

Revenue Generated

As of October 2023

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	\$ 9,120	\$ 4,768	\$ 6,666	\$ 5,805	\$ 3,038
2	\$ 4,922	\$ 8,610	\$ 10,500	\$ 6,118	\$ 8,364
3	\$ -	\$ -	\$ 3,552	\$ 6,765	\$ 11,662
4	\$ -	\$ -	\$ 516	\$ 1,554	\$ 3,656
5	\$ -	\$ -	\$ 1,336	\$ 1,828	\$ 7,476

Small Container \$ 34,372 (blue can 2x per week) Avg: \$ 4,250
 Compacted Waste \$ 1,113 per cubic yard
 Monthly Annual Increase
 Total Collection: \$ 141,741 \$ 1,700,892 \$ 85,983

City

Revenue Generated

As of October 2023

Container Size by Cubic Yard

Pick-Ups/Week	2	3	4	6	8
1	\$ 9,576	\$ 5,024	\$ 7,029	\$ 6,105	\$ 3,192
2	\$ 5,175	\$ 9,060	\$ 11,032	\$ 6,426	\$ 8,789
3	\$ -	\$ -	\$ 3,736	\$ 7,106	\$ 12,257
4	\$ -	\$ -	\$ 542	\$ 1,632	\$ 3,840
5	\$ -	\$ -	\$ 1,404	\$ 1,920	\$ 7,854

Small Container \$ 34,372 (blue can 2x per week) Avg: \$ 4,468
 Compacted Waste \$ 1,113 per cubic yard
 Monthly Annual Increase
 Total Collection: \$ 147,184 \$ 1,766,208 \$ 65,316

Timed or Customer-Present Dumpster Collection with Fee

1. Service Definition

This service applies to any account where:

- Access to the dumpster is restricted until a specific time or until a customer representative is on-site.
 - The driver must wait, adjust route, or return later to complete collection.
-

2. Fee Structure

- **Special Service Fee:** \$100 per occurrence (flat fee) Determined by cost per hour of driver/truck calculations under Section 8 for customers who want to have collection at special times.
Excess Wait Time Fee: \$5 per minute after 10 minutes increment beyond scheduled arrival window.
 - **Return Trip Fee:** \$100.00 if collection must be rescheduled due to customer absence after scheduled time.
 - **Dumpster Lock Fee:** \$100.00 (Each chain & Lock put on requested dumpster)
 - **Open/Close Gate/Unlock Dumpster/ Dumpster on wheels:** \$25.00 per month
 - **Change in Service:** \$75.00 (Customer requesting change in size of dumpster service)
-

3. Customer Agreement

Agreement that any waiting, rescheduling, or route disruption will be billed as per the Special Service Fee schedule.

Provide customers with the option of:

Adjusting their access requirements to avoid fees, or

Accepting the premium service with fees applied.

4. Route Planning

- Flag accounts in billing software as “**Timed/Customer Present – Fee Applies**”.
- Ensure route planners place these stops in the correct time slot.
- Notify drivers which stops have **special service rules and fees**.

5. Driver Procedure

1. Arrive at the earliest allowed time.
 2. If the customer is not present:
 - Wait maximum agreed time.
 - Record wait time start and end.
 - If it exceeds the limit, proceed to the regular route.
 3. Log:
 - Arrival time
 - Customer arrival time (if applicable)
 - Departure time
 - Reason for skipping or delay
 4. Take photo evidence if service is delayed or skipped.
-

6. Billing Process

- Solid Waste will provide Utility billing with:
 - Special service flag
 - Wait time minutes
 - Notes/photos
 - Accounting:
 - Flat special service fee
 - Additional waiting time or return trip fees if applicable
 - Itemize on Utility bill for transparency (e.g., “Special Timed Service”).
-

7. Cost of Truck/Driver per Hour Calculations

Assumptions:

- ☐ Truck purchase price: **\$370,000**
- ☐ Resale value after service life: **\$35,000**
- ☐ Useful life: **10 years**
- ☐ Fuel burn: **2 gal/hour**
- ☐ Maintenance & repairs: **\$10,000 / year**
- ☐ Driver’s wage: **\$25.00 / hour**

8. Calculated Truck/Driver

With **\$3.25/gal** fuel. I calculated everything using the assumptions (1,500 annual hours, 20% payroll burden, 20% overhead). Here are the results:

Per-hour components

- Depreciation: **\$22.33 / hr.**
 $(\$370,000 - \$35,000) \div 10\text{yrs} \div 1,500\text{hrs}$
- Fuel: **\$6.50 / hr.**
 $2\text{gal/hr.} \times \$3.25/\text{gal}$
- Maintenance & repairs: **\$6.67 / hr.**
 $\$10,000 \div 1,500\text{hrs}$
Truck operating subtotal: **\$35.50 / hr.**
- Driver loaded cost: **\$30.00 / hr.**
 $\$25.00 \text{ base} + 20\% \text{ payroll burden } (\$5.00)$
- Direct cost (truck + driver): **\$65.50 / hr.**
- Overhead (20% of direct, Includes time for Foreman/ Administrative Staff time): **\$13.10 / hr.**

Total cost (including overhead): \$78.60 / hr.

Cost Context

- Total hourly cost (truck + driver + overhead): **\$78.60/hr.**
- The \$100 fee covers roughly **1.27 hours** of operational impact ($\$100 \div \78.60) enough to cover typical wait, route disruption, and some buffer for return trips or scheduling complexity.

RESOLUTION NO. 2025-18

A RESOLUTION AMENDING PRIOR RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF SEBRING, FLORIDA, WHICH RESOLUTIONS ESTABLISHED AND AMENDED THE RATES FOR SOLID WASTE COLLECTION AND DISPOSAL, TO INCREASE COMMERCIAL ACCOUNT RATES.

WHEREAS, the City Council of City of Sebring has adopted a solid waste collection and disposal ordinance which provides for the establishment of rates by resolution; and

WHEREAS, current rates were established and have been amended by prior Resolutions; and

WHEREAS, it is in the best interest of the citizens of the City of Sebring to increase commercial account rates; and

WHEREAS, the proposed commercial account rates are reasonable

NOW THEREFORE, BE IT RESOLVED by the City Council of Sebring, Florida that:

1. **SMALL COMMERCIAL ACCOUNTS** Any commercial property that can be serviced by not more than four 96-gallon plastic garbage containers, per pickup, with no more than two pickups per week shall be charged \$52.00 per month, per container, per commercial unit.
2. **SMALL COMMERCIAL ACCOUNTS (MASTER METERED)** Any commercial account on a master meter that can be serviced by not more than four 96-gallon plastic garbage containers, per pickup, with no more than two pickups per week shall be charged \$52.00 per month, per container, per commercial unit.
3. **LARGER COMMERCIAL ACCOUNTS, EXCLUDING COMPACTED WASTE AND TIRES.** Commercial properties that create non-compacted domestic solid waste, excluding tires, in excess of four 96-gallon plastic garbage containers per pickup and/or need more than two pickups per week shall have larger metal commercial containers (dumpster, 2 cubic yard-8 cubic yard) and the following rates shall apply:

Pick-ups/ week	Container Size by Cubic Yard				
	2	3	4	6	8
1	\$126.00	\$157.00	\$213.00	\$407.00	\$456.00
2	\$225.00	\$302.00	\$394.00	\$459.00	\$517.00
3			\$467.00	\$646.00	\$721.00
4			\$542.00	\$816.00	\$960.00
5			\$702.00	\$960.00	\$1,122.00

4. **LARGER COMPACTED COMMERCIAL VOLUME** Commercial properties that create compacted solid waste, excluding tires, shall be charged \$21.00 per cubic yard, per pickup, with the number of pickups as agreed upon between the customer and the City.
5. **TEMPORARY COMMERCIAL CONTAINERS** Temporary large metal commercial containers (dumpster, 2 cubic yard-8 cubic yard), excluding construction waste and/or similar waste, for not longer than thirty days, shall be charged the following rates:

Delivery of container	\$75.00
Disposal	\$21.00 per cubic yard
6. **EXCESS SOLID WASTE** All solid waste must be placed within containers. If a commercial property generates solid waste in excess of the container size, the customer may request an increase in container size or may request an additional pickup at the following rates per pickup:

2yd.	3yd.	4yd.	6yd.	8yd.
\$114.00	\$141.00	\$192.00	\$368.00	\$413.00

7. **LOST OR STOLEN 96-GALLON GARBAGE CONTAINERS** Commercial properties that have lost or stolen 96-gallon garbage containers will be charged \$80.00 per can replaced.
8. **CHANGE IN SERVICE, TEMPORARY REMOVAL OR EXCHANGE OF COMMERCIAL GARBAGE CONTAINERS**

Any commercial customer that requests a permanent change to service will be subject to a \$75.00 exchange fee. A request for the temporary removal of a large metal commercial container (dumpster, 2 cubic yard-8 cubic yard), will be subject to a re-delivery fee of \$75.00. Customers that request the temporary exchange of a large metal commercial container (dumpster, 2 cubic yard-8 cubic yard), for a 96-gallon plastic garbage container shall be charged \$75.00 for delivery of the 96-gallon container. Upon re-delivery of the large commercial metal container, the customers shall be charged \$75.00.
9. **ADDITIONAL SERVICE CHARGES REQUESTED SPECIAL TIME SERVICE**

\$100 per occurrence (flat fee) Determined by cost per hour of driver/truck calculations under Section 8 for customers who want to have collection at special times.

RETURN TRIP FEE \$100.00 if collection must be rescheduled due to customer absence after scheduled time.

DUMPSTER LOCK \$100.00 for each chain & lock put on requested dumpster. There will also be a \$25.00 per month charge for the driver to lock and unlock the chains if the customer does not.

OPEN/CLOSE GATE fee of \$100.00 for the driver to open and close gates.

DUMPSTER ON WHEELS charge of \$25.00 per month.

EXCESS WAIT TIME charge of \$5.00 per minute the driver waits beyond the scheduled window for someone to allow access to the dumpsters.

- 10. INCREMENTAL IMPLEMENTATION OF THE AMENDED RATES** The amended rates will be implemented over a five-year period. The current rates will increase by approximately 5% for each of the next two (2) years. The following schedule shall apply:

October 1, 2025

Pick-ups/ week	Container Size by Cubic Yard				
	2	3	4	6	8
1	\$120.00	\$149.00	\$202.00	\$387.00	\$434.00
2	\$214.00	\$287.00	\$375.00	\$437.00	\$492.00
3			\$444.00	\$615.00	\$682.00
4			\$516.00	\$777.00	\$914.00
5			\$668.00	\$914.00	\$1,068.00

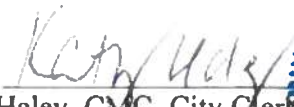
October 1, 2026

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3			\$467.00	\$646.00	\$721.00
4			\$542.00	\$816.00	\$960.00
5			\$702.00	\$960.00	\$1,122.00

- 11.** This Resolution shall take effect on October 1, 2025.

PASSED AND ADOPTED by a majority of the Sebring City Council at its meeting on the 2nd day of September, 2025.


John Shoop, Mayor
City of Sebring, Florida

Attest: 
Kathy Haley, CMC, City Clerk



ATTACHMENT B

RESOLUTION NO. 2026-05

A RESOLUTION AMENDING PRIOR RESOLUTIONS OF THE CITY COUNCIL OF THE CITY OF SEBRING, FLORIDA, WHICH RESOLUTIONS ESTABLISHED AND AMENDED THE RATES FOR SOLID WASTE COLLECTION AND DISPOSAL, TO REMOVE CERTAIN FEES

WHEREAS, the City Council of City of Sebring has adopted a solid waste collection and disposal ordinance which provides for the establishment of rates by resolution; and

WHEREAS, current rates were established and have been amended by prior Resolutions; and

WHEREAS, it is in the best interest of the citizens of the City of Sebring to remove certain fees; and

WHEREAS, the proposed commercial account rates are reasonable

NOW THEREFORE, BE IT RESOLVED by the City Council of Sebring, Florida that:

1. **SMALL COMMERCIAL ACCOUNTS** Any commercial property that can be serviced by not more than four 96-gallon plastic garbage containers, per pickup, with no more than two pickups per week shall be charged \$52.00 per month, per container, per commercial unit.
2. **SMALL COMMERCIAL ACCOUNTS (MASTER METERED)** Any commercial account on a master meter that can be serviced by not more than four 96-gallon plastic garbage containers, per pickup, with no more than two pickups per week shall be charged \$52.00 per month, per container, per commercial unit.
3. **LARGER COMMERCIAL ACCOUNTS, EXCLUDING COMPACTED WASTE AND TIRES.** Commercial properties that create non-compacted domestic solid waste, excluding tires, in excess of four 96-gallon plastic garbage containers per pickup and/or need more than two pickups per week shall have larger metal commercial containers (dumpster, 2 cubic yard-8 cubic yard) and the following rates shall apply:

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4. **LARGER COMPACTED COMMERCIAL VOLUME** Commercial properties that create compacted solid waste, excluding tires, shall be charged \$21.00 per cubic yard, per pickup, with the number of pickups as agreed upon between the customer and the City.
5. **TEMPORARY COMMERCIAL CONTAINERS** Temporary large metal commercial containers (dumpster, 2 cubic yard-8 cubic yard), excluding construction waste and/or similar waste, for not longer than thirty days, shall be charged the following rates:
- | | |
|------------------------|------------------------|
| Delivery of container: | \$75.00 |
| Disposal: | \$21.00 per cubic yard |
6. **EXCESS SOLID WASTE** All solid waste must be placed within containers. If a commercial property generates solid waste in excess of the container size, the customer may request an increase in container size or may request an additional pickup at the following rates per pickup:

2yd.	3yd.	4yd.	6yd.	8yd.
\$114.00	\$141.00	\$192.00	\$368.00	\$413.00

7. **LOST OR STOLEN 96-GALLON GARBAGE CONTAINERS** Commercial properties that have lost or stolen 96-gallon garbage containers will be charged \$80.00 per can replaced.

8. CHANGE IN SERVICE, TEMPORARY REMOVAL OR EXCHANGE OF COMMERCIAL GARBAGE CONTAINERS

Any commercial customer that requests a permanent change to service will be subject to a \$75.00 exchange fee. A request for the temporary removal of a large metal commercial container (dumpster, 2 cubic yard-8 cubic yard), will be subject to a re-delivery fee of \$75.00. Customers that request the temporary exchange of a large metal commercial container (dumpster, 2 cubic yard-8 cubic yard), for a 96-gallon plastic garbage container shall be charged \$75.00 for delivery of the 96-gallon container. Upon re-delivery of the large commercial metal container, the customers shall be charged \$75.00.

9. ADDITIONAL SERVICE CHARGES

RETURN TRIP FEE \$100.00 if collection must be rescheduled due to customer absence after scheduled time.

DUMPSTER LOCK \$100.00 for each chain & lock put on requested dumpster. There will also be a \$25.00 per month charge for the driver to lock and unlock the chains if the customer does not.

DUMPSTER ON WHEELS charge of \$25.00 per month.

10. INCREMENTAL IMPLEMENTATION OF THE AMENDED RATES The amended rates will be implemented over a five-year period. The current rates will increase by approximately 5% for each of the next two (2) years. The following schedule shall apply:

October 1, 2025

Pick-ups/ week	Container Size by Cubic Yard				
	2	3	4	6	8
1	\$120.00	\$149.00	\$202.00	\$387.00	\$434.00
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October 1, 2026

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4			\$542.00	\$816.00	\$960.00
5			\$702.00	\$960.00	\$1,122.00

11. This Resolution shall take effect immediately upon passage.

PASSED AND ADOPTED by a majority of the Sebring City Council at its meeting on the 20th day of January, 2026.

John Shoop, Mayor
City of Sebring, Florida

Attest: _____
Kathy Haley, CMC, City Clerk

CITY OF SEBRING

AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Noethlich

AGENDA ITEM#: 13 A – Synergy Sports Proposal

BACKGROUND: At your November 4, 2025 meeting, Council came to a consensus to move forward with the next step of the feasibility study of redeveloping the Max Long Complex into a venue to attract sports tourism, as well as, accommodate local sports activities.

Attached is a proposal from Synergy Sports outlining the work, timelines and fees associated with the next phase of the study.

The proposed cost to perform the work is \$37,500. Should Council wish to move forward with the proposal, staff believes that the Tourist Development Council would entertain a cost share of the above expense.

REQUESTED MOTION: Whatever Council deems appropriate.

COUNCIL ACTION:

____ APPROVED Moved by: _____; Seconded by: _____
____ DENIED Bishop ____ Carlisle ____ Havery ____ Kogelschatz ____ Stewart ____
____ TABLED TO: _____ OTHER _____



STATEMENT OF WORK

December 30, 2025

City Of Sebring
Attn: Scott Noethlich, City Administrator

Re: City of Sebring- Sports Facility Consulting

Mr. Noethlich,

Synergy Sports Charlotte, LLC ("Synergy") has enjoyed the opportunity to work with the City for the past 3+ years to identify opportunities to enhance sports tourism through re-imagination and better utilization of its sports assets. We have worked diligently with the City through the first phase of assessment to determine which assets are viable and can contribute both to community quality of life as well as sports tourism. We have projected financial performance, noted economic impact, estimated the increase in visitors, and provided recommendations on renovations and new development. Synergy is deeply committed to bringing sports, education, and enrichment opportunities to deserving communities and sees enormous value in giving back in meaningful ways and providing unparalleled programming and facilities. We are pleased to present this engagement letter to you for the next stage of assessing new & expanded sport opportunities in the City of Sebring.

This Letter Agreement outlines the framework of the relationship between Synergy and the City of Sebring for the next Phase of this project, which includes detailed work surrounding the renovation of the current Max Long Sports Complex.

Broadly speaking, Synergy will collaborate with, and provide services to, the City of Sebring in the following areas:

- Expanding on the previously developed Sports Feasibility Study and related work to include:
 - Outreach to specific rental user groups, tournament organizers, and community users to develop a realistic operations plan and use schedule. Secure Letters of Intent (LOIs) for potential users
 - Development of a conceptual tournament schedule based on outreach to both community and tourism user groups and organizers
 - Development of a detailed financial model based on actual users, expected fees, and known and estimated operating expenses
 - Development of a detailed Economic Impact Analysis to show unique and total visitors, jobs created or supported, dollars coming into the area, additional hotel stays, restaurant visits, etc.
 - Conceptual Architecture
 - Detailed Site Plan based on environmental considerations, topography, etc.
 - Facilitation of a Traffic Impact Assessment (additional pass through expense) to better understand the options for controlling ingress and egress to the complex (if necessary and requested)
 - 3-5 Exterior Renderings
 - Development of a digital presentation deck
 - Development of an accurate cost estimate for construction, surfacing, equipment, etc.
 - Provide detailed financing and funding options
 - Up to 3 in-person visits to include meetings with key stakeholders and community members, presentations to City Council and other municipal entities/ community groups, etc.
 - Virtual presentations and meetings as needed
- Additional sports development opportunities that materialize within 6 months of the Date of Execution can be included in the above Scope of Work.



COST PROPOSAL

Cost: \$37,500 (inclusive of travel)

Terms: Balance due upon completion

The timeline to complete the above and deliver the final assets (including site visit) is estimated to be 60- 90 days from the Date of Execution. This timeline assumes periodic calls as necessary, timely access to client provided data and information, etc.

To get started, please sign, and return this Letter Agreement, indicating acceptance of the fees proposed, timeline, and overall scope. Payment for the services will be due as outlined. This phase will provide key financial information needed for financing and/ or funding, presentation ready materials for key stakeholders and community groups, economic and community impact assessments, and steps required to move forward.

Information and general costs associated with successive phases will be determined and outlined as the project progresses.

Please sign this letter and return it to me by email. We look forward to working with you on this amazing project.

Sincerely,

Jason Boudrie, Founder & CEO
Synergy Sports Charlotte, LLC

I agree to and accept the terms of this Letter Agreement:

Scott Noethlich
City Administrator

Date

Jason Boudrie
Founder & CEO, Synergy Sports Charlotte, LLC

Date

CITY OF SEBRING
AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTER: Noethlich/Robinson

AGENDA ITEM#: 13 B – Project Report

BACKGROUND:

- West Lake Jackson Project – CivilSurv has completed 100% deliverables for Phase I, II, III and IV and is working on the required easements and environmental resource permitting.
- Potential FDOT road swap of a portion of SR17 – City, County and FDOT had a preliminary meeting to discuss and will be discussing the logistics of the swap – approximate time frame provided by the State was 1.5 – 2 years. FDOT has set meetings for fourth Thursday of each month. Meeting was held on February 6th and proposed roads for the roadway swap were agreed upon. Staff had a meeting with FDOT on October 30th. No new updates.
- Relocation of Public Works/Utilities – Contract for land purchase has closed. Staff is reviewing site plan cost proposal from engineering firm. Grove clearing has been suspended until Environmental resource permit(s) can be obtained. Staff is working on scheduling site visits of other public works / utilities facilities in the state. Staff has visited two sites in Central Florida.
- Purchase of building & parking lot at 126 W. Center Ave. has closed. Moisture survey has been performed and the City has received results. Contracted for bid specification development and award services for the elevator(s). Staff has been advised that we should utilize the services of an architect for the interior build out. RFQ seeking to create a library of professional architects was issued and due January 13th. Staff received ten responses from architectural firms to the RFQ for the library of professional architects solicitation.
- Foreclosure on Liens process. Weidner Law Firm agreement has been executed and Code Enforcement is in contact with the firm. Weidner Law Firm is working on ten properties provided by code enforcement.
- Illinois Pondweed: City staff met with senior FWC officials to discuss the ongoing Illinois pondweed issue and advised that the City has submitted a member project request to Senator Grall's office seeking funding to initiate targeted treatment and support native vegetation restoration that benefits the lake and is more manageable long term. FWC's response was generally positive; however, agency staff emphasized concerns regarding the availability of funding for management of native vegetation and noted limited public feedback received to date regarding treatment of the species. If the community wishes to provide feedback to FWC regarding Illinois pondweed in Lake Jackson, city staff can assist by providing appropriate contact information. **City staff has published instructions on how to obtain a permit for vegetation removal. FWC contact information will be provided on social media by January 20th.**
- RFP for Sebring Municipal Golf Course was advertised on Friday, November 7, 2025. A non-mandatory site was effected on December 1st. The bid due date for proposals was rescheduled from January 12th to January 20th as the City obtained a boundary survey as a response to a request received at the pre-bid meeting. .
- Staff is working on RFP for Women's Club.

REQUESTED MOTION: None; for informational purposes

CITY OF SEBRING
AGENDA ITEM SUMMARY

MEETING DATE: January 20, 2026

PRESENTOR: Haley

AGENDA ITEM#: 14A - City of Sebring Bills

BACKGROUND: The bills for the January 20, 2026 meeting will be emailed to you on January 16, 2026.

REQUESTED MOTION: Approve the payment of bills as presented.

COUNCIL ACTION:

☐ APPROVED

☐ DENIED Moved by: _____; Seconded by: _____

☐ DEFERRED Bishop__ Carlisle__ Havery__ Kogelschatz__ Stewart__

☐ OTHER