Meeting of the City Commission

Agenda - Regular Session

City Hall - Commission Chambers
Tuesday, June 9, 2026, 5:30 PM

PROUD Heritage | **PROMISING** Future

CITY COMMISSION		CITY OFFICIALS
Scott Black, Mayor		Marieke vanErven, City Manager
Normita L. Woodard, Mayor Pro-Tem		Angelia Guy, City Clerk
Kristin Church, Commissioner		Patrick Brackins, City Attorney
James D. Shive, Commissioner		Peter Altman, Finance Officer
Mike Stout, Commissioner		

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A. MEETING PROCEDURES

Republished to add items E7 and E8
Republished to update attachment to item E3

The City Commission will be meeting in person. As an alternate option, the public may attend virtually. The virtual meeting will be in "watch/listen mode" only; no public comments will be taken virtually.

To join the Zoom Meeting by computer or smart device:

https://us06web.zoom.us/j/86264442414?pwd=ECBavHbrtukToyMjOS381GD1focVIJ.1

Meeting ID: 862 6444 2414

Passcode: 267192

Dial by phone + 1929 205 6099

Public Comment: If you are present in the Commission Chambers, you will be limited to ***three minutes*** to make your comments as is the usual rule of procedure for City Commission meetings, except for matters heard in a quasi-judicial capacity. Public comments will not be taken virtually.

Submission of Presentations: For security purposes, the City cannot accept jump drives or other USB devices. Please contact the City Clerk for more information.

B. CALL TO ORDER

B.1. Invocation, Pledge of Allegiance

B.2. Roll Call

B.3. Changes or Modification to the Agenda

B.4. Disclosure of any known conflicts of interest regarding an agenda item.

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H. PUBLIC HEARING - ADOPTION & SECOND READING OF PROPOSED ORDINANCES

H.1. **ORDINANCE NO. 2026-07: ORDINANCE NO. 2026-07: AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 70 - PLANNING, ARTICLE I – IN GENERAL, OF THE CITY'S CODE OF ORDINANCES; AMENDING SECTION 70-1 - COMPREHENSIVE PLAN ADOPTED; COPIES ON FILE, UPDATING THE TITLE AND STATUTORY REFERENCE TO THE "COMMUNITY PLANNING ACT" AS SET FORTH IN SECTION 163.3161, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.** 278 - 284
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Attachment C - Business Impact Statement (1)
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FY 2024 Dade City Audit Report

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K.1. City Manager

K.2. City Clerk

K.3. Finance Officer

K.4. City Attorney

K.5. Police Chief

K.6. Community & Economic Development Director

K.7. Public Works Director

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L. COMMISSIONER ITEMS

M. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

N. NOTED ITEMS

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City of Dade City - Settlement Statement - 3M Payment 3 - 2026-06-01

O. ADJOURNMENT

FOOTER TEXT

CHAMBER RULES: The Dade City Commission welcomes comments from the public regarding non-agenda items during the Public Comment portions of the meeting and agenda items as scheduled. Any person desiring to address the Commission shall secure the permission of the Presiding Officer to do so. Each person addressing the city commission shall do so from the podium, shall remain at the podium at all times during their remarks and shall give their name and address in an audible tone of voice for the record prior to beginning their remarks. Any person wishing to approach the dais from the podium to submit materials to the commission must first seek and receive permission from the presiding officer before approaching the dais. Unless further time is requested and granted by the city commission, each person addressing the city commission shall limit their address to three minutes. All remarks shall be addressed to the city commission as a body and not to any individual member of the city commission, city officer or city employee. No person other than the city commission and the person having the floor, shall be permitted to enter into any discussion, either directly or through a member of the city commission, without permission from the providing officer. No question shall be asked of an individual city commissioner, or city official or city employee except through the presiding officer. Any person making obscene, impertinent, slanderous, vulgar, or abusive remarks or who shall become violent, belligerent, or boisterous while addressing the city commission shall be instructed by the presiding officer to cease making such remarks or engaging in such conduct. If the person fails to comply with the presiding officer's instruction(s), then they may be removed from the Commission Chambers upon the presiding officer's directive, unless permission to continue is granted by a majority of the city commission.
Public Comment shall be governed by Florida law if the matter is quasi-judicial (variances, rezoning, etc.) Please silence your cellphones during all meetings.

APPEALS: Any person desiring to appeal any decision made by the City Commission with respect to any matter considered at any meeting or hearing will need a record of the proceedings and may need to ensure that a verbatim record of the proceedings is made which includes the testimony and evidence upon with the appeal is based.

DISABILITY: If you are a person with a disability who needs any accommodation in order to participate in this proceeding, you are entitled at no cost to you to the provision of certain assistance within two (2) working days of your receipt of this notice. Please contact the Dade City Clerk's office, P.O. Box 1355, Dade City, FL 33526-1355; (352) 523-5052 for further assistance and information.

Proclamation

WHEREAS, on June 14, 1777, the Continental Congress adopted the Stars and Stripes as the flag of the United States of America, and since that time the Flag has come to symbolize the values of liberty, justice, and unity for our nation; and

WHEREAS, Flag Day provides an opportunity to honor the service and sacrifice of those who have defended and advanced the freedoms represented by the Flag, to remember the generations who have worn our Nation's uniform, and to recognize the contributions of citizens who strengthen our communities through civic duty and public service; and

WHEREAS, the Flag stands as a visible reminder of our shared history and ideals—honoring diversity, uplifting opportunity, and affirming the dignity and rights of every person—and it calls us to renewed commitment to the civic responsibilities that sustain a free and democratic society; and

WHEREAS, citizens, schools, veterans' organizations, civic groups, and public institutions are encouraged to observe Flag Day with appropriate ceremonies, educational programs, displays, and acts of service that teach and celebrate the meaning of the Flag and its place in American life;

NOW, THEREFORE, I, Scott Black, Mayor of the City of Dade City along with the entire City Commission do hereby proclaim June 14, 2026, as **FLAG DAY** in the City of Dade City and urge all residents to display the Flag, observe appropriate protocols of respect, participate in commemorative events, and reflect on the freedoms and responsibilities it represents.

IN WITNESS WHEREOF, I have hereunto set my hand and caused the seal of the Dade City, Florida to be affixed this 9th day of June 2026.

Attest: **DADE CITY, FLORIDA**

Angelia Guy, City Clerk **Scott Black, Mayor**

JUNETEENTH PROCLAMATION 2026

WHEREAS, Juneteenth commemorates June 19, 1865, the day when Union soldiers arrived in Galveston, Texas, and informed enslaved African Americans that they were free, more than two years after the issuance of the Emancipation Proclamation; and

WHEREAS, Juneteenth stands as the oldest nationally celebrated commemoration of the ending of slavery in the United States and serves as a powerful reminder of the enduring pursuit of freedom, equality, justice, and opportunity for all people; and

WHEREAS, Juneteenth provides an opportunity for reflection, education, celebration, and community unity while recognizing the struggles, resilience, achievements, and cultural contributions of African Americans throughout our nation's history; and

WHEREAS, Juneteenth Day in the City of Dade City is the perfect time to reflect on honoring the history, culture and contributions of African Americans in our Community and across our Nation; and

WHEREAS, the City of Dade City recognizes the importance of honoring the diverse heritage and shared history of our community and reaffirming its commitment to fostering inclusion, mutual respect, and equal opportunity for all residents; and

WHEREAS, communities throughout the nation gather annually to celebrate Juneteenth through educational events, cultural programs, music, fellowship, and civic engagement that strengthen understanding and unity among all citizens; and

WHEREAS, the City Commission of Dade City encourages all residents to learn about the significance of Juneteenth and to participate in activities that celebrate freedom, promote dialogue, and inspire continued progress toward justice and equality.

NOW, THEREFORE, **BE IT PROCLAIMED** BY THE CITY COMMISSION OF DADE CITY, FLORIDA, that June 19, 2026, is hereby recognized as:

"JUNETEENTH INDEPENDENCE DAY"

in the City of Dade City, Florida, and the City Commission calls upon all residents to observe this occasion with appropriate ceremonies, educational activities, and community celebrations honoring the enduring spirit of freedom and unity.

IN WITNESS WHEREOF, I hereunto set my hand and caused the seal of the City of Dade City, Florida to be affixed this 9th day of June 2026.

Attest: DADE CITY, FLORIDA

_____ _____

Angelia Guy, City Clerk Scott Black, Mayor

Meeting of the City Commission

Minutes - City Commission

City Hall - Commission Chambers
Tuesday, May 12, 2026, 5:30 PM

PROUD Heritage | **PROMISING** Future

Members Present
Scott Black, Mayor
Normita Woodard, Mayor Pro Tem
Kristin Church, City Commissioner
James Shive, City Commissioner
Michael Stout, City Commissioner

Members Absent/Regrets

Staff Present
Marieke vanErven, City Manager
Angelia Guy, City Clerk
Patrick Brackins, City Attorney
Peter Altman, Finance Officer
William Toner, Public Works Director
Catherine Ralston, Community & Economic Development Director
Ann Starling, Police Chief

A. MEETING PROCEDURES

Republished to Updated Item I2

The City Commission will be meeting in person. As an alternate option, the public may attend virtually. The virtual meeting will be in "watch/listen mode" only; no public comments will be taken virtually.

To join the Zoom Meeting by computer or smart device:

https://us06web.zoom.us/j/86264442414?pwd=ECBavHbrtukToyMjOS381GD1focVIJ.1

Meeting ID: 862 6444 2414

Passcode: 267192

Dial by phone + 1929 205 6099

Public Comment: If you are present in the Commission Chambers, you will be limited to *three minutes* to make your comments as is the usual rule of procedure for City Commission meetings, except for matters heard in a quasi-judicial capacity. Public comments will not be taken virtually.

Submission of Presentations: For security purposes, the City cannot accept jump drives or other USB devices. Please contact the City Clerk for more information.

B. CALL TO ORDER

5:51 p.m.

B.1. Invocation, Pledge of Allegiance

The invocation and the Pledge of Allegiance were given during the CRA meeting.

B.2. Roll Call

All members were seated and present.

B.3. Changes or Modification to the Agenda

City Manager vanErven requested to add item C.6, Honoring Officer Dalton Garafolo. This item was later heard during item C.3.

B.4. Disclosure of any known conflicts of interest regarding an agenda item.

None.

C. PRESENTATIONS

C.1. Older Americans Proclamation 2026

The proclamation was read by City Clerk Guy and presented by the entire City Commission. Several members from the Area Agency on Aging of Pasco- Pinellas were present to receive the proclamation.

C.2. GFWC- Dade City Women's Club Centennial Anniversary

The proclamation was read by City Clerk Guy and presented by the entire City Commission. Several members from the General Federation of Women's Clubs (GFWC) Dade City Women's Club, were present to receive the proclamation.

C.3. National Police Officers' Week

The proclamation was read by City Clerk Guy and presented by the entire City Commission. Several members from the Dade City Police Department and the Police Foundation were present to receive the proclamation.

City Manager vanErven also read a Congressional Record Recognition from Congressman Gus Bilirakis honoring Officer Dalton Garafolo as the 2026 Dade City Police Officer of the Year.

C.4. National Public Works Week 2026

The proclamation was read by City Clerk Guy and presented by the entire City Commission. Several City Public Works employees were present to receive the proclamation.

C.5. National Hospital Week

The proclamation was read by City Clerk Guy and presented by the entire City Commission. Several representatives from AdventHealth Dade City were present to receive the proclamation.

D. PUBLIC COMMENTS

D.1. Vicki Wiggins at 14112 8th Street, Dade City, shared information about the upcoming

ribbon-cutting ceremony for Ellianos Coffee on Wednesday, May 27th, at 11 a.m.

E. CONSENT AGENDA

E.1. DRAFT 4-28-26 City Commission Meeting Minutes

Moved by City Commissioner Shive, seconded by City Commissioner Church

FOR: Woodard, Church, Shive, Black, and Stout
AGAINST: None

CARRIED.

F. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)

None.

G. PUBLIC HEARING - INTRODUCTION & FIRST READING OF PROPOSED ORDINANCES

None.

H. PUBLIC HEARING - ADOPTION & SECOND READING OF PROPOSED ORDINANCES

H.1. Ordinance 2026-05 Amending Chapter 86- Taxation

The ordinance was read by title only by City Clerk Guy.
The item was presented by City Manager vanErven, who pointed out an error in the agenda title, correcting this item to Chapter 86.

Moved by City Commissioner Shive, seconded by City Commissioner Stout

FOR: Woodard, Church, Shive, Black, and Stout
AGAINST: None

CARRIED.

I. UNFINISHED BUSINESS

I.1. Appointment of a Planning Board Member to fill one vacancy

Item was continued to the next meeting by Mayor Black.

I.2. Continued Negotiation on First Amendment to Agreement 2025-49 - Borregard Construction of Amphitheater

The item was presented by City Manager vanErven, with additional information provided by Finance Officer Altman and City Attorney Brackins. The commission had a lengthy discussion regarding project costs, project scope, long-term value, parking, ADA (Americans with Disabilities Act) concerns, operational impacts, community expectations, and comparisons to other municipal park investments.

Verbatim Comments Requested for the Record

Mayor Pro-Tem Woodard
Timestamp: 01:17:40:20 – 01:19:11:01

“I want to address the mere fact that now it's important to get it done. I want my words not to be restricted in the minutes. I want every word that I say to be put in the minutes, verbatim.

I hope that this commission that is sitting up here now has the exact same energy, when it comes to the promise of Naomi Jones. I want to hear the same words echoed that expense doesn't matter. We need to do it well. We need to do it right.

Because if we're going to do it for one area, we better do it for the other area. And that's my comments.”

Commissioner Church concurred with Mayor Pro-Tem Woodard.

Commissioner Shive

Timestamp: 01:20:52:29 – 01:23:35:16

“First, I want to say that, you know, this commission I want to be verbatim on the record too. This commission took Naomi Jones very serious. There were community meetings. There were charrettes, we had meetings. We had the building design. So, we've committed $1.6 million of ARPA (American Rescue Plan Act) money in the budget for that project. That project will move forward.

As far as the DOGE (Department of Governmental Efficiency), you know, Tallahassee and the State's building up bike trails and parks all around the State. So, I can't see where DOGE is going to come down on the City for building a park, that the community... My first obligation is to this community and to the kids in this community, and to make sure they have an area they can play and that is finished and complete.

As far as the noise ordinance, we have a noise ordinance on the books. Mr. Stout, before you got here, I spent three years trying to get the noise ordinance teeth in it so we could use it. In fact, it came from Tampa. It's on the books. We need to start enforcing the noise ordinance. On the movie in the park, I talked to Joy Lynn, she told me a lot of things coming up with kids, plays, movie in the park, that sort of thing. That park is not going to be any different than what I hear from Coyote Rojo at my house on Friday and Thursday evenings with the music, no different, no more noise than that.

So, I just want to say that we, you know, we just need to get this done and be done with it. And we're all on board with everything Naomi Jones wants to do.

I recently spoke to the County. The County is moving forward with the 40,000 square foot building on Florida Avenue. In fact, Keith Wiley is going to come forward and talk about that and commit to the commission. I asked him to come for transparency reasons, to speak to the commission. So, we all have an idea of what's going on there.

So, nobody up here is not serious about doing something for the entire community. I want to make that clear number one, so the issue about the homeless, the noise, there are, we have an ordinance on the books that needs to be enforced.

We went over that thing, Scott, you know, that thing came up two or three times because we kept hearing we didn't have teeth. You know, as I walked downtown and I hear the tires, the squealing, the loud noise. The problem is enforcing it, getting enforced. And the homeless, that's another issue that we can be dealing with through our police department, with the outside agencies and help to get these people help and move them on.

So, this for me, and I appreciate the comments about getting it done, and being us. We have to move on. You know, sometimes I think that up here we tend to make mountains out of mole hills. And we need to move forward, to be totally honest with you."

Mayor Pro-Tem Woodard 1:23:35:16 – 01:25:29:15

"Let me make my comment. First of all, Naomi Jones was supposed to be done back in 2000 when Commissioner Penix was on the seat. So, let's be clear that this wasn't just five years ago. It was supposed to be done; money was set aside.

And I want to make sure, because Mr. Borregard has definitely educated me, that we don't have enough money at $1.6 million, because the price has went up approximately 30%.

So, I know that $1.6 million is not going to build it because it couldn't even build a little stage. So, we're talking about a whole facility at this particular point.

So yes, we're moving forward. But don't act like you did this in order, because Naomi Jones should have already been done, and it's been pushed back and it's been pushed back and nobody says anything.

And now we have another project that takes precedence. And there is a, oh, now we're going to, we're going to do Naomi Jones, since the 80s.

I'm sorry, after '92 and 2000s. Each year, if you go back and look at the minutes, $50,000 was allocated, $50,000 was allocated, each year and the money was moved and spent somewhere else.

So, if we're going to call it tonight, let's call it like it is.

And all I'm saying is I want to see that same energy that each one of you have on tonight, when it's time to spend money on Naomi Jones."

Mayor Black said they could all safely make the commitment that every park will be a top-quality park.

Black shared Bible scripture, Luke 14:28-30.

Project representatives, Bill Borregard at 17306 Parrish Grove Road, Dade City, and Architect Erica Craig at 2907 Oak Crest Drive, Plant City, provided additional information regarding project costs, structural requirements, ADA compliance, and design considerations. Staff confirmed that parking lot bid packages would be presented at a future meeting.

Mr. Borregard stated that the company had absorbed overruns on previous City projects and remained committed to helping complete the Veterans Park project successfully.

Public Comments:

Laurie Elkes at 37234 Church Ave. Dade City, expressed frustration regarding the length of time the Veterans Park project has remained unfinished and emphasized the need for the City to complete projects more efficiently and budget appropriately for rising costs. She stated that residents had long anticipated completion of the amphitheater and parking lot improvements and encouraged the City to fulfill those commitments. Ms. Elkes also

voiced support for future improvements to Naomi Jones Park.

Mary McKnight at 36210 Saint Joe Rd. Dade City, raised concerns regarding amphitheater acoustics and suggested consultation with individuals experienced in amphitheater sound design. She also commented on parking lot traffic flow and pedestrian safety concerns for children utilizing the park.

Commissioner Shive responded that acoustical considerations had been discussed during project planning with individuals experienced in amphitheater design and performance spaces.

Brian Butler at 14540 8th Street, Dade City, who is a local pastor and President of NAACP (National Association for the Advancement of Colored People) addressed the Commission regarding longstanding delays involving Naomi Jones Park improvements, with upgrades being discussed for more than 30 years. Reverend Butler discussed concerns that funds had repeatedly been redirected to other projects. Naomi Jones Park is not just land, it is a memory, it is heritage, it is community. He emphasized the importance of equitable investment throughout the community and urged the Commission to prioritize unity and fairness in future park improvements.

Moved by City Commissioner Shive, seconded by City Commissioner Church to approve option 2, gable roof and additions said by Borregard totaling $255,404.

FOR: Church, Shive, Black, and Stout

AGAINST: Woodard

CARRIED.

J. NEW BUSINESS

J.1. Re-appointment of Planning Board Member Kline for a four-year term ending in April 2030

The item was presented by Commissioner Stout.

The commission briefly discussed whether a formal vote was required under City code, with City Attorney Brackins explaining that while the ordinance does not specifically require a vote, the commission has traditionally voted on appointments.

Moved by City Commissioner Stout, seconded by City Commissioner Church to re-appoint Planning Board Member Heather Kline to a four-year term ending in April 2030.

FOR: Woodard, Church, Shive, Black, and Stout

AGAINST: None

CARRIED.

K. CITY ADMINISTRATION ITEMS (IF ANY)

K.1. City Manager

City Manager vanErven announced upcoming meetings with commissioners regarding county-related proposals and updates. She also thanked AdventHealth Dade City for providing a $10,000 sponsorship to support lifesaving technology in police patrol vehicles

and recognized Commissioner Stout and a local law firm for sponsoring trauma kits for all patrol vehicles during National Law Enforcement Appreciation Week.

K.2. City Clerk

City Clerk Guy reminded commissioners about the upcoming Leadership Pasco visit and panel discussion and reported that cemetery survey plans had been completed, with fence relocation corrections underway. She also provided an update on a Sunshine Law Task Force discussion focused on public records and ethics concerns and confirmed that ethics training with the City Attorney is scheduled for June 4 from 12–4 p.m.

Guy updated the commission that she will be on vacation starting Wednesday afternoon.

K.3. Finance Officer

Finance Officer Altman reported that the City's 2024 financial statements would be delivered to auditors and discussed ongoing challenges with financial software and system integration. He stated that updated financial balances should be available in June and that consultants will present recommendations in July regarding improvements to City policies, procedures, and technology systems. He emphasized that the City is working to correct procedural issues and improve long-term financial stability.

K.4. City Attorney

City Attorney Brackins stated he had no formal report but reminded commissioners about the upcoming four-hour ethics training session.

K.5. Police Chief

No report.

K.6. Community & Economic Development Director

Community and Economic Development Director Ralston announced a May 21 Main Street community meeting regarding reinstating the Main Street program in Dade City. She also announced a May 26 community meeting related to the City's vulnerability and flooding study.

K.7. Public Works Director

Public Works Director Toner reported completion of stormwater and pond rejuvenation work that resolved flooding concerns near a critical lift station. He also announced training on the City's new vac truck, reported continued progress at the wastewater treatment plant, and noted that staff are preparing for hurricane season.

K.8. Utilities Director

See report on item K.7.

L. COMMISSIONER ITEMS

L.1. Commissioner Shive commended staff for improvements to wastewater and stormwater infrastructure, raised concerns about odor complaints from a wastewater treatment facility at the business center, and requested monthly updates on the Morningside Drive project.

In response, City Attorney Brackins stated the project remains within the approved timeline, though revisions may occur as right-of-way acquisitions and state approvals continue.

Commissioner Church expressed concern about increasing State oversight of local government finances and stressed the importance of keeping major infrastructure projects on schedule.

Mayor Pro-Tem Woodard announced an upcoming "Seniors Against Fraud" event featuring local law enforcement speakers. She also delivered remarks expressing frustration over ongoing community inequities, systemic racism, and issues with the City splash pad, while reaffirming her commitment to advocating for fairness and accountability in the community.

Commissioner Stout recognized Police Week by honoring fallen law enforcement officers and their families, noting that families of officers lost in 2025 were traveling to Washington, D.C., to see their loved ones' names added to the National Law Enforcement Memorial. He expressed concern over the increasing number of officers killed nationwide, explaining that the memorial is already nearing capacity decades earlier than expected. Stout praised the City's police officers for the risks they face daily and shared a personal connection to the memorial, as family members of his own are honored there, emphasizing the importance of remembering the sacrifices made by law enforcement and their families.

M. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

None.

N. NOTED ITEMS

N.1.

N.2. Pasco County Historic Preservation Month Resolution

O. ADJOURNMENT

8:00 p.m.

FOOTER TEXT

Scott Black, Mayor

Angelia Guy, City Clerk

Meeting of the City Commission

Minutes - City Commission

City Hall - Commission Chambers
Tuesday, May 26, 2026, 5:30 PM

PROUD Heritage | **PROMISING** Future

Members Present
Scott Black, Mayor
Normita Woodard, Mayor Pro Tem
James Shive, City Commissioner
Michael Stout, City Commissioner

Members Absent/Regrets

Kristin Church, City Commissioner

Staff Present
Marieke vanErven, City Manager
Angelia Guy, City Clerk
Patrick Brackins, City Attorney
Peter Altman, Finance Officer
William Toner, Public Works Director
Catherine Ralston, Community & Economic Development Director
Ann Starling, Police Chief

A. MEETING PROCEDURES

Republished to add Agreement to E6, Adding E7 & E8, and adding Agenda Memo's to G1, G3, J1

The City Commission will be meeting in person. As an alternate option, the public may attend virtually. The virtual meeting will be in "watch/listen mode" only; no public comments will be taken virtually.

To join the Zoom Meeting by computer or smart device:

https://us06web.zoom.us/j/83837952062?pwd=rTscLbI7mpYztce6sRkoQko7aBxkPR.1

Meeting ID: 838 3795 2062

Passcode: 306648

To join by phone, dial: 1 929 205 6099

Public Comment: If you are present in the Commission Chambers, you will be limited to *three minutes* to make your comments as is the usual rule of procedure for City Commission meetings, except for matters heard in a quasi-judicial capacity. Public comments will not be taken virtually.

Submission of Presentations: For security purposes, the City cannot accept jump drives

or other USB devices. Please contact the City Clerk for more information.

B. CALL TO ORDER

B.1. Invocation- Stout, Pledge of Allegiance

Commissioner Stout delivered the invocation, which was followed by a moment of silence and a special prayer offered by Reverend Butler for Commissioner Church and her family. The meeting then continued with the Pledge of Allegiance.

B.2. Roll Call

All members were seated and present with the exception of Commissioner Church, who was absent.

B.3. Changes or Modification to the Agenda

City Manager vanErven announced item E.3 was for a bid award only.

B.4. Disclosure of any known conflicts of interest regarding an agenda item.

None.

C. PRESENTATIONS

None.

D. PUBLIC COMMENTS

D.1. Matthew Wozniak at 36939 Center Ave. Dade City, spoke regarding a demolition project and asked staff about potential risks associated with the project.

Mayor Black asked Wozniak to leave his contact information with staff.

E. CONSENT AGENDA

E.1. Police Department Surplus Vehicle

Moved by City Commissioner Shive, seconded by City Commissioner Stout to approve remaining items on Consent Agenda, E.2, E.4, E.5, E.6, E.8.

FOR:	Woodard, Shive, Black, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

E.2. Purchase of Stormwater Bypass Pump

Moved by City Commissioner Shive, seconded by City Commissioner Stout to approve remaining items on Consent Agenda, E.2, E.4, E.5, E.6, E.8.

FOR:	Woodard, Shive, Black, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

E.3. Commission Chambers A/V System Agreement with Sharp Electronics

Moved by City Commissioner Shive, seconded by City Commissioner Stout to approve remaining items on Consent Agenda, E.2, E.4, E.5, E.6, E.8.

FOR: Woodard, Shive, Black, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

E.4. Agreement 2026-27 - Waste Pro of Florida

Moved by City Commissioner Shive, seconded by City Commissioner Stout to approve remaining items on Consent Agenda, E.2, E.4, E.5, E.6, E.8.

FOR: Woodard, Shive, Black, and Stout
AGAINST: None
ABSENT: Church

CARRIED.

E.5. First Amendment to Agreement 2025-49 - Borregard Construction of Amphitheater

Moved by City Commissioner Shive, seconded by City Commissioner Stout to approve remaining items on Consent Agenda, E.2, E.4, E.5, E.6, E.8.

FOR: Shive, Black, and Stout
AGAINST: Woodard
ABSENT: Church

CARRIED.

F. CONSIDERATION OF ITEMS REMOVED FROM CONSENT AGENDA (IF ANY)

F.1. Agreement 2026-28 Utility Service Agreement for Habitat for Humanity

This item was pulled from the Consent Agenda by Commissioner Shive for further discussion. Shive shared his concerns with the item which were addressed by Community and Economic Development Director Ralston.

Public Comments:
Ann Cosentino at 13825 5th Street, Dade City, addressed her concerns regarding the agreement.

David Ingalls at 37926 Florida Ave. Dade City, expressed concerns that the new modern townhomes would detract from the charm that originally brought him to Dade City five years ago.

Patrick Simon at 37933 Howard Ave. Dade City, shared his concerns that the City was moving too quickly on the project.

Lisa Simon at 13721 8th Street, Dade City, discussed her concerns and completely opposed the project being passed.

Mary McKnight at 36210 St. Joe Road, Dade City, discussed her concerns regarding the mixed-use component on the item.

Commissioner Stout stated that approving the project could create the appearance of inconsistency if similar requests from other projects were denied. The Commission had a lengthy discussion on the item with input from the Community and Economic Development Director Ralston and Attorney Brackins.

Mayor Black wanted it to be on the record that he liked the idea of the project.

Moved by City Commissioner Stout, seconded by City Commissioner Shive to deny the Utility Service Agreement before the Commission based on capacity issues.

FOR:	Woodard, Shive, and Stout
AGAINST:	Black
ABSENT:	Church

CARRIED.

F.2. Bid Award and Agreement 2609-ST - Street Paving Contract

This item was pulled from the Consent Agenda by Commissioner Stout for further discussion.

Public Works Director Toner addressed all questions regarding the item.

Moved by City Commissioner Shive, seconded by City Commissioner Stout

FOR:	Woodard, Shive, Black, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

F.3. Wastewater Treatment Plant Main Blower Replacement

This item was pulled from the Consent Agenda by Commissioner Shive for further discussion. Shive asked if they were going with the company with the lowest bid. Public Works Director Toner confirmed that was correct.

Moved by City Commissioner Shive, seconded by City Commissioner Stout

FOR:	Woodard, Shive, Black, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

G. PUBLIC HEARING - INTRODUCTION & FIRST READING OF PROPOSED ORDINANCES

G.1. AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY CREATING SECTION 4.3.4 (N), MOBILE FOOD VENDING ; ESTABLISHING A PROCESS FOR THE REVIEW AND STANDARDS OF MOBILE FOOD VENDING OPERATIONS WITHIN THE CITY OF DADE CITY ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE;

PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.
City Clerk Guy read the ordinance by title only.
City Manager vanErven reviewed the item with the Commission.

The Commission discussed the item, including concerns related to the ordinance, parking, time limits, DBPR licensing, liability, special events permits, and City restrictions.

Public Comments:

Margaret Angell at 37244 Carter Ave. Dade City expressed concerns regarding the item and stated that additional review was needed to address potential issues the ordinance could create. Angell recommended denying the item and sending it back to the drawing board.

Mary McKnight at 36210 St Joe Road, Dade City, said this item was another example of the state legislature taking control.

Mayor Black recommended approval on first reading.

Moved by Mayor Pro Tem Woodard, seconded by City Commissioner Stout with the understanding they will continue to work on the language to be the best for local businesses without legal ramifications.

FOR:	Woodard, Black, and Stout
AGAINST:	Shive
ABSENT:	Church

CARRIED.

G.2. ORDINANCE NO. 2026-07: AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 70 - PLANNING, ARTICLE I – IN GENERAL, OF THE CITY'S CODE OF ORDINANCES; AMENDING SECTION 70-1 - COMPREHENSIVE PLAN ADOPTED; COPIES ON FILE, UPDATING THE TITLE AND STATUTORY REFERENCE TO THE "COMMUNITY PLANNING ACT" AS SET FORTH IN SECTION 163.3161, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy. The item was presented to the Commission by City Manager vanErven.
No public comments were made.

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard

FOR:	Woodard, Shive, Black, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

G.3. AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS BY REVISING SECTION 6.3 FENCING STANDARDS, REMOVING THE PROHIBITION FOR CHAIN LINK FENCES WITHIN CITY LIMITS ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

The ordinance was read by title only by City Clerk Guy.
The item was presented by City Manager vanErven.

Public Comments:
Dr. Bermice Thomas at 37747 Sumner Ave. Dade City, discussed the history of her home and expressed concerns regarding fencing regulations. She was previously told that the water meter could not be enclosed within a fence. Ralston said the ordinance did not contain language prohibiting fencing around water meters.

Mary McKnight at 36210 St. Joe Road, Dade City, discussed a recent trip to Georgia. McKnight said she does not like the chain link fencing in the front yard.

Margaret Angell at 37244 Carter Ave. Dade City, stated that property owner's rights should be respected.

Brian Butler at 1450 8th Street, Dade City stated that the vacant property next to Ms. Thomas's residence belongs to the church. Butler thought such matters should be considered on a case-by-case basis, particularly when dealing with older properties.

The commission had a lengthy discussion regarding the proposed fencing standards.

Moved by City Commissioner Shive, seconded by City Commissioner Stout to approve the ordinance and address the front and side yard verbiage.

FOR:	Woodard, Shive, Black, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

H. PUBLIC HEARING - ADOPTION & SECOND READING OF PROPOSED ORDINANCES

None.

I. UNFINISHED BUSINESS

I.1. Appointment of a Planning Board Member to fill one vacancy

This item was continued to a future meeting.

J. NEW BUSINESS

J.1. Continuing Engineering Servies - Award

The item was presented by City Manager vanErven. Attorney Brackins commented that agreements will be drafted for further approval but may take time.

Moved by City Commissioner Shive, seconded by Mayor Pro Tem Woodard

FOR:	Woodard, Shive, Black, and Stout
AGAINST:	None
ABSENT:	Church

CARRIED.

J.2. Veterans Parking Lot Bid Award

The item was presented by City Manager vanErven.

vanErven read a comment from Commissioner Church regarding the item. The commission had a brief conversation about the item and agreed to send this item back for additional bids. No vote was taken.

K. CITY ADMINISTRATION ITEMS (IF ANY)

K.1. City Manager

City Manager vanErven updated the commission that the City intern applications were live.

K.2. City Clerk

City Clerk Guy reminded the commission that June 4, 2026, is the scheduled Ethics Training. Mr. Brock also sent his thanks to the commission for his birthday presentation.

K.3. Finance Officer

Finance Officer Altman reported that the 2024 audit is complete. He hopes to get the 2025 audit done in the summer. At the next commission meeting, the auditors will be present to present findings, recommendations, etc.

The Capital Plan review would also be coming up in the weeks ahead.

K.4. City Attorney

City Attorney Brackins shared he was looking forward to the June 4, Ethics Training.

K.5. Police Chief

Police Chief Starling shared she was working with Pasco County Schools about light poles near the High School.

K.6. Community & Economic Development Director

Community and Economic Development Director Ralston shared the Main Street kickoff community meeting was successful and announced an upcoming meeting on June 4th at 5:30 p.m. at City Hall.

K.7. Public Works Director

Public Works Director Toner shared hurricane season would begin in six days. Toner encouraged citizens to prepare for hurricane season.

K.8. Utilities Director

Report given under item K.7.

L. COMMISSIONER ITEMS

L.1. Commissioner Shive suggested that the Commission consider installing a camera at Touchton Park and asked whether lighting could be added to the welcome sign at the park. He also raised concerns regarding grease in the alleyway by Olio Italian restaurant.

Mayor Pro Tem Woodard provided an update on the status of the future community center and the upcoming Indian Pond Cemetery cleanup. She also noted that she had the opportunity earlier in the day to celebrate City employees by providing lunch for staff.

M. PUBLIC COMMENTS (FOR ITEMS NOT ALREADY DISCUSSED)

M.1. Reverend Butler at 14540 8th Street, Dade City, announced that a celebration for Captain Charles Bo Harrison would be held on June 1 from 3:00 p.m. to 5:00 p.m., at John S. Burks Memorial Park.

Dr. Thomas and Mayor Black reminded everyone about recycling.

N. NOTED ITEMS

None.

O. ADJOURNMENT

8:32 p.m.

FOOTER TEXT

Scott Black, Mayor

Angelia Guy, City Clerk

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: Approval of Code of Employment Policy

Date: June 9, 2026

RECOMMENDED ACTION

Approve the Code of Employment Policy establishing the City's expectations regarding equal employment opportunity, employee responsibilities, workplace standards, and organizational values.

BACKGROUND SUMMARY/ANALYSIS

The City's Policies are in the process of being updated throughout the year. Once all policies have been updated, a full policy book will be brought back in front of the Commission.

The City's Code of Employment Policy establishes the foundational principles governing the employment relationship between the City and its employees. The policy serves as a guiding framework to communicate employee rights, employer commitments, and expected standards of conduct while reinforcing the City's commitment to professionalism, fairness, and public service.

The updated policy reaffirms the City's commitment to recruiting and retaining qualified employees and expressly prohibits discrimination based upon any status protected under federal, state, or local law. The policy further outlines the City's commitment to maintaining equitable employment practices and creating a work environment that supports employee success and organizational effectiveness.

ATTACHMENTS

Code of Employment .

FUNDING

Funding is not required for this item.

Code of Employment

Policy

To communicate the core principles, rights, and responsibilities that define the employment relationship between the City of Dade City and its employees, the City is committed to hiring individuals based on their qualifications. The City expressly prohibits discrimination of any kind based on race, religion, creed, color, national origin, ancestry, medical condition, physical or mental disability, marital status, gender, age, pregnancy, veteran status, or any other status protected by federal, state, or local law.

Procedure

1. In its continuing effort to implement fair and effective personnel policies, guidelines, and practices, the City will:
    a. Employ people based on their qualifications and with assurance of equal opportunity and treatment regardless of race, religion, creed, color, national origin, ancestry, medical condition, physical or mental disability, marital status, gender, pregnancy, age, or veteran status or any other status protected by federal, state, or local law.
    b. Provide salaries and employee benefits which bear a fair and reasonable relationship to the work performed.
    c. Establish reasonable hours of work.
    d. Maintain safe and healthy working conditions.
    e. Provide systematic work-related training during normal duty hours, when reasonably possible, for employees whose needs, capabilities, and/or desires warrant such training.
    f. Welcome constructive suggestions which relate to methods, procedures, working conditions and the nature of the work performed.
    g. Establish procedures for employees to discuss freely any matter of interest or concern with their immediate Supervisors or Department Managers.
    h. Permit each employee as much discretion and responsibility in performing their duties as is consistent with a well-coordinated and effective operation.
2. The City expects all employees to:
    a. Perform a productive day's work.
    b. Arrive at their departments or work assignments on time.
    c. Demonstrate a considerate, friendly, and constructive attitude toward all people.
    d. Adhere to the Policies and Guidelines adopted by the City.

e. Conduct themselves consistently and in accordance with the City of Dade City Core Values, adopted by the City Commission on February 11, 2025 via Resolution 2025-09

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: Approval of Job Description and Classification Policy

Date: June 9, 2026

RECOMMENDED ACTION

Approve the updated Job Description and Classification Policy to establish standardized procedures for the development, approval, maintenance, and administration of employee job descriptions and position classifications across all City departments.

BACKGROUND SUMMARY/ANALYSIS

The City's Policies are in the process of being updated throughout the year. Once all policies have been updated, a full policy book will be brought back in front of the Commission.

The City's Job Description and Classification Policy establishes a formal framework to ensure all employee positions are accurately documented, appropriately classified, and consistently maintained throughout the organization. The policy reinforces the City's commitment to maintaining current and signed job descriptions for all employees while creating uniform procedures for updates, approvals, and record retention.

Under the policy, departments are responsible for working with Human Resources to develop and maintain job descriptions reflective of actual duties performed. Human Resources is responsible for classification administration and ensuring compliance with applicable employment standards and other regulatory requirements.

The policy further establishes procedures for implementation of new positions, position reclassifications, employee acknowledgement requirements, and maintenance of official personnel records. It also clarifies that official job titles must align with the City's adopted Classification Plan and may not be altered outside an approval process.

The plan serves as the City's organizational framework by grouping positions with similar responsibilities, qualifications, and compensation structures while promoting consistency across departments.

ATTACHMENTS

Job Description

FUNDING
No funding is required for this item.

Job Description/Classification

Policy

It is the policy of the City of Dade City that all employees will have accurate, written, and signed job descriptions in their personnel file. Job descriptions will reflect duties of the positions within each department.

Departments will be responsible for writing and updating their respective job descriptions and forwarding them to Human Resources following established procedures.

For all new positions and any positions in which job duties have significantly changed, it will be the responsibility of the department to write a new job description and forward the new description to Human Resources for approval and classification. No changes will be made to job descriptions without the approval of Human Resources.

Human Resources will be responsible for the classification of the job descriptions and for ensuring the accuracy of each job description, including compliance with Americans with Disabilities Act (ADA) and other regulatory guidelines.

Procedure

1. Once reviewed and approved by Human Resources, the job description will be sent back to the department to be signed by the Department Director. The written job description with original department signature will be kept in the Human Resources Department as well as a computerized back-up version. Each department is encouraged to keep copies of their job descriptions.
2. If a new job description is a reclassification of a position currently filled by an employee, the employee(s) will sign the new job description, a copy will be given to the employee, and one will be placed in the employee's personnel file. If payroll action is necessary because of the reclassification, it will be effective on the first day of the following pay period, unless another date is determined by the City Manager.
3. All newly hired employees will sign a job description as part of the selection/new hire process. A copy will also be provided to the employee.
4. Job titles must be used in all official City records. No individual shall be appointed to or employed in a classified service position under a title that is not listed in the classification plan.

The classification plan offers a comprehensive list of all positions within the City workforce, along with detailed descriptions for each employee group. It ensures consistency in job titles, where each title represents a specific set of duties and responsibilities and maintains uniformity across the entire classified service.

The Classification Plan includes:

1. A categorization of positions that are similar in terms of difficulty, responsibility, required qualifications, and compensation, typically within the same pay range and under comparable working conditions.
2. A collection of job titles, along with detailed specifications that define and describe the nature, level of difficulty, responsibility, and required qualifications for each position.

The Classification Plan shall be used for the following purposes:

1. To establish promotion pathways and assist in the development of employee training programs.
2. To determine appropriate salary levels for different types of work.
3. To create announcements for examinations.
4. As a reference for preparing examinations that assess the qualifications required for each role.
5. To determine personal service budget allocations.
6. To ensure consistent job terminology is clear to City officials, employees, and the public.
7. To develop standards for evaluating work performance.

The City Manager is responsible for ensuring the proper and ongoing maintenance of the Classification Plan and that it accurately reflects the duties being performed by each employee in the City service. The administrative staff may recommend updates to the City Manager, including the addition of new groups and/or the removal of outdated groups. Position reallocations within the approved Classification Plan will be handled as follows:

1. The City Manager will conduct or supervise a study of each new position as it is created, and, based on the study, will assign the position to the appropriate group within the Classification Plan.
2. Any changes in a position's duties and responsibilities, such as new assignments or modifications to existing ones, must be reported to the City Manager by Department Heads. If these changes are deemed by the City Manager as permanent or significant enough to warrant a reclassification, the City Manager will place the position in the correct group.

3. The City Manager will periodically review position classifications and, based on such review and any other information deemed relevant by the City Manager, may make necessary adjustments to the Classification Plan.
4. An employee who is affected by the allocation or reallocation of his or her current position within the Classification Plan may appeal such allocation or reallocation to the City Manager, provided the employee submits a written request to appeal within fifteen (15) days of such allocation or reallocation. After reviewing the matter, the City Manager will issue a written decision to the employee and the Department Head. The City Manager's decision will be final.

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: Enterprise Lease Agreement for Finance Department

Date: June 9, 2026

RECOMMENDED ACTION

Approve the lease of 2 2026 Ford Escapes through Enterprise Fleet Management to replace 1 2016 Nissan Frontier and 1 2019 Nissan Frontier.

BACKGROUND SUMMARY/ANALYSIS

As part of the City's adopted vehicle replacement and capital improvement planning process, funding was included within the FY 2025–2026 Finance Department Capital Budget for replacement of aging meter reader vehicles.

The existing vehicles scheduled for replacement include:
- One (1) 2016 Nissan Frontier
- One (1) 2019 Nissan Frontier

These vehicles are utilized to support daily utility meter reading operations and have reached the point where replacement is recommended to improve reliability, reduce maintenance exposure, and maintain operational efficiency.

ATTACHMENTS

City of Dade Finance - Replacement Ford Escape 2026

FUNDING

A total of $32,925 was budgeted for in the Finance Department Capital Budget for FY25-26.

enterprise | FLEET MANAGEMENT

Open-End (Equity) Lease Rate Quote

Quote No: 9913423

Prepared For: City of Dade City
Altman, Peter

Date 04/17/2026
AE/AM AJa/RVN

Unit #
Year 2026 **Make** Ford **Model** Escape
Series ST-Line 4dr Front-Wheel Drive
Vehicle Order Type In-Stock **Term** 60 **State** FL **Customer#** 575104

$ 32,476.90		Capitalized Price of Vehicle [1]
$0.00	*	Certain Other Charges 0.0000% **State** FL
$ 450.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 0.00		Other: (See Page 2)
$ 0.00		Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Security Deposit
$0.00		Taxes
$ 32,476.90		Total Capitalized Amount (Delivered Price)
$ 438.44		Depreciation Reserve @ 1.3500%
$ 181.49		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) [2]
$ 619.93		**Total Monthly Rental Excluding Additional Services**
		Additional Fleet Management
		Master Policy Enrollment Fees
$ 0.00		Commercial Automobile Liability Enrollment
		Liability Limit $0.00
$ 0.00		Physical Damage Management — Comp/Coll Deductible 0 / 0
$ 59.01		Full Maintenance Program [3] Contract Miles 50,000 — OverMileage Charge $ 0.0450 Per Mile
		Incl: # Brake Sets (1 set = 1 Axle) 0 — # Tires 0 — Loaner Vehicle Not Included
$ 59.01		**Additional Services SubTotal**
$ 0.00		Tax 0.0000% **State** FL
$ 678.94		**Total Monthly Rental Including Additional Services**
$ 6,170.50		Reduced Book Value at 60 Months
$ 400.00		Service Charge Due at Lease Termination

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	
Exterior Color	(0 P) Star White Metallic Tri-Coat
Interior Color	Ebony w/Partial Vinyl/Cloth Front Sport Conto
Lic. Plate Type	Unknown
GVWR	0

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

LESSEE City of Dade City

BY **TITLE** **DATE**

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	$ 575.00
Courtesy Delivery Fee	C	$ 0.00
Total Other Charges Billed		$ 575.00
Total Other Charges Capitalized		$ 0.00
Other Charges Total		$ 575.00

VEHICLE INFORMATION:

2026 Ford Escape ST-Line 4dr Front-Wheel Drive - US

Series ID: U0M

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$29,947	$31,195.00
Total Options	$2,194.00	$2,335.00
Destination Charge	$1,495.00	$1,495.00
Total Price	**$33,636.00**	**$35,025.00**

SELECTED COLOR:

Exterior: AZ-(0 P) Star White Metallic Tri-Coat

Interior: HM-Ebony w/Partial Vinyl/Cloth Front Sport Contour Bucket Seats w/Red Stitching

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
106WB	106" Wheelbase	STD	STD
300A	Equipment Group 300A	NC	NC
448	Transmission: 8-Speed Automatic	Included	Included
4MANPAS	4-Way Manual Front Passenger Seat	Included	Included
51U	Mini Steel Spare Wheel	$324.00	$345.00
68B	Tech Pack #1	$935.00	$995.00
8PWRDR	8-Way Power Driver Seat	Included	Included
99N	Engine: 1.5L EcoBoost w/Auto Start-Stop Technology	Included	Included
AX_381	3.81 Axle Ratio	Included	Included
AZ_01	(0 P) Star White Metallic Tri-Coat	$935.00	$995.00
CRUISE	Adaptive Cruise Control w/Stop-and-Go	Included	Included
ESA	Evasive Steering Assist	Included	Included
FORDAPP	Ford App	Included	Included
GV_4360	GVWR: 4,360 lbs	Included	Included
H	Partial Vinyl/Cloth Front Sport Contour Bucket Seats w/Red Stitching	Included	Included
HM_01	Ebony w/Partial Vinyl/Cloth Front Sport Contour Bucket Seats w/Red Stitching	NC	NC
INFLAT	Tire Inflator & Sealant Kit	Included	Included
INTER	Intersection Assist	Included	Included
NAVI	Connected Navigation (1-Year Included)	Included	Included
PAINT01	Paint Application	STD	STD
PILOT1	Ford Co-Pilot360 Assist+	Included	Included
RCAM	Digital Rear View Camera	Included	Included
RD_AMFM	Radio: AM/FM Stereo w/SiriusXM 360L	Included	Included
REARPARK	Rear Parking Sensor	Included	Included
SSR	Predictive Speed Assist	Included	Included
SYNC4	SYNC 4 w/Enhanced Voice Recognition	Included	Included
TR_18AS	Tires: 225/60R18 100H All Season BSW	Included	Included
WL_18RM	Wheels: 18" Rock Metallic Painted Aluminum	Included	Included

CONFIGURED FEATURES:

Body Exterior Features:
- Number Of Doors 4
- Rear Cargo Door Type: liftgate
- Driver And Passenger Mirror: power remote manual folding side-view door mirrors
- Spoiler: rear lip spoiler
- Door Handles: body-coloured
- Front And Rear Bumpers: body-coloured front and rear bumpers with metal-look rub strip
- Front Bumper Insert: black front bumper insert
- Body Material: fully galvanized steel body material
- Body Side Cladding: black bodyside cladding
- Grille: black grille
- Exhaust Tip: chrome tip exhaust

Convenience Features:
- Air Conditioning automatic dual-zone front air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Voice Activated A/C: voice activated air conditioning
- Cruise Control: cruise control with steering wheel controls, Adaptive Cruise Control with Stop-and-Go adaptive
- Trunk/Hatch/Door Remote Release: power cargo access remote release
- Fuel Remote Release: power fuel remote release
- Power Windows: power windows with driver 1-touch down
- 1/4 Vent Rear Windows: power rearmost windows
- Remote Keyless Entry: yes remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Passive Entry: Intelligent Access proximity key
- Valet Key: valet function
- Trunk FOB Controls: keyfob trunk/hatch/door release
- Remote Engine Start: keyfob remote start - yes
- Steering Wheel: heated style steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Driver and Passenger Vanity Mirror: auxiliary driver and passenger-side visor mirrors
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Navigation System: Connected Navigation navigation system with voice activation
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with covered box
- Overhead Console: mini overhead console with storage
- Glove Box: glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 1 seatback storage pockets
- Driver Footrest: driver's footrest
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 2 12V DC power outlets

Entertainment Features:
- radio with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- Internet Access: 4G LTE WI-FI HOT SPOT internet access

1st Row LCD: 2 1st row LCD monitor
Wireless Connectivity: wireless phone connectivity
Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:
Headlamp Type delay-off reflector LED low/high beam headlamps
Auto-Dimming Headlights: Auto High Beam auto high-beam headlights
Front Wipers: variable intermittent speed-sensitive wipers wipers
Rear Window wiper: rear window wiper
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front and rear reading lights
Ignition Switch: ignition switch light
Variable IP Lighting: variable instrument panel lighting
Display Type: digital/analog appearance
Tachometer: tachometer
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Water Temp Gauge: water temp. gauge
Clock: digital clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Low Washer Fluid Warning: low-washer-fluid warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:
ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: compact spare tire
Spare Tire Mount: spare tire mounted inside under cargo
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Knee Airbag: knee airbag

Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Panic Alarm: panic alarm
Tracker System: tracker system
Electronic Stability: AdvanceTrac w/Roll Stability Control electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front sport bucket seats
Number of Driver Seat Adjustments: 6-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and manual reclining passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear manual reclining 60-40 split-bench seat
Rear Seat Fore/Aft: manual rear seat fore/aft adjustment
Rear Folding Position: rear seat fold-forward seatback
Rear Seat Armrest: rear seat centre armrest
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Dashboard Console Insert, Door Panel Insert Combination: piano black/metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: metal-look shift knob
LeatherSteeringWheel: leatherette steering wheel
Floor Mats: carpet front and rear floor mats
Interior Accents: metal-look interior accents
Cargo Space Trim: carpet cargo space
Trunk Lid: plastic trunk lid/rear cargo door
Cargo Light: cargo light
Concealed Cargo Storage: concealed cargo storage
Air Compressor: tire mobility kit

Standard Engine:

Engine 180-hp, 1.5-liter I-3 (premium)

Standard Transmission:

Transmission 8-speed automatic w/ OD

AMENDMENT TO MASTER EQUITY LEASE AGREEMENT

THIS AMENDMENT TO MASTER EQUITY LEASE AGREEMENT (this "Amendment") is made and entered into as of the , by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor") and City of Dade City ("Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to certain Master Equity Lease Agreement dated , as amended (the "Agreement"; all capitalized terms used and not otherwise defined in this Amendment shall have the respective meanings ascribed to them in the Agreement as amended by this Amendment); and

WHEREAS, Lessor and Lessee desire to amend the Agreement in the manner hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Notwithstanding the second to last sentence of Section 1 of the Agreement, Lessor and Lessee hereby agree that, solely for federal, state and local income tax purposes, the lease by Lessor to Lessee under the Agreement of following Vehicles (the "Specified Vehicles") will be treated as a conditional sale rather than a true lease and that Lessee will be treated as the owner of the Vehicle solely for such income tax purposes:

Year	Make	Model	Quote #
2026	Ford	Escape	9913423

The Agreement and this Amendment have the specific intent of creating a conditional sale rather than a true lease with respect to the vehicles listed above, and by design, give appropriate consideration to tax statutes, Regulations, Court decisions, and IRS rulings and positions. In recognition of that intent, each of Lessor and Lessee hereby further agrees that it will not take any action or file any return or other document inconsistent with such tax treatment or with the ownership of the Specified Vehicles by Lessee solely for such income tax purposes.

Notwithstanding the foregoing, or anything else in this Amendment, the Agreement or any Schedule to the contrary, and given the inherent uncertainty that exists with respect to any advertised tax result or outcome, Lessee hereby acknowledges and agrees that Lessor makes no representation, warranty or covenant that any tax authority will not assert a contrary position or assert that (a) the lease of the Specified Vehicles by Lessor to Lessee is a true lease for tax purposes, (b) Lessee is not the owner of the Specified Vehicles for tax purposes and/or (c) Lessee is not entitled to claim any depreciation or recovery deduction for tax purposes with respect to the Specified Vehicles. Lessee shall be solely liable for any and all costs and expenses, including, without limitation, any and all attorneys' fees, incurred in contesting any such treatment of the lease of the Specified Vehicles as other than a conditional sale and shall keep Lessor informed, in writing, of any dispute with any tax authority as to the tax treatment of the lease of the Specified Vehicles.

2. All references in the Agreement and in the various Schedules and addenda to the Agreement and any other references of similar import shall henceforth mean the Agreement as amended by this Amendment. Except to the extent specifically amended by this Amendment, all of the terms, provisions, conditions, covenants, representations and warranties contained in the Agreement shall be and remain in full force and effect and the same are hereby ratified and confirmed.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment to Master Equity Lease Agreement as of the

Enterprise FM Trust (Lessor)	City of Dade City ("Lessee")
By: Enterprise Fleet Management, Inc., its attorney in fact	
By ***Brendon Ross*** Digitally signed by Brendon Ross	By
Title: Senior Vice President	Title:

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: Police Department Detective Vehicle Leases from Enterprise

Date: June 9, 2026

RECOMMENDED ACTION

Approve the acquisition of three (3) replacement vehicles for the Police Department consisting of two (2) 2026 Nissan Rogue vehicles and one (1) 2026 Ford F-150 XL SuperCrew to replace one (1) 2014 Ford Taurus, one (1) 2015 Ford Taurus, and one (1) 2020 Chevrolet Tahoe.

BACKGROUND SUMMARY/ANALYSIS

As part of the City's adopted fleet replacement schedule and capital planning efforts, the Police Department has identified three detective division vehicles that have reached replacement thresholds based on age, utilization, reliability, and anticipated maintenance needs.

The vehicles scheduled for replacement include:

- One (1) 2014 Ford Taurus
- One (1) 2015 Ford Taurus
- One (1) 2020 Chevrolet Tahoe

These vehicles support detective and investigative functions including criminal investigations, surveillance activities, evidence transport, investigative follow-up, interagency coordination, and response to critical incidents. Maintaining dependable and appropriately equipped vehicles is necessary to support timely investigative operations and ensure continuity of public safety services.

ATTACHMENTS

City of Dade City - 2026 Nissan Rogue Stock

City of Dade City - 2026 Ford F150 SuperCrew Stock

FUNDING

Funding will be provided for out of Public Safety Impact Fees.

Open-End (Equity) Lease Rate Quote

Quote No: 9925386

Prepared For:	City of Dade City Altman, Peter	**Date**	04/17/2026
		AE/AM	AJa/RVN
Unit #			
Year	2026 **Make** Nissan **Model** Rogue		
Series	SV 4dr All-Wheel Drive 2026.5		
Vehicle Order Type	In-Stock **Term** 60 **State** FL **Customer#** 575104		

$ 33,880.53		Capitalized Price of Vehicle [1]
$0.00	*	Certain Other Charges 0.0000% **State** FL
$ 450.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 0.00		Other: (See Page 2)
$ 0.00		Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Security Deposit
$0.00		Taxes
$ 33,880.53		Total Capitalized Amount (Delivered Price)
$ 457.39		Depreciation Reserve @ 1.3500%
$ 189.20		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) [2]
$ 646.59		**Total Monthly Rental Excluding Additional Services**

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Please Provide
Exterior Color	(0 P) Gun Metallic
Interior Color	Charcoal w/Cloth Seat Trim w/Patterned Insert
Lic. Plate Type	Unknown
GVWR	0

Additional Fleet Management

Master Policy Enrollment Fees

$ 0.00	Commercial Automobile Liability Enrollment		
	Liability Limit $0.00		
$ 0.00	Physical Damage Management	Comp/Coll Deductible	0 / 0
$ 65.46	Full Maintenance Program [3] Contract Miles 55,000	OverMileage Charge	$ 0.0450 Per Mile
	Incl: # Brake Sets (1 set = 1 Axle) 0	# Tires 0	Loaner Vehicle Not Included
$ 65.46	**Additional Services SubTotal**		
$ 0.00	Tax 0.0000% **State** FL		
$ 712.05	**Total Monthly Rental Including Additional Services**		
$ 6,437.13	Reduced Book Value at 60 Months		
$ 400.00	Service Charge Due at Lease Termination		

Quote based on estimated annual mileage of 11,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

LESSEE City of Dade City

BY **TITLE** **DATE**

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Lighting - Global Public Safety	C	$ 6,603.40
Total Aftermarket Equipment Billed		$ 0.00
Total Aftermarket Equipment Capitalized		$ 6,603.40
Aftermarket Equipment Total		$ 6,603.40

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	$ 575.00
Delivery Estimate	B	$ 250.00
Delivery to AME Est	B	$ 250.00
Courtesy Delivery Fee	C	$ 0.00
Total Other Charges Billed		$ 1,075.00
Total Other Charges Capitalized		$ 0.00
Other Charges Total		$ 1,075.00

Open-End (Equity) Lease Rate Quote

Quote No: 9925386

VEHICLE INFORMATION:

2026 Nissan Rogue SV 4dr All-Wheel Drive 2026.5 - US

Series ID: 54216

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$29,912	$31,490.00
Total Options	$278.00	$-40.00
Destination Charge	$1,495.00	$1,495.00
Total Price	**$31,685.00**	**$32,945.00**

SELECTED COLOR:

Exterior: KAD-(0 P) Gun Metallic

Interior: G-Charcoal w/Cloth Seat Trim w/Patterned Inserts

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
Adjustment	Vehicle adjustment	$278.00	$-40.00
C03	50 State Emissions	NC	NC
G_03	Charcoal w/Cloth Seat Trim w/Patterned Inserts	NC	NC
KAD_02	(0 P) Gun Metallic	NC	NC
PAINT	Monotone Paint Application	STD	STD
STDEN	Engine: 1.5L DOHC 12-Valve 3-Cylinder DI Turbo	STD	STD
STDRD	Radio: AM/FM NissanConnect	STD	STD
STDST	Front Bucket Seats	STD	STD
STDTM	Cloth Seat Trim w/Patterned Inserts	STD	STD
STDTN	Transmission: Xtronic CVT w/Manual Mode	STD	STD
STDTR	Tires: P235/60R18 All-Season	STD	STD
STDWL	Wheels: 18" Dark Painted Alloy	STD	STD

CONFIGURED FEATURES:

Body Exterior Features:
- Number Of Doors 4
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Spoiler: rear lip spoiler
- Door Handles: body-coloured
- Front And Rear Bumpers: body-coloured front and rear bumpers with black rub strip
- Body Material: galvanized steel/aluminum/composite body material
- Body Side Cladding: black bodyside cladding
- Grille: black grille

Convenience Features:
- Air Conditioning automatic dual-zone front air conditioning
- Air Filter: air filter
- Console Ducts: console ducts
- Cruise Control: cruise control with steering wheel controls, Intelligent Cruise Control (ICC) w/Full Speed Range and Hold adaptive
- Trunk/Hatch/Door Remote Release: power cargo access remote release
- Fuel Remote Release: power fuel remote release
- Power Windows: power windows with driver 1-touch down
- 1/4 Vent Rear Windows: power rearmost windows
- Remote Keyless Entry: yes remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Passive Entry: Intelligent Key proximity key
- Trunk FOB Controls: keyfob trunk/hatch/door release
- Remote Engine Start: keyfob remote start - yes
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Driver and Passenger Vanity Mirror: illuminated auxiliary driver and passenger-side visor mirrors
- Emergency SOS: NissanConnect Services emergency communication system
- Front Cupholder: front and rear cupholders
- Floor Console: full floor console with covered box
- Overhead Console: mini overhead console with storage
- Glove Box: glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Seatback Storage Pockets: 1 seatback storage pockets
- Audio Media Storage: audio media storage
- Driver Footrest: driver's footrest
- Retained Accessory Power: retained accessory power
- Power Accessory Outlet: 1 12V DC power outlet

Entertainment Features:
- radio AM/FM/Satellite with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- Internet Access: NissanConnect with Wi-Fi Hotspot internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: integrated roof antenna

Lighting, Visibility and Instrumentation Features:
- Headlamp Type delay-off reflector LED low/high beam headlamps

Auto-Dimming Headlights: High Beam Assist (HBA) auto high-beam headlights
Front Wipers: variable intermittent speed-sensitive wipers wipers
Rear Window wiper: rear window wiper with heating wiper park
Rear Window Defroster: rear window defroster
Tinted Windows: deep-tinted windows
Dome Light: dome light with fade
Front Reading Lights: front reading lights
Ignition Switch: ignition switch light
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Water Temp Gauge: water temp. gauge
Clock: digital clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Bulb Failure Warning: bulb-failure warning
Door Ajar Warning: door-ajar warning
Trunk Ajar Warning: trunk-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: curtain 1st and 2nd row overhead airbag
Knee Airbag: knee airbag
Rear Side Airbag: rear side-impact-impact airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front and rear seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: immobilizer
Panic Alarm: panic alarm
Tracker System: tracker system

Electronic Stability: Vehicle Dynamic Control (VDC) electronic stability
Traction Control: Traction Control System (TCS) ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints
Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 5
Front Bucket Seats: front bucket seats
Number of Driver Seat Adjustments: 8-way driver and passenger seat adjustments
Reclining Driver Seat: power reclining driver and manual reclining passenger seats
Driver Lumbar: power 2-way driver and passenger lumbar support
Driver Height Adjustment: power height-adjustable driver and passenger seats
Driver Fore/Aft: power driver and passenger fore/aft adjustment
Driver Cushion Tilt: power driver and passenger cushion tilt
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear manual reclining 60-40 bench seat
Rear Folding Position: rear seat fold-forward seatback
Rear Seat Armrest: rear seat centre armrest with storage
Leather Upholstery: cloth front and rear seat upholstery
Door Trim Insert: leatherette door panel trim
Headliner Material: full cloth headliner
Floor Covering: full carpet floor covering
Dashboard Console Insert, Door Panel Insert Combination: metal-look instrument panel insert, door panel insert, console insert
Shift Knob Trim: urethane shift knob
LeatherSteeringWheel: TailorFit leatherette steering wheel
Interior Accents: chrome/metal-look interior accents
Cargo Space Trim: carpet cargo space
Trunk Lid: plastic trunk lid/rear cargo door
Cargo Tie Downs: cargo tie-downs
Cargo Light: cargo light
Concealed Cargo Storage: concealed cargo storage
Air Compressor: tire mobility kit

Standard Engine:

Engine 201-hp, 1.5-liter I-3 (regular gas)

Standard Transmission:

Transmission 2-speed CVT w/ OD and auto-manual

AMENDMENT TO MASTER EQUITY LEASE AGREEMENT

THIS AMENDMENT TO MASTER EQUITY LEASE AGREEMENT (this "Amendment") is made and entered into as of the , by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor") and City of Dade City ("Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to certain Master Equity Lease Agreement dated , as amended (the "Agreement"; all capitalized terms used and not otherwise defined in this Amendment shall have the respective meanings ascribed to them in the Agreement as amended by this Amendment); and

WHEREAS, Lessor and Lessee desire to amend the Agreement in the manner hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Notwithstanding the second to last sentence of Section 1 of the Agreement, Lessor and Lessee hereby agree that, solely for federal, state and local income tax purposes, the lease by Lessor to Lessee under the Agreement of following Vehicles (the "Specified Vehicles") will be treated as a conditional sale rather than a true lease and that Lessee will be treated as the owner of the Vehicle solely for such income tax purposes:

Year	Make	Model	Quote #
2026	Nissan	Rogue	9925386

The Agreement and this Amendment have the specific intent of creating a conditional sale rather than a true lease with respect to the vehicles listed above, and by design, give appropriate consideration to tax statutes, Regulations, Court decisions, and IRS rulings and positions. In recognition of that intent, each of Lessor and Lessee hereby further agrees that it will not take any action or file any return or other document inconsistent with such tax treatment or with the ownership of the Specified Vehicles by Lessee solely for such income tax purposes.

Notwithstanding the foregoing, or anything else in this Amendment, the Agreement or any Schedule to the contrary, and given the inherent uncertainty that exists with respect to any advertised tax result or outcome, Lessee hereby acknowledges and agrees that Lessor makes no representation, warranty or covenant that any tax authority will not assert a contrary position or assert that (a) the lease of the Specified Vehicles by Lessor to Lessee is a true lease for tax purposes, (b) Lessee is not the owner of the Specified Vehicles for tax purposes and/or (c) Lessee is not entitled to claim any depreciation or recovery deduction for tax purposes with respect to the Specified Vehicles. Lessee shall be solely liable for any and all costs and expenses, including, without limitation, any and all attorneys' fees, incurred in contesting any such treatment of the lease of the Specified Vehicles as other than a conditional sale and shall keep Lessor informed, in writing, of any dispute with any tax authority as to the tax treatment of the lease of the Specified Vehicles.

2. All references in the Agreement and in the various Schedules and addenda to the Agreement and any other references of similar import shall henceforth mean the Agreement as amended by this Amendment. Except to the extent specifically amended by this Amendment, all of the terms, provisions, conditions, covenants, representations and warranties contained in the Agreement shall be and remain in full force and effect and the same are hereby ratified and confirmed.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment to Master Equity Lease Agreement as of the

Enterprise FM Trust (Lessor)	City of Dade City ("Lessee")
By: Enterprise Fleet Management, Inc., its attorney in fact	
By ***Brendon Ross*** Digitally signed by Brendon Ross	By
Title: Senior Vice President	Title:

enterprise | FLEET MANAGEMENT

Open-End (Equity) Lease Rate Quote

Quote No: 9917017

Prepared For: City of Dade City
Altman, Peter

Date 04/17/2026
AE/AM AJa/RVN

Unit #
Year 2026 **Make** Ford **Model** F-150
Series XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB
Vehicle Order Type In-Stock **Term** 60 **State** FL **Customer#** 575104

$ 48,650.10		Capitalized Price of Vehicle [1]
$0.00	*	Certain Other Charges 0.0000% **State** FL
$ 450.00	*	Initial License Fee
$ 0.00		Registration Fee
$ 0.00		Other: (See Page 2)
$ 0.00		Capitalized Price Reduction
$ 0.00		Gain Applied From Prior Unit
$ 0.00	*	Security Deposit
$0.00		Taxes
$ 48,650.10		Total Capitalized Amount (Delivered Price)
$ 656.78		Depreciation Reserve @ 1.3500%
$ 270.48		Monthly Lease Charge (Based on Interest Rate - Subject to a Floor) [2]
$ 927.26		**Total Monthly Rental Excluding Additional Services**

All language and acknowledgments contained in the signed quote apply to all vehicles that are ordered under this signed quote.

Order Information

Driver Name	Please Provide
Exterior Color	(0 P) Oxford White
Interior Color	Black w/Medium Dark Slate w/Vinyl 40/20/40 Fr
Lic. Plate Type	Unknown
GVWR	0

Additional Fleet Management

Master Policy Enrollment Fees

$ 0.00 Commercial Automobile Liability Enrollment

Liability Limit $0.00

$ 0.00	Physical Damage Management	Comp/Coll Deductible	0 / 0
$ 61.35	Full Maintenance Program [3] Contract Miles 50,000	OverMileage Charge	$ 0.0450 Per Mile
	Incl: # Brake Sets (1 set = 1 Axle) 0	# Tires 0	Loaner Vehicle Not Included

$ 61.35	**Additional Services SubTotal**	
$ 0.00	Tax 0.0000%	**State** FL
$ 988.61	**Total Monthly Rental Including Additional Services**	
$ 9,243.30	Reduced Book Value at 60 Months	
$ 400.00	Service Charge Due at Lease Termination	

Quote based on estimated annual mileage of 10,000
(Current market and vehicle conditions may also affect value of vehicle)
(Quote is Subject to Customer's Credit Approval)
Notes

Enterprise FM Trust will be the owner of the vehicle covered by this Quote. Enterprise FM Trust (not Enterprise Fleet Management) will be the Lessor of such vehicle under the Master Open - End (Equity) Lease Agreement and shall have all rights and obligations of the Lessor under the Master Open - End (Equity) Lease Agreement with respect to such vehicle.
Lessee must maintain insurance coverage on the vehicle as set forth in Section 11 of the Master Open-End (Equity) Lease Agreement until the vehicle is sold.

ALL TAX AND LICENSE FEES TO BE BILLED TO LESSEE AS THEY OCCUR.

Lessee hereby authorizes this vehicle order, and agrees to lease the vehicle on the terms set forth herein and in the Master Equity Lease Agreement. In the event Lessee fails or refuses to accept delivery of the ordered vehicle, Lessee agrees that Lessor shall have the right to collect damages, including, but not limited to, a $500 disposal fee, interest incurred, and loss of value.

LESSEE City of Dade City

BY **TITLE** **DATE**

* INDICATES ITEMS TO BE BILLED ON DELIVERY.

[1] Capitalized price of vehicle may be adjusted to reflect final manufacturer's invoice, plus a pre delivery interest charge. Lessee hereby assigns to Lessor any manufacturer rebates and/or manufacturer incentives intended for the Lessee, which rebates and/or incentives have been used by Lessor to reduce the capitalized price of the vehicle.

[2] Monthly lease charge will be adjusted to reflect the interest rate on the delivery date (subject to a floor).

[3] The inclusion herein of references to maintenance fees/services are solely for the administrative convenience of Lessee. Notwithstanding the inclusion of such references in this [Invoice/Schedule/Quote], all such maintenance services are to be performed by Enterprise Fleet Management, Inc., and all such maintenance fees are payable by Lessee solely for the account of Enterprise Fleet Management, Inc., pursuant to that certain separate [Maintenance Agreement] entered into by and between Lessee and Enterprise Fleet Management, Inc.; provided that such maintenance fees are being billed by Enterprise FM Trust, and are payable at the direction of Enterprise FM Trust, solely as an authorized agent for collection on behalf of Enterprise Fleet Management, Inc.

Aftermarket Equipment Total

Description	(B)illed or (C)apped	Price
Custom Equipment - Nitro	C	$ 60.00
Custom Equipment 2 - CenCom Core WCX Control Center, Scanport, WECANX Hand-held Control Head	C	$ 1,000.00
Custom Equipment 3 - Speaker, Black Plastic, Universal Mount Kit	C	$ 247.20
Custom Equipment 4 - 24Output WeCanX Expansion	C	$ 259.35
Custom Equipment 5 - Front Lighting x2	C	$ 1,093.50
Custom Equipment 6 - Side Lighting x2	C	$ 303.20
Custom Equipment 7 - Rear Lighting x2 6-Light 32"flat	C	$ 1,015.10
Custom Equipment 8 - Supply + Labor	C	$ 2,375.00
Total Aftermarket Equipment Billed		$ 0.00
Total Aftermarket Equipment Capitalized		$ 6,353.35
Aftermarket Equipment Total		$ 6,353.35

Other Totals

Description	(B)illed or (C)apped	Price
Initial Administration Fee	B	$ 575.00
Delivery Estimate	B	$ 500.00
Delivery to AME	B	$ 500.00
Courtesy Delivery Fee	C	$ 0.00
Total Other Charges Billed		$ 1,575.00
Total Other Charges Capitalized		$ 0.00
Other Charges Total		$ 1,575.00

VEHICLE INFORMATION:

2026 Ford F-150 XL 4x2 SuperCrew Cab 5.5 ft. box 145 in. WB - US

Series ID: W1K

Pricing Summary:

	INVOICE	MSRP
Base Vehicle	$41,958	$43,935.00
Total Options	$512.12	$455.00
Destination Charge	$2,795.00	$2,795.00
Total Price	**$45,265.12**	**$47,185.00**

SELECTED COLOR:

Exterior: YZ-(0 P) Oxford White

Interior: AS-Black w/Medium Dark Slate w/Vinyl 40/20/40 Front Seat

SELECTED OPTIONS:

CODE	DESCRIPTION	INVOICE	MSRP
101A	Equipment Group 101A Standard	NC	NC
145WB	145" Wheelbase	STD	STD
153	Front License Plate Bracket	NC	NC
425	50-State Emissions	Included	Included
44G	Transmission: Electronic 10-Speed Automatic	Included	Included
64C	Wheels: 17" Silver Steel	Included	Included
67T	Integrated Trailer Brake Controller	$251.00	$275.00
96P	Plastic Drop-in Bedliner	$346.00	$380.00
99P	Engine: 2.7L V6 EcoBoost	Included	Included
A	Vinyl 40/20/40 Front Seat	NC	NC
AS_02	Black w/Medium Dark Slate w/Vinyl 40/20/40 Front Seat	NC	NC
DLR	Invoice Adjustment	$-84.88	$-200.00
FCP1	Ford Connectivity Package (1-Year Included)	Included	Included
PAINT	Monotone Paint Application	STD	STD
STDGV	GVWR: 6,426 lbs Payload Package	Included	Included
STDRD	Radio: AM/FM Stereo w/SiriusXM 360L	Included	Included
STDTR	Tires: 245/70R17 BSW A/S	Included	Included
SYNC	SYNC 4 w/Enhanced Voice Recognition	Included	Included
WARANT	Fleet Customer Powertrain Limited Warranty	NC	NC
X19	3.55 Axle Ratio	Included	Included
YZ_01	(0 P) Oxford White	NC	NC

CONFIGURED FEATURES:

Body Exterior Features:
- Number Of Doors 4
- Rear Cargo Door Type: tailgate
- Driver And Passenger Mirror: power remote heated manual folding side-view door mirrors
- Door Handles: black
- Front And Rear Bumpers: black front and rear bumpers with black rub strip
- Rear Step Bumper: rear step bumper
- Front License Plate Bracket: front license plate bracket
- Bed Liner: bed liner
- Box Style: regular
- Integrated Storage: pickup integrated storage
- Body Material: aluminum body material
- : class IV trailering with harness, hitch, brake controller
- Grille: black grille

Convenience Features:
- Air Conditioning manual air conditioning
- Air Filter: air filter
- Cruise Control: cruise control with steering wheel controls
- Power Windows: power windows with driver and passenger 1-touch down
- Remote Keyless Entry: yes remote keyless entry
- Illuminated Entry: illuminated entry
- Integrated Key Remote: integrated key/remote
- Auto Locking: auto-locking doors
- Steering Wheel: steering wheel with manual tilting, manual telescoping
- Day-Night Rearview Mirror: day-night rearview mirror
- Emergency SOS: SYNC 4 911 Assist emergency communication system
- Front Cupholder: front and rear cupholders
- Overhead Console: mini overhead console with storage
- Glove Box: locking glove box
- Driver Door Bin: driver and passenger door bins
- Rear Door Bins: rear door bins
- Dashboard Storage: dashboard storage
- Interior Concealed Storage: interior concealed storage
- IP Storage: bin instrument-panel storage
- Retained Accessory Power: retained accessory power

Entertainment Features:
- radio AM/FM/Satellite with seek-scan
- Radio Data System: radio data system
- Voice Activated Radio: voice activated radio
- Speed Sensitive Volume: speed-sensitive volume
- Steering Wheel Radio Controls: steering-wheel mounted audio controls
- Speakers: 6 speakers
- Internet Access: 5G Modem - Ford Connectivity Package internet access
- 1st Row LCD: 2 1st row LCD monitor
- Wireless Connectivity: wireless phone connectivity
- Antenna: fixed antenna

Lighting, Visibility and Instrumentation Features:
- Headlamp Type delay-off reflector LED low/high beam headlamps
- Auto-Dimming Headlights: Auto High Beam auto high-beam headlights
- Cab Clearance Lights: cargo bed light
- Front Wipers: variable intermittent wipers
- Tinted Windows: light-tinted windows
- Dome Light: dome light with fade

Front Reading Lights: front reading lights
Variable IP Lighting: variable instrument panel lighting
Display Type: analog appearance
Tachometer: tachometer
Compass: compass
Exterior Temp: outside-temperature display
Low Tire Pressure Warning: tire specific low-tire-pressure warning
Park Distance Control: Reverse Sensing System rear parking sensors
Trip Computer: trip computer
Trip Odometer: trip odometer
Lane Departure Warning: lane departure
Blind Spot Sensor: blind spot
Front Pedestrian Braking: front pedestrian detection
Forward Collision Alert: forward collision
Oil Pressure Gauge: oil pressure gauge
Water Temp Gauge: water temp. gauge
Transmission Oil Temp Gauge: transmission oil temp. gauge
Clock: digital clock
Systems Monitor: driver information centre
Check Control: redundant digital speedometer
Rear Vision Camera: rear vision camera
Oil Pressure Warning: oil-pressure warning
Water Temp Warning: water-temp. warning
Battery Warning: battery warning
Lights On Warning: lights-on warning
Key in Ignition Warning: key-in-ignition warning
Low Fuel Warning: low-fuel warning
Door Ajar Warning: door-ajar warning
Brake Fluid Warning: brake-fluid warning

Safety And Security:

ABS four-wheel ABS brakes
Number of ABS Channels: 4 ABS channels
Brake Assistance: brake assist
Brake Type: four-wheel disc brakes
Vented Disc Brakes: front and rear ventilated disc brakes
Daytime Running Lights: daytime running lights
Spare Tire Type: full-size spare tire
Spare Tire Mount: underbody mounted spare tire w/crankdown
Driver Front Impact Airbag: driver and passenger front-impact airbags
Driver Side Airbag: seat-mounted driver and passenger side-impact airbags
Overhead Airbag: Safety Canopy System curtain 1st and 2nd row overhead airbag
Occupancy Sensor: front passenger airbag occupancy sensor
Height Adjustable Seatbelts: height adjustable front seatbelts
Seatbelt Pretensioners: front seatbelt pre-tensioners
3Point Rear Centre Seatbelt: 3 point rear centre seatbelt
Side Impact Bars: side-impact bars
Perimeter Under Vehicle Lights: remote activated perimeter/approach lights
Tailgate/Rear Door Lock Type: tailgate/rear door lock included with power door locks
Rear Child Safety Locks: rear child safety locks
Ignition Disable: SecuriLock immobilizer
Security System: security system
Panic Alarm: panic alarm
Electronic Stability: AdvanceTrac w/Roll Stability Control electronic stability stability control with anti-rollover
Traction Control: ABS and driveline traction control
Front and Rear Headrests: manual adjustable front head restraints

Rear Headrest Control: 3 rear head restraints

Seats And Trim:

Seating Capacity max. seating capacity of 6
Front Bucket Seats: front split-bench 40-20-40 seats
Number of Driver Seat Adjustments: 4-way driver and passenger seat adjustments
Reclining Driver Seat: manual reclining driver and passenger seats
Driver Fore/Aft: manual driver and passenger fore/aft adjustment
Front Centre Armrest Storage: front centre armrest
Rear Seat Type: rear 60-40 split-bench seat
Rear Folding Position: rear seat fold-up cushion
Leather Upholstery: vinyl front and rear seat upholstery
Headliner Material: full cloth headliner
Floor Covering: full vinyl/rubber floor covering
Cabback Insulator: cabback insulator
Shift Knob Trim: urethane shift knob
Interior Accents: chrome interior accents

Standard Engine:

Engine 325-hp, 2.7-liter V-6 (regular gas)

Standard Transmission:

Transmission 10-speed automatic w/ OD and PowerShift automatic

AMENDMENT TO MASTER EQUITY LEASE AGREEMENT

THIS AMENDMENT TO MASTER EQUITY LEASE AGREEMENT (this "Amendment") is made and entered into as of the , by and between Enterprise FM Trust, a Delaware statutory trust ("Lessor") and City of Dade City ("Lessee").

WITNESSETH:

WHEREAS, Lessor and Lessee are parties to certain Master Equity Lease Agreement dated , as amended (the "Agreement"; all capitalized terms used and not otherwise defined in this Amendment shall have the respective meanings ascribed to them in the Agreement as amended by this Amendment); and

WHEREAS, Lessor and Lessee desire to amend the Agreement in the manner hereinafter set forth;

NOW, THEREFORE, in consideration of the premises and for other good and valuable consideration, the receipt and sufficiency of which are hereby acknowledged, Lessor and Lessee hereby agree as follows:

1. Notwithstanding the second to last sentence of Section 1 of the Agreement, Lessor and Lessee hereby agree that, solely for federal, state and local income tax purposes, the lease by Lessor to Lessee under the Agreement of following Vehicles (the "Specified Vehicles") will be treated as a conditional sale rather than a true lease and that Lessee will be treated as the owner of the Vehicle solely for such income tax purposes:

Year	Make	Model	Quote #
2026	Ford	F-150	9917017

The Agreement and this Amendment have the specific intent of creating a conditional sale rather than a true lease with respect to the vehicles listed above, and by design, give appropriate consideration to tax statutes, Regulations, Court decisions, and IRS rulings and positions. In recognition of that intent, each of Lessor and Lessee hereby further agrees that it will not take any action or file any return or other document inconsistent with such tax treatment or with the ownership of the Specified Vehicles by Lessee solely for such income tax purposes.

Notwithstanding the foregoing, or anything else in this Amendment, the Agreement or any Schedule to the contrary, and given the inherent uncertainty that exists with respect to any advertised tax result or outcome, Lessee hereby acknowledges and agrees that Lessor makes no representation, warranty or covenant that any tax authority will not assert a contrary position or assert that (a) the lease of the Specified Vehicles by Lessor to Lessee is a true lease for tax purposes, (b) Lessee is not the owner of the Specified Vehicles for tax purposes and/or (c) Lessee is not entitled to claim any depreciation or recovery deduction for tax purposes with respect to the Specified Vehicles. Lessee shall be solely liable for any and all costs and expenses, including, without limitation, any and all attorneys' fees, incurred in contesting any such treatment of the lease of the Specified Vehicles as other than a conditional sale and shall keep Lessor informed, in writing, of any dispute with any tax authority as to the tax treatment of the lease of the Specified Vehicles.

2. All references in the Agreement and in the various Schedules and addenda to the Agreement and any other references of similar import shall henceforth mean the Agreement as amended by this Amendment. Except to the extent specifically amended by this Amendment, all of the terms, provisions, conditions, covenants, representations and warranties contained in the Agreement shall be and remain in full force and effect and the same are hereby ratified and confirmed.

IN WITNESS WHEREOF, Lessor and Lessee have executed this Amendment to Master Equity Lease Agreement as of the

Enterprise FM Trust (Lessor)	City of Dade City ("Lessee")
By: Enterprise Fleet Management, Inc., its attorney in fact	
By ***Brendon Ross*** Digitally signed by Brendon Ross	By
Title: Senior Vice President	Title:

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: William Toner, Public Works Director

Re: Reallocate funds in 2025-2026 budget for new Public Works/Utilities Admin Building.

Date: June 9, 2026

RECOMMENDED ACTION

Reallocate funds in 2025-2026 budget and award the bid to Blackwater Construction for the new Public Works/Utilities Admin Building.

BACKGROUND SUMMARY/ANALYSIS

The existing Public Works and Utilities Administration offices are in deteriorated condition, with mold-related issues resulting in employees currently being housed in mobile Conex container offices. The temporary facilities are inadequate for long-term operational needs and do not provide an appropriate working environment for staff. The proposed FY 2025–2026 budget reallocation will provide funding toward the construction of a new steel Public Works/Utilities Administration building at the City Yard. The new facility will be designed to meet current hurricane resistance standards and provide a safe, durable, and resilient workspace for essential City operations. City Staff recommends Blackwater Construction based on response to the RFP including the requested material, a generator for hurricane and storm hardening, and completing a full response.

Currently, $400,862 is budgeted between Public Works and Utilities Capital Projects. The following reallocations would cover the overage in budget.

Public Works

1. Storm Water Vactor Truck (Overage)	$	30,000.00
2. Stormwater Retention Ponds Maintenance (PW is doing the work)	$	200,000.00
3. Used Heavy Equipment via Auction	$	200,000.00
4. Zero Turn Lawn Mower – Stormwater (Overage)	$	5,000.00
5. Ventrac Mower (Overage)	$	9,000.00
6. Fuel Farm Pump and Software Update (Overage)	$	25,000.00
Total: $469,000		

Public Utilities

7. Installation of Backup Generators at LSs (WWTP State Grant Covered)	$	81,000.00
8. Lift Station 1 Hardening (WWTP State Grant Covered)	$	100,000.00

9. Lift Station 1 Rehab (State Grant Covered) $ 100,000.00
10. 10th Street Well Building Replacement (State Grant Covered) $ 500,000.00

Total: $781,000

Total funds Reallocating: $1,250,000

ATTACHMENTS

Bid Summary

EC Building Solutions

Semco Construction

Blackwater Construction Response

FSV Response

Blackwater Construction Response

FUNDING

With the reallocated funds, funding in the amount of $1,650,862.00 will be provided for between the Public Works and Utilities Capital Budgets

City of Dade City

Bid Summary Sheet

Contracting Public Authority: City of Dade City		
Project Name: PUBLIC WORKS/UTILITIES ADMIN BUILDING PROJECT		
Project No. 2602-FA	Bid Date: 12/4/2025	Estimate:

Apparent Low Bidder	List of the Bidding Contractors	Total Bid Amount
☐	EC Building Solutions	2,760,105.71
☐	Semco Construction	1,976,000.00
☐	FSV Construction	908,531.00
☐	Blackwater Construction	1,497,736.00

Submitted By	
Print Name: William Toner	Title: Public Works Director
Telephone No.: 352-523-5050	FAX:
Signature:	Date: 12/4/2025

Public Works/Utilities Admin Building Project

RFP No. 2602-FA

EC Building Solutions Inc.

5190 Commercial Way

Spring Hills, FL 64606

Original

Construction Bid Proposal
Public Works/Utilities Admin Building Project
(Valid for 30 Days)

Date: December 3, 2025

To: City of Dade City, Public Works Department, 38020 Meridian Avenue, Dade City, Florida 33525

Job: Public Works/Utilities Admin Building Project, RFP No. 2602-FA, December 1, 2025 – 2:00 PM

We will provide labor and materials as follows: The Scope of Work listed on October 19, 2025 and pre-bid conference held on October 30, 2025 at 10:00 AM with additional work added above the provided SOW. One 60' x 120' metal structure, one 30' x30' metal structure, and outdoor patio area

Bid Price: $ 2,760,105.71

Due upon signing: 20% of bid price

Terms & Conditions:

- Equipment and materials supplied by the contractor are warranted only to the extent that the same are warranted by manufacturer.
- The contractor shall not be held liable for errors or omissions in designs by others, nor inadequacies of materials and equipment specified or supplied by others.
- The contractor should not be held liable for indirect loss or damage.
- Unless included in this proposal, all bonding and/or special insurance requirements are supplied at an additional cost.
- Anything (verbal or written), expressed or implied elsewhere, which is contrary to these conditions shall be null and void.
- The contractor subject to verification reserves the right to submit escalation cost for materials, supplies, and any products due to the volatile construction market in place.
- Project estimated as per plans, specs, walk-thru stated above with no assumptions made.
- All work to be completed during regular business hours of 8am to 4pm Mon. thru Fri.
- This proposal does not include any materials or labor caused by unforeseen conditions or code issues brought on at any time by a county inspector.
- All applicable taxes are included in our submission.
- Payment is due upon completion unless arrangements are made in advance.
- Payments not received within agreed terms subject to a finance charge.
- For permitted jobs, final inspection will not be scheduled until full payment is received.
- Checks that are returned for insufficient funds are subject to a $35 fee.
- Signature on this proposal states agreement on all terms and conditions, including all collections and/or legal fees incurred in collections.

Respectfully,
Michael Garcia
Michael Garcia
First & Last Name

Proposal Accepted by:

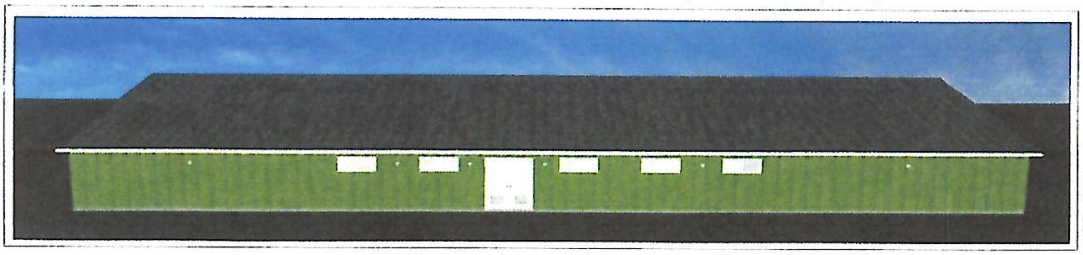
Signature: _____

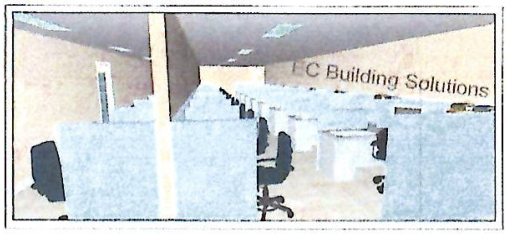
Print Name: _____

Date: _____

8(a)/DBE/MBE/SBA Certified Minority Building & Electrical Contractor
5190 Commercial Way, Spring Hill, FL 34606
O: 352-683-5904 · construction-team@ECBuildingSolutions.com
Licenses: EC13005645/CBC1260635 · www.ECBuildingSolutions.com

PROPOSED BUILDING FOR THE DADE CITY DEPARTMENT OF PUBLIC WORKS





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PG 2 PROPOSED FLOOR PLAN
PG 3 PROPOSED ELECTRICAL PLAN
PG 4 PROPOSED ELEVATIONS FRONT AND REAR
PG 5 PROPOSED ELEVATIONS LEFT AND RIGHT

FOR INFORMATIONAL PURPOSES ONLY

THESE DESIGNS AND DRAWINGS ARE THE PROPERTY OF E.C. BUILDING SOLUTIONS, INC AND PROTECTED BY COPYRIGHT LAWS. ANY UNAUTHORIZED USE, REPRODUCTION, OR DUPLICATION OF THESE DRAWINGS WITHOUT THE EXPRESS WRITTEN PERMISSION OF THE DESIGNER IS STRICTLY PROHIBITED.

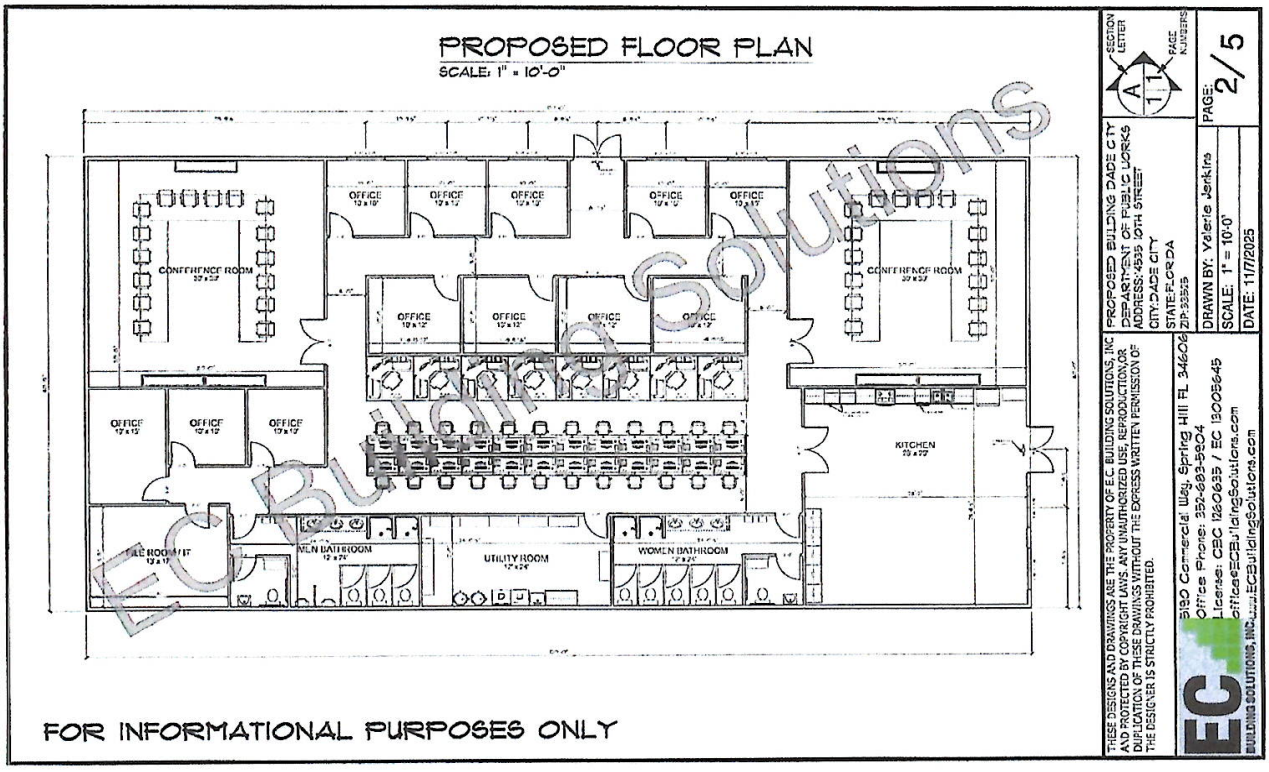
PROPOSED BUILDING DADE CITY
DEPARTMENT OF PUBLIC WORKS
ADDRESS: 4538 10TH STREET
CITY: DADE CITY
STATE: FLORIDA
ZIP: 33525

DRAWN BY: Valerie Jenkins
SCALE: As Noted
DATE: 11/7/2025

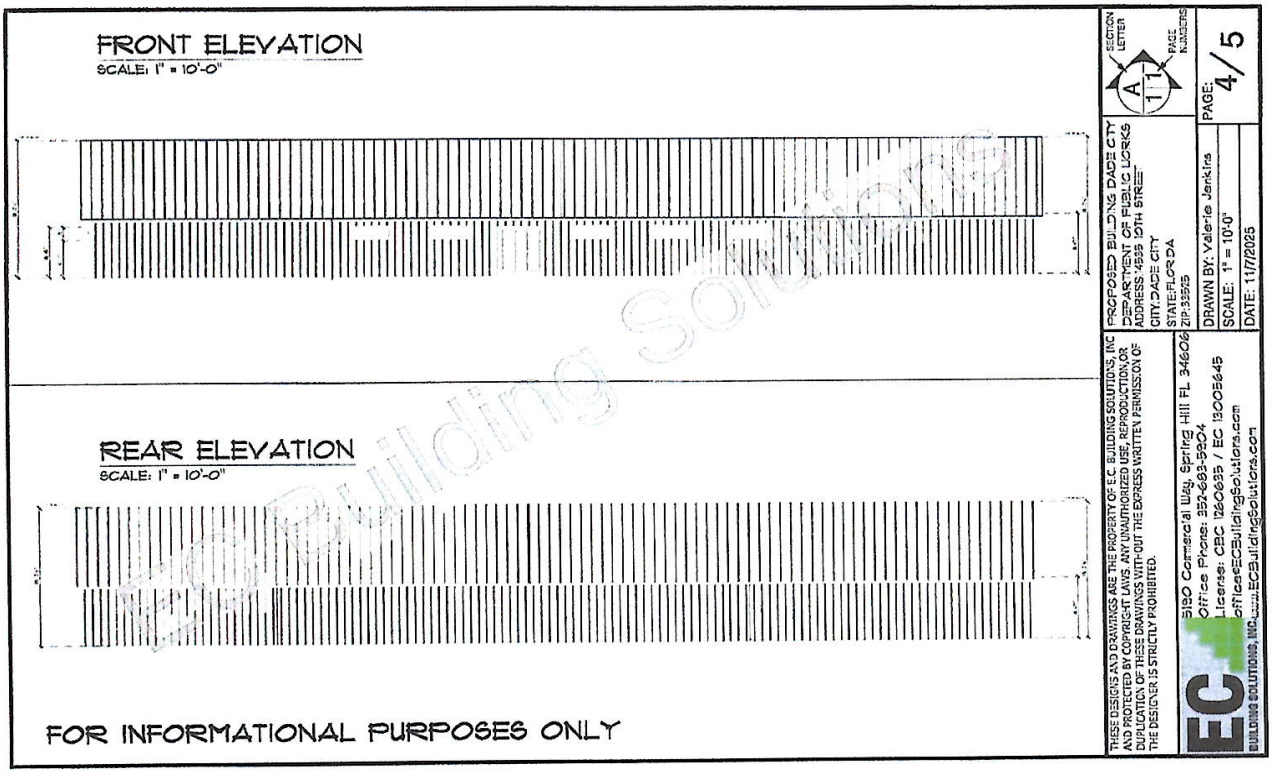
SECTION LETTER A
PAGE: 1/5

EC BUILDING SOLUTIONS, INC
5180 Commercial Way, Spring Hill FL 34606
Office Phone: 352-683-5804
License: CBC 1260635 / EC 13005645
Office@ECBuildingSolutions.com
www.ECBuildingSolutions.com

Michael Garcia Signature: Michael Garcia Date: 12/3/25



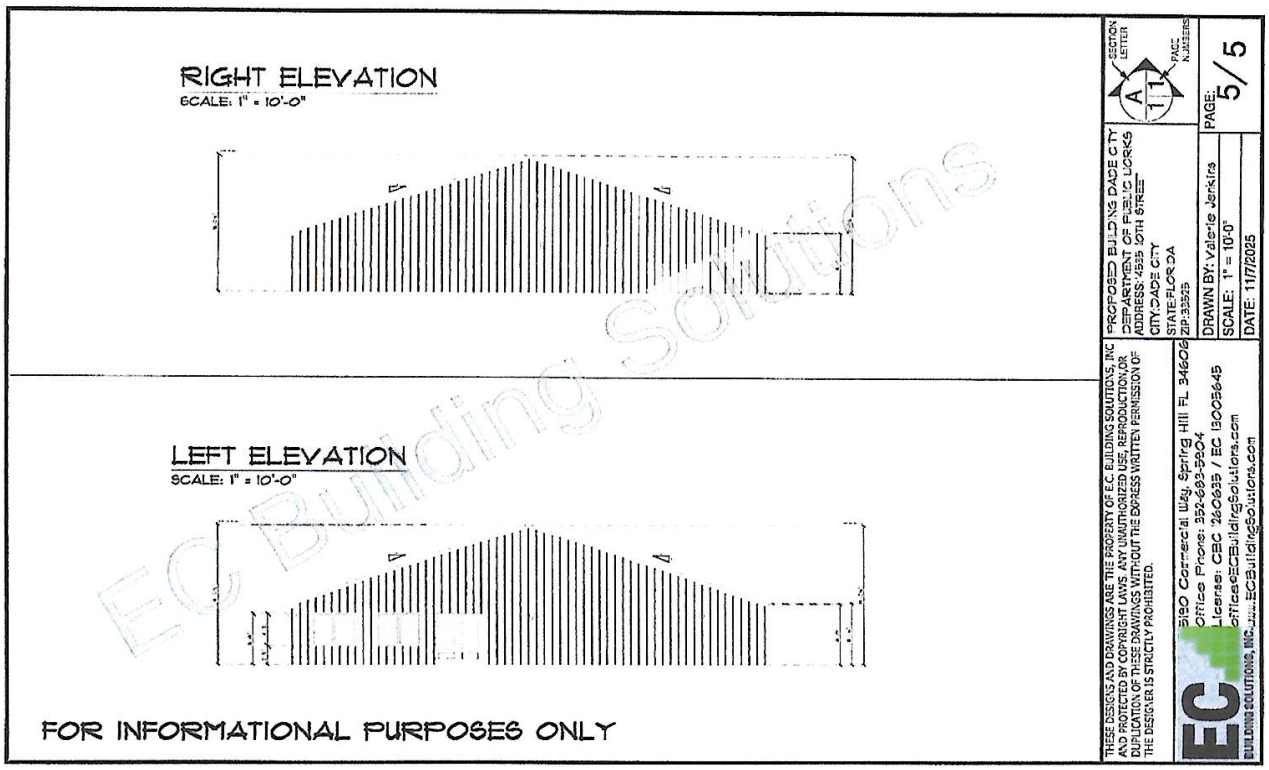
Michael Garcia Signature: Michael Garcia Date: 12/3/25



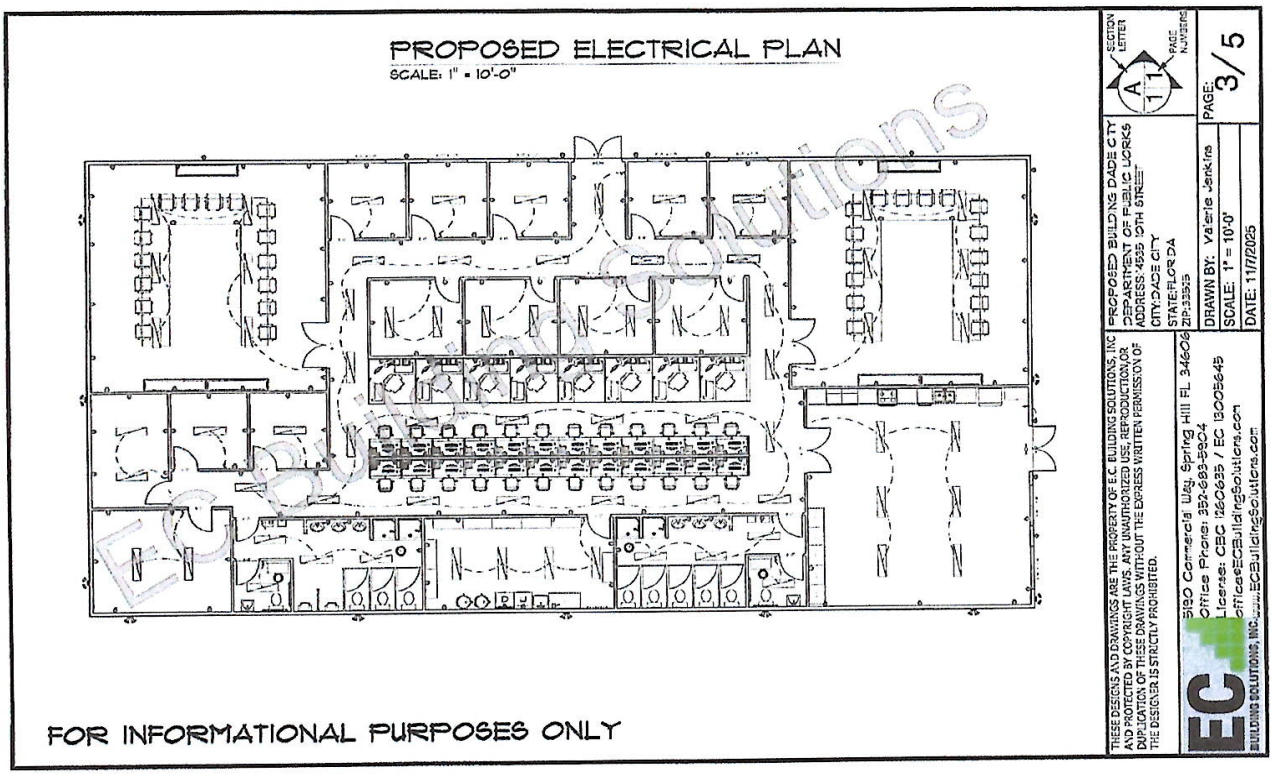
Michael Garcia

Signature: Michael Garcia

Date: 12/3/25



Michael Garcia Signature: Michael Garcia Date: 12/3/25



Michael Garcia

Signature: Michael Garcia

Date: 12/3/25

Experience and History

EC Building Solutions, Inc. has ample experience in commercial, industrial, and residential construction and electrical: design-build, renovations, engineering, life safety, and energy management. Our services include due diligence, budgeting, value engineering, design enhancement, project optimization, subcontractor negotiations and scheduling, cost control and safety compliance. Our electrical capabilities include medium voltage terminations and HiPot testing and fire alarm installation, voice & data, and complete installation, maintenance and repair.

EC Building Solutions has been in business for twenty plus years as a licensed building and electrical contractor. We have been involved with construction projects for NASA, US Coast Guard, US Navy, US Government, State of Florida, and County Governments. We have built a bridge for NASA, rehabilitation to hangar facilities and government buildings on military bases throughout the state of Florida, involved in the construction of fire stations for both Hernando and Pasco counties. Work on numerous manufacturing and industrial buildings in the private sectors.

Industrial Training Facility, Jacksonville NAVY N6945-19-D-0918

Repair Bridge Beams & Piles at NASA, KSC 80KSC020C0035

Lake Baldwin VA Hospital electrical renovations 36C24818RO454

SOCOM 19-5, 20-1 & 20-3 electrical improvements W91278-18-D-0060

Shady Hills Waste Water Treatment Plant IFB-JV-18-080

Bay Pines VAMC Repair Electrical Deficiencies VA248-12-D-001

USDA Plants Materials Bldg. Renovations 0491-18-805934-01

MacDill AFB Repair Vehicle Maintenance and Offices Bldg 500 NVZR-13-0136

MacDill AFB Window & Siding Rep. Hangar 2 FA4814-15-D-0004

SOCOM Bldg. 149 at MacDill AFB W91278-10-C-0076

SOCOM Bldg. 36 remodel at MacDill AFB NVZR-10-0134

SOF 501D. Parking garage at MacDill AFB W91278-08-R-0024

James A. Haley VA Hospital 5th FL PT renovations VA-248-09-RA-0397

James A. Haley VA Hospital Front lobby remodel VA248-12-R-1104

James A. Haley VA Hospital IR OPS remodel VA673-12-806

Michael Garcia Signature: Michael Garcia Date: 12/3/25

Malcom Randall VA Hospital Security upgrade VA-248-10-R-RA-0303

Bay Pines VAMC 101 & 102 Kitchen remodels VA248-C-1851

U.S. Coast Guard Air Station Hangars renovations multiple contracts

U.S. Coast Guard MO Relocate AUF Building

Shriner Hospital Research Center upgrades at USF

References:

Rush Construction, Inc. – Michael Lapinski, Titusville, FL 32780

mlapinski@rushinc.com

Ofc: 321-267-8100 Fax: 321-9944

Integrated Construction Management, Inc. – Tim Nelson, Cape Canaveral, FL 32980

tnelson@intergratedconst.com

Ofc: 321-613-2940 Fax: 321-525-2756

World Electric Supply, Inc. - Paul Morana, Tampa, FL 33614
paul.morana@worldelectricsupply.com

Ofc: 800-678-1894 Fax: 866-521-9740 Cell: 352-573-8715

Betco Heating & Air Conditioning - Arthur Betts, Spring Hill FL 34606

abetts@betcoair.com

Ofc: 352-683-1805

1st Choice Plumbing, Inc. – James Christy, Spring Hill, FL 34609

1stchoiceplumbingjameschristy@gmail.com

Ofc: 352-596-4201

Michael Garcia Signature: Michael Garcia Date: 12/3/25

Personnel and Equipment

EC Building Solutions, Inc. holds building and electrical contracting licenses which allows us to coordinate all aspects of commercial construction and electrical. E.C. employs a professional staff of licensed contractors and certified technicians backed by over 100 years of combined multi-trade experience. Our management team is composed of licensed professionals who are OSHA certified, back round checked, and vetted prior to hiring.

Eduardo D. Clingo - President/Owner Operator, Bilingual (Spanish), Certified Building Contractor, State Certified Master Electrician, and Licensed Journeyman. Certified Minority Contractor, SBA 8(a) Program Graduate, Small Business Enterprise, and DBE Certified for Hillsborough Aviation Authority.

Extensive knowledge and experience in all areas of the trade. Has overseen 5 - 200 employees, including hiring, training, organizing and terminating. Redesigned and engineered blueprints, managed multi-million-dollar projects, estimated costs and value engineering. Complete layout of new and existing buildings, commercial, residential, industrial.

Florida State Certified Builder License CBC1260635

Florida State Electrical License EC13005645

Pinellas County Electrical Journeyman Card J-4598

Medium Voltage Certified

Fire Alarm Installation & Integration Certified

Confined Space Certified

OSHA Training: 10 hours

Erica Marcinowski - Office Manager, Bilingual (Spanish). Sixteen years of administrative, clerical, and human resources experience. State of Florida Notary Public. Certified in Managing & Administering Government Contracts.

Michael Garcia - Senior Project Manager of construction division, Bilingual (Spanish). Over 25 years of ground up, new, and remodeling construction in residential, commercial, industrial, government, FAA, restaurant, and retail; nationally and internationally. Have overseen 5 - 300 employees, cost evaluation, budgeting, estimating, training officer, safety officer, structural design and engineering, and EOC trained. State of Florida Notary.

New York State Firefighter certified

New York State and Florida EMT Certified

Michael Garcia Signature: Michael Garcia Date: 12/3/25

OSHA Trained

New York State EPA

Valerie Jenkins- Assistant Project Manager and Senior Designer of the Construction Division. Over 25 years of experience in design. Civil and Architectural Designer with experience in designing roads, bridges, sidewalks, underground utilities, site plans, planned communities, Government buildings, airports, single and multifamily homes, multi-story buildings and Barndominiums. Construction experience from initial concept to finished as-builts. Level IV CST Survey Technician and possess advanced technical and supervisory skills such as leveling, traversing, public land surveys, metes and bounds surveys, topographic surveys, Environmental surveys, construction surveys, horizontal control surveys, State Plane Coordinate surveys and as-built surveys. Experienced with global positioning (GPS) and geographic/land information systems (GLIS) and a general knowledge of hydrographic, mining and photogrammetric surveying. Advanced knowledge of GPR and underground location techniques. Supervisory Skills: Have a comprehensive knowledge of and familiarity with client contacts, dealing with the public and governmental agencies, field crew management, scheduling, equipment and supplies management. Have knowledge of on-site office operation, office workflow procedures, and field and office problem solving techniques, able to evaluate personnel performance, and perform budgeting and cost control techniques. Have over seen 5 to 85 employees. Safety training, Hazardous areas training, confined areas training.

Kyle Wlliams- Electrical technician and estimator of the electrical service department. Thirteen years of electrical experience. OSHA certified. Certified Generac Generator Installer.

Harry Burlow- Electrical Superintendent, commercial and industrial electrical department. Twenty-eight years of electrical experience. State of IL Electrical Journeyman and holds a State of IL Certified Electrical Contractor license. OSHA certified.

Grace George- Administrative assistant for electrical service division. Seven years of administrative and clerical experience. OSHA certified.

EC Building Solutions also has an extensive relationship with other license trades and sub-contractors that are not only experts in their field of expertise but also align with our business practices and commitment to our clients. We have a long-standing relationship because of their commitment to quality, craftsmanship, and service.

Michael Garcia Signature: Michael Garcia Date: 12/3/25

Quality Assurance

EC Building Solutions manages and monitors all projects beginning with Michael Garcia our Project Manager and oversees and delegates responsibilities to both inhouse and field staff that govern the projects, trade, and sub-contractors. This is done by building flow charts, scope of work contract requirements, daily reporting, site inspections, photo documentation, and county inspections. No aspect of the project will occur until the prior steps are executed and signed off by all parties and final approved by Michael Garcia. We adhere to a systemic form of planning, material procurement, execution, and approval at all stages of construction. Any oversight or lack of due diligence will result in penalties to the parties involved from retraining, financial responsibility for errors or delays, to dismissal.

Responsiveness To RFP

EC Building solutions Inc, project proposal provides the design and engineering of one 60' x 120' metal building on a monolithic cement slab that adheres to all building codes and wind loads of 180 MPH. Engineering to include all MEPS, exterior finishes and interior finishes as an EOC building to include working office space sketched and provided in the RFQ Number 2602-FA. Included in this build and from the site walk on October 30, 2025 in a functional kitchen, washer and dryer hook ups, showers in the prospective restrooms, lockers for personnel, an out-door patio area, diesel generator, and a one 30'x30' utility building for equipment.

Contact Person: Michael Garcia

Address: 5190 Commercial Way Spring Hill, FL 34606

Email: Mgarcia@ecbuildingsolutions.com

Telephone: 352-683-5904 Ext. 103

EC Building Solutions Inc, is sound and free of any reorganization or bankruptcy proceedings.

Michael Garcia Signature: Michael Garcia Date: 12/3/25

CONTINUATION SHEET

Application and Certificate for Payment, containing Contractor's signed Certification, is attached.

Subcontractor: E.C. Building Solutions, Inc.
Application No.: 1
Application Date: TBD

Project #:
Proj. Name:
Period to: TBD

A	B	C	D	E	F	G		H
			Work Completed					
Line	Description of Work	Scheduled Value	From Previous Application (D+E)	This Period	Materials Presently Stored (Not in D or E)	Total Completed and Stored to Date (D+E+F)	Percent (%) Complete (G/C)	Balance to Finish (C-G)
1	Mobilization	$ 5.00						$ 5.00
2		$ 5.00						$ 5.00
3		$ 5.00						$ 5.00
4		$ 5.00						$ 5.00
5		$ 5.00						$ 5.00
6		$ 5.00						$ 5.00
7		$ 5.00						$ 5.00
8		$ 5.00						$ 5.00
9		$ 5.00						$ 5.00
10		$ 5.00						$ 5.00
11		$ 5.00						$ 5.00
12		$ 5.00						$ 5.00
13		$ 5.00						$ 5.00
14		$ 5.00						$ 5.00
15		$ 5.00						$ 5.00
	Grand Total	**$ 75.00**						**$ 75.00**

Insurance And Licensing

EC building Solutions Inc. holds a CBC1260635 license in good standings and copies are provided in this RFP. Also included in this RFP are the required workers compensation, commercial General Liability, and Business Automobile Liability and their requested values. Updated copies can be provided in the allotted 48 hours per request.

Michael Garcia Signature: Michael Garcia Date: 12/3/25

DUNS Number 157977712

UEI Number _____

Florida State License Number CBC1260635

Federal Employer Identification Number 33-1056773

Bidder acknowledges receipt of the following Addendum:

No #_____dated_____, 2020.
No #_____dated_____, 2020.
No #_____dated_____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	NO
List of References	YES	NO
Sample Invoice	YES	NO
Statement of Proof liability insurance	YES	NO
Statement of Proof of worker's compensation insurance	YES	NO
Statement of Proof of automobile insurance	YES	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	YES	NO
Scrutinized Companies Affidavit	YES	NO
Public Contract Affidavit	YES	NO

12/3/2025
DATE

Michael Marcin
SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Michael Garcia Project Manager (print individual's name and title) for RFQ number 2602-FA, whose Federal Employer Identification Number (FEIN) is EC Building Solutions, Inc. 33-1056773.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

Michael Garcia
Signature

STATE OF FLORIDA
COUNTY OF Hernando

Sworn and subscribed before me this 3rd **day of** December, 2025 ~~2021~~**, by**

Michael Garcia

who appeared before me in person ✓ **(check this line if appropriate) or by online notarization** _____ **(check this line if appropriate) and is personally known to me** ✓ **(check this line if appropriate) OR produced the following type of identification to prove identity:**

_____

_____
[Print, type, or stamp commissioned name of Notary Public]

Erica M. Marcinowski
Comm.: HH 337314
Expires: March 29, 2027
Notary Public - State of Florida

My commission expires: _____

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Michael Garcia project Manager
[print individual's name and title]

for EC Building Solutions Inc.
[print name of entity submitting sworn statement]

whose business address is:
5190 Commercial way
Spring Hill FL 34606

and (if applicable) its Federal Employer Identification Number (FEIN) is 33-1056773
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: Michael Garcia)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

_X_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Michael Garcia
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 3rd day of December, 2025.

Personally known ✓

or produced identification _____

_____
(type of identification)

Notary Public – State of Florida

My commission expires 03/29/2027

Erica M. Marcinowski

(Printed, typed or stamped commissioned name notary public)

Erica M. Marcinowski
Comm.: HH 337314
Expires: March 29, 2027
Notary Public - State of Florida

NON-COLLUSION AFFIDAVIT

State of Florida Bid # RFQ number 2602-FA

County of Pasco

I state that I am Project Manager of EC Building Solutions Inc.
(Title) (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) EC Building Solutions Inc. its affiliates, subsidiaries, officers directors (Name of Firm) and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that EC Building Solutions Inc. (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by City of Dade City (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from City of Dade City (Name of Public Entity) of the true facts relating to the submission for this contract.

Michael Garcia, project manger (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 3rd DAY OF December, 2025.

Erica M. Marcinowski
Comm.: HH 337314
Expires: March 29, 2027
Notary Public - State of Florida

My Commission Expires 03/29/2027

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of EC Building Solutions Inc a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: EC Building Solutions Inc

Authorized Signature: Michael Garcia Date: 12/3/2025

Printed Name: Michael Garcia

Title: Project Manager

STATE OF Florida
COUNTY OF Hernando
The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 3rd day of December, 20 25, by Michael Garcia, as Project Manager on behalf of the company/corporation. They ☑ are personally known to me or ☐ have produced _____ as identification.

Notary Public Signature
Print, Type or Stamp Name of Notary: _____
My commission expires: _____

(Affix Notary Stamp or Seal)

Erica M. Marcinowski
Comm.: HH 337314
Expires: March 29, 2027
Notary Public - State of Florida

Erica M. Marcinowski
Comm.: HH 337314
Expires: March 29, 2027
Notary Public - State of Florida

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Mount Dora Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

EC Building Solutions
Company

5190 Commercial Way
Address

Miguel Garcia
Authorized Signature

Spring Hill, FL, 34606
City, State, Zip Code

Michael Garcia Project Manager
Printed Name & Title

352-683-5904
Telephone No.

Mgarcia@ecbuildingsolutions.com
Email

N/A
Fax No.

STATE OF FLORIDA
COUNTY OF Hernando

The foregoing instrument was acknowledged before me by means of [✓] physical presence or [ ] online notarization of Michael Garcia, as Project Manager of ECBS, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 3rd day of December ~~, 2024.~~ 2025

(stamp)

Erica M. Marcinowski
Comm.: HH 337314
Expires: March 29, 2027
Notary Public - State of Florida

NOTARY PUBLIC

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE BUILDING CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

CLINGO, EDUARDO DAMIAN

E.C. BUILDING SOLUTIONS, INC.
5190 COMMERCIAL WAY
SPRING HILL FL 34606

LICENSE NUMBER: CBC1260635

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/03/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/03/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Certificate Department	
Single Source Insurance 1345 S Missouri Ave Clearwater FL 33756	PHONE (A/C, No, Ext): (727) 298-0302	FAX (A/C, No): (727) 298-0029
	E-MAIL ADDRESS: certificates@singlesourceins.com	

INSURER(S) AFFORDING COVERAGE		NAIC #
INSURER A :	Ategrity Specialty Insurance Company	16427
INSURER B :	Travelers Casualty Insurance Company of America	19046
INSURER C :	Nautilus Insurance Co	
INSURER D :	Retail First Insurance Company	10700
INSURER E :	Southern-Owners Insurance Company	10190
INSURER F :		

INSURED
E C Building Solutions, Inc.
5190 Commercial Way
Spring Hill FL 34606

COVERAGES **CERTIFICATE NUMBER:** CL2551229655 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [X] POLICY [ ] PRO-JECT [ ] LOC [ ] OTHER:			01-B-GL-P200000612-0	05/09/2025	05/09/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG [ ]	$ 1,000,000 $ 100,000 $ 5,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [X] ANY AUTO [ ] OWNED AUTOS ONLY [ ] SCHEDULED AUTOS [ ] HIRED AUTOS ONLY [ ] NON-OWNED AUTOS ONLY			BA2Y269710	05/09/2025	05/09/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) NBCR Hazards	$ 1,000,000 $ $ $ $
C	[X] UMBRELLA LIAB [ ] OCCUR EXCESS LIAB [ ] CLAIMS-MADE [ ] DED [ ] RETENTION $			AN1309839	05/09/2025	06/09/2026	EACH OCCURRENCE AGGREGATE [ ]	$ 1,000,000 $ $
D	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory In NH) Y/N: Y If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		0520-34180-000	05/09/2025	05/09/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
E	Inland Marine			20182210	05/09/2025	05/09/2026		$25,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

CERTIFICATE HOLDER

City of Dade City
Public Works Department
38020 Meridian Ave.
Dade City, FL 33525

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ Go to *www.irs.gov/FormW9* for instructions and the latest information.

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.

E.C. Building Solutions, Inc.

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☑ S Corporation ☐ Partnership ☐ Trust/estate

☐ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ _____

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.

5190 Commercial Way

6 City, state, and ZIP code

Spring Hill, FL 34606

Requester's name and address (optional)

City of Dade City, Public Works Dept
38020 Meridian Ave. Dade City, FL 33525

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

3	3	–	1	0	5	6	7	7	3

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ [signature] Date ▶ 6/5/2025

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

DADE CITY, FLORIDA

RFQ NUMBER 2602-FA
PUBLIC WORKS/UTILITIES ADMIN
BUILDING PROJECT

Prepared for

Dade City, Florida

38020 MERIDIAN AVE.
DADE CITY, FL 33525

December 4, 2025

PROPOSING FIRM:

SEMCO Construction, Inc.

205 Century Blvd.
Bartow, FL 33830
(P) 863-533-7193
bids@semco.cc

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2.1

Pricing Proposal

2.1 PRICING PROPOSAL

SEMCO Construction, Inc. is pleased to quote all labor, material, equipment, and supervision to complete the following scope of work for the City of Dade City Public Works/Utilities Admin Building Project.

Pricing is based upon the following information received from City:

SCOPE OF WORK
The Contractor shall provide all labor, materials, equipment, and services necessary to furnish and install a prefabricated metal building system measuring **60 feet by 120 feet**, complete and ready for use, in accordance with project specifications, applicable building codes, and industry standards. The building system shall be specifically designed and engineered to withstand **Category 5 hurricane wind loads** as defined by the Florida Building Code and the latest ASCE 7 design standards.

Following erection of the primary **60' x 120' building**, the project will include the construction of **various administrative spaces** (such as offices, meeting rooms, and support areas), including the installation of **lighting, HVAC, windows, and interior finishes.**

Work Included
The Scope of Work shall include, but is not limited to:

- **Design & Engineering:**
  - Provide stamped structural drawings and calculations by a licensed professional engineer.
  - Ensure compliance with all local codes, **Category 5 hurricane wind speeds,** snow load, and seismic requirements.
  - Provide architectural and MEP (mechanical, electrical, plumbing) design for interior administrative spaces within the building.

- **Foundation & Site Work:**
  - Site grading and preparation as required.
  - Layout, excavation, formwork, reinforcing steel, and pouring of concrete foundation and slab suitable for a **60' x 120' structure.**
  - Anchor bolt placement per building manufacturer's requirements.

- **Building Supply & Delivery:**
  - Manufacture and deliver prefabricated metal building package to the project site.
  - Provide framing system, wall and roof panels, fasteners, trim, flashing, doors, windows, and insulation (if applicable).
  - All building components shall be certified and rated for **Category 5 hurricane wind resistance.**

- **Building Erection:**
  - Structural steel erection, bracing, and connections designed for extreme wind loads.
  - Installation of wall panels, roof panels, trim, and accessories.
  - Installation of personnel doors, overhead doors, and impact-resistant windows.
  - Application of insulation and vapor barriers (if specified).

- **Administrative Space Build-Out:**
  - Construction of interior walls and partitions for offices, meeting rooms, and support areas within the **60’ x 120’ footprint.**
  - Installation of HVAC systems sized appropriately for administrative use.
  - Installation of electrical systems, including interior and exterior lighting, outlets, and service panels.
  - Installation of plumbing (if required for restrooms or break areas).
  - Installation of energy-efficient windows and interior finishes.
  - Painting, flooring, and ceiling treatments.

- **Finishes & Accessories:**
  - Gutter and downspout installation.
  - Sealants, caulking, and weatherproofing.
  - Touch-up paint and corrosion protection.

Work Excluded

Unless otherwise noted in the contract, the following are excluded from this Scope of Work:

- Landscaping, fencing, and site utilities beyond the building footprint.
- Specialized furniture, fixtures, and equipment (FF&E).
- IT/data cabling and low-voltage systems (unless separately specified).
- Permits, testing, and inspections not directly related to building installation.

LUMP SUM: $1,976,000.00

Clarifications/Allowances

60’ x 120’ insulated PEMB with 14’ eave height:

- 4 solid core metal exterior personnel doors (1 at main entrance, 1 at kitchen, 1 each at conference rooms).
- No windows in this building.
- Polished concrete floors throughout.
- Walls to be 3 5/8 – 20 ga. metal framing with 5/8 drywall and insulation.
- Interior doors to be solid core wood with frames and Schlage hardware. Closers to be installed on restrooms.
- Painting all walls using Sherwin Williams products.
- Acoustical ceilings throughout with moisture resistant tiles in restrooms.
- Millwork in kitchen to be 2 sections of 8’ base and upper cabinets, one to include a sink.
- Tile floors and walls in 4 showers, 2 per restroom.
- 4 exterior cameras, locations TBD.
- 6 exterior lights, locations TBD.
- ADA restroom accessories.
- Fire sprinkler system.
- Parking lot for 20 spaces with 1 handicap space.

30’x30’ non-insulated PEMB with 14’ eave height:

- 1 solid core metal exterior personnel door.
- 1 - 12’ manual roll up door.
- 4 wall mounted duplex outlets.
- 4 - 150 watt UFO high bay lights.

Allowances:

- PEMB structures $280,000
- Plumbing (15’ from building tie in included) $ 45,000
- Electrical (underground feed to meter not included) $280,000
    - Includes 80KW Generator
- Mechanical (HVAC) $194,000
- Fire Sprinkler $ 39,000
    - Underground Fire Line $ 70,000
- Finishes $250,000

Exclusions:

- Permitting
- Surveys
- Appliances
- Main water feed from the city
- Electric feed to meter from power company
- Temporary fencing
- IT/data

2.2

Experience and History

2.2 EXPERIENCE AND HISTORY

SEMCO Construction, Inc. has been in business for over years, and is a corporation certified by the Florida Secretary of State and holds a General Contractor's License and Roofer's License with the State of Florida Department of Business and Professional Regulation.

Location
Our principal and only office is located at 205 Century Blvd, Bartow, FL, and will be responsible for all work.

Time in Business
SEMCO Construction, Inc. was founded January 29, 1975 and has operated under the same name since June 19, 1985. Prior to 1985, the corporation operated under the name Steel Erection & Maintenance Company. Our Federal Tax ID number has remained unchanged since 1975.

Since our inception in 1975, SEMCO's mission has been to provide quality construction services while emphasizing Safety, Excellence, and Value. These principles have allowed us to deliver projects that exceed the expectations of our clients.

We believe that a successful project begins by carefully listening to the needs of our clients. Working with our clients throughout the design process and customizing the project to your precise vision is our passion. Throughout design and construction, our clients have the personal involvement of our Principal, Carl "Ed" Locke, Jr. We diligently work to be first in Quality, first in Service, and ultimately first in exceeding your expectations.

Capabilities
SEMCO is experienced and capable of providing outstanding Design and Construction services for this RFQ. We provide in depth consultation, recommendations and oversight of the entire construction project, allowing the project owner to devote their time to their normal responsibilities. The assistance delivered allows the owner to be informed of the progress of their project, without being burdened by every facet of the construction process.

Organizational Structure
SEMCO's organizational structure involves the Project Manager, Project Superintendent, and Project Coordinator. These individuals work as a team to ensure that all parties, from the Owner to the Subcontractors, are kept fully informed on the project with the proper communication, distribution of information, and coordination of activities.

SEMCO's organizational structure is such that we have multiple avenues to ensure complete and orderly communications, distribution of information, and effective coordination of all activities along with complete accountability. We are a diversified company covering all phases of construction, including new construction, renovations, and sitework. As a result of our diversification, we have gained the experience and knowledge to ensure that our organizational structure is second-to-none in communications, information distribution, and coordination with complete accountability. Our capable staff are unsurpassed in capability and professionalism.

References

1. City of Davenport – Public Works Facility (PEMB)
   JT Torrance 863-528-1222 jttorrance@mydavenport.org
   1 S Allapaha Ave, Davenport, FL 33837

2. Town of Dundee – Public Works Building Expansion (PEMB)
   John Vice 863-514-6636 jvice@townofdundee.com
   102 E Main St, Dundee, FL 33838

3. Bartow Executive Airport – 14-unit T-Hangar (PEMB)
   John Helms 863-533-1195 john@bartow-airport.com
   5993 Airport Blvd, Bartow, FL 33830

4. Stan Weaver – Warehouse and Office Buildout (PEMB)
   Mike Foley 727-638-9808 mfoley@stanweaver.com
   4607 N Cortez Ave, Tampa, FL 33614

5. Duke Energy – Osprey Warehouse and Office Buildout (PEMB)
   Bob Strickland 727-365-2944 bob.strickland@duke-energy.com
   1651 W Derby Ave, Auburndale, FL 33823

2.3

Personnel and Equipment

2.3 PERSONNEL AND EQUIPMENT

SEMCO's highly qualified and experienced staff is the lifeblood of our company. We maintain approximately 30 full time employees that includes skilled labor, foremen, superintendents, project managers, clerical/accounting staff and management.

The staff assigned to this Public Works/Utilities Admin project have the abilities and experience to provide the City of Dade City with a high quality, on-time project. As you will see in the following pages, this team has years of experience in Pre-engineered Metal Building design and construction projects.

The team members listed below will be involved in the project from Preconstruction through Closeout. It has been our experience that involving the entire team throughout the project ensures effective communication amongst team members – everyone has a specific responsibility, but we all come together to complete the project successfully and safely.

Carl "Ed" Locke, Jr., President, will act as Project Executive and provide oversight throughout the entire project.

Jennifer Hall, Executive Vice President, will serve as Contract Administrator and Primary Point of contact for Dade City staff. Jennifer will also serve as Preconstruction Manager and coordinate the subcontractor bidding process.

Mac McMillen, Executive Vice President, will serve as Senior Project Manager and have general oversight of the project and work with the Project Manager and Superintendent.

Jason Nettles will serve as Project Manager and have direct oversight of the project and work directly with the Superintendent.

Barry Pope will serve as Project Superintendent and will be the primary on-site contact for both Dade City and subcontractors.

All SEMCO personnel are trained, honest, and courteous in support of all services rendered to the City.

SEMCO typically subcontracts work with other firms as dictated by the design of the project. Examples of subcontracts would include: Sitework/Utilities, Mechanical, Electrical, Plumbing, and finishes such as Floor Covering, Painting, and Acoustical Ceilings.

SEMCO CONSTRUCTION, INC.

Celebrating 50 Years

CARL E. LOCKE, JR.

Project Executive

MAC MCMILLEN

Senior Project Manager

JENNIFER HALL

Contract Administrator

JASON NETTLES

Project Manager

BARRY POPE

Superintendent

2.4

Quality and Assurance

2.4 QUALITY ASSURANCE

SEMCO's Quality Assurance and Quality Control (QA/QC) program is meticulously designed to ensure that our construction projects adhere to the highest specified standards and requirements, including compliance with the Florida Building Code and the National Fire Prevention Code. This commitment applies to all projects, whether they are based on comprehensive Construction Plans issued by an Architect or Engineer, or smaller endeavors that may not necessitate engineering oversight

A robust Quality Assurance plan encompasses proactive measures aimed at preventing defects, while a Quality Control plan is focused on identifying issues and implementing effective resolutions.

At SEMCO, we employ highly qualified supervisory personnel who are dedicated to maintaining superior construction quality. We invest in training our staff to implement strategies that preemptively address potential quality concerns. This commitment extends to ensuring that our subcontractors are adequately trained and qualified to fulfill project requirements.

Through the execution of routine inspections, the scheduling of appropriate testing, and the engagement of external Quality Control personnel when necessary, we are able to uphold stringent quality control standards across all our construction projects.

2.5

Responsiveness to RFP

2.5 RESPONSIVENESS TO RFP

SEMCO Construction fully understands that the City of Dade City is seeking a qualified contractor to deliver a complete 60’ x 120’ prefabricated metal Public Works/Utilities Administration Building, including all design, engineering, foundation work, metal building supply/erection, and full administrative interior build-out. The building must be engineered to meet Category 5 hurricane wind loads, comply with all Florida Building Code requirements, and include structural, architectural, and MEP design stamped by licensed professionals.

We recognize that the Scope of Work includes:

- Site grading and slab foundation suitable for the metal building system.
- Delivery and erection of a certified prefabricated metal building, including steel framing, wall/roof panels, doors, windows, trim, weatherproofing, and insulation.
- Construction of all interior administrative spaces such as offices, conference rooms, restrooms, IT room, storage, and support areas as shown in the conceptual layout.
- Installation of HVAC, electrical systems, lighting, plumbing, and final interior finishes needed for occupancy.

SEMCO understands that certain items—such as landscaping, FF&E, and low-voltage IT cabling—are excluded unless otherwise noted. We will coordinate all inspections, quality checks, and permitting processes required for a compliant and fully functional facility.

We also acknowledge and will comply with all administrative requirements outlined in the RFQ, including insurance minimums, safety standards (OSHA), required affidavits, licensing, public-records compliance, and mandatory pre-bid participation.

We also affirm that SEMCO is not currently involved in any official reorganization or bankruptcy proceedings, as required in Section 2.5.

SEMCO is prepared to provide a fully responsive project team, maintain clear communication with the City, and deliver a high-quality, durable, and code-compliant facility that meets the operational needs of the Public Works and Utilities Departments.

SEMCO is prepared to provide a responsive, qualified project team, maintain consistent communication with the City, and deliver a safe, durable, code-compliant building that meets the City’s functional and operational needs.

SEMCO utilizes the AIA-format for invoices, with breakout of Schedule of Values. A sample invoice is attached.

APPLICATION AND CERTIFICATE FOR PAYMENT *DOCUMENT SUMMARY SHEET* Page 1 of 1

TO OWNER/CLIENT: **PROJECT:**

APPLICATION NO:
INVOICE NO:
PERIOD:
PROJECT NO:
CONTRACT DATE:

FROM CONTRACTOR: **VIA ARCHITECT/ENGINEER:**

CONTRACT FOR:

CONTRACTOR'S APPLICATION FOR PAYMENT

Application is made for payment, as shown below, in connection with the Contract. Continuation Sheet is attached.

1. Original Contract Sum _____
2. Net change by change orders _____
3. Contract Sum to date (Line 1 ± 2) _____
4. Total completed and stored to date (Column G on detail sheet) _____
5. Retainage:
   a. 5.00% of completed work _____
   b. 0.00% of stored material _____
   Total retainage (Line 5a + 5b or total in column I of detail sheet) _____
6. Total earned less retainage (Line 4 less Line 5 Total) _____
7. Less previous certificates for payment (Line 6 from prior certificate) _____
8. Current payment due: _____
9. Balance to finish, including retainage (Line 3 less Line 6) _____

CHANGE ORDER SUMMARY	ADDITIONS	DEDUCTIONS
Total changes approved in previous months by Owner/Client:		
Total approved this month:		
Totals:		
Net change by change orders:		

The undersigned certifies that to the best of the Contractor's knowledge, information and belief, the Work covered by this Application for Payment has been completed in accordance with the Contract Documents, that all amounts have been paid by the Contractor for Work which previous Certificates for payment were issued and payments received from the Owner/Client, and that current payments shown herein is now due.

CONTRACTOR:

By: _____ Date: _____

State of:
County of:
Subscribed and sworn to before
me this day of
Notary Public:
My commission expires:

ARCHITECT'S/ENGINEER'S CERTIFICATE FOR PAYMENT

In accordance with the Contract Documents, based on the on-site observations and the data comprising this application, the Architect/Engineer certifies to the Owner/Client that to the best of the Architect's/Engineer's knowledge, information and belief that Work is in accordance with the Contract Documents, and the Contractor is entitled to payment of the AMOUNT CERTIFIED.

AMOUNT CERTIFIED:

(Attach explanation if amount certified differs from the amount applied for. Initial all figures on this Application and on the Continuation Sheet that are changed to confirm the amount certified.)

ARCHITECT/ENGINEER:

By: _____ Date: _____

This certificate is not negotiable. The amount certified is payable only to the Contractor named herein. Issuance, payment and acceptance of payment are without prejudice to the rights of the Owner/Client or Contractor under this Contract.

CONTINUATION SHEET *DOCUMENT DETAIL SHEET* Page 1 of ___

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					

CONTINUATION SHEET

DOCUMENT DETAIL SHEET

Page __ of __

A		B	C	D	E	F	G		H	I
ITEM NO.	BUDGET CODE	DESCRIPTION OF WORK	SCHEDULED VALUE	WORK COMPLETED		MATERIALS PRESENTLY STORED (NOT IN D OR E)	TOTAL COMPLETED AND STORED TO DATE (D + E + F)	% (G / C)	BALANCE TO FINISH (C - G)	RETAINAGE
				FROM PREVIOUS APPLICATION (D + E)	THIS PERIOD					
Change Order #____										
Change Order Subtotal										
Grand Totals										

2.6

Insurance and Licensing

2.6 INSURANCE AND LICENSING

A. Municipal License and State Registration

SEMCO Construction, Inc. acknowledges that, if awarded the contract, we will obtain and maintain all licenses required by Pasco County, the City of Dade City, and the State of Florida to perform the work described in this RFP. SEMCO understands that a copy of our current Business License/Tax Receipt will be provided to the City within 48 hours of the Notice of Intent to Award and acknowledges that failure to provide such documentation within the required timeframe may result in disqualification.

B. Workers' Compensation Insurance

SEMCO Construction, Inc. acknowledges that, if awarded the contract, we will provide proof of Workers' Compensation Insurance meeting or exceeding the limits required in Section 2.6:

- **$1,000,000 Limit Each Accident**
- **$1,000,000 Limit Disease Aggregate**
- **$1,000,000 Limit Disease Each Employee**
- SEMCO will provide the required proof of coverage within **48 hours** of the Notice of Intent to Award and understands that failure to do so may result in disqualification.

C. Commercial General Liability Insurance

SEMCO Construction, Inc. acknowledges that, if awarded the contract, we will provide Commercial General Liability Insurance meeting or exceeding:

- **$2,000,000 Each Occurrence (Combined Single Limit)**
- **$2,000,000 Aggregate Limit**
- SEMCO understands that required proof of CGL coverage will be provided within **48 hours** of the Notice of Intent to Award and that failure to provide this documentation may result in disqualification.

D. Business Automobile Liability Insurance

SEMCO Construction, Inc. acknowledges that, if awarded the contract, we will provide Business Automobile Liability Insurance for owned, non-owned, and hired vehicles with limits of not less than:

- **$2,000,000 Combined Single Limit Each Occurrence**
- SEMCO will provide proof of this coverage within **48 hours** of the Notice of Intent to Award and understands that failure to provide such documentation within the required timeframe may result in disqualification.

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

LOCKE, CARL EDWARD JR

SEMCO CONSTRUCTION INC
205 CENTURY BLVD
BARTOW FL 33830

LICENSE NUMBER: CGC040492

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 08/14/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/3/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER
The Baldwin Group Southeast LLC
4211 W Boy Scout Blvd Ste 800
Tampa FL 33607

License#: L002281

CONTACT NAME: Angel McGhee
PHONE (A/C, No, Ext): 813-984-3200 **FAX (A/C, No):**
E-MAIL ADDRESS: Angel.McGhee@Baldwin.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A : Westfield Insurance Company	24112
INSURER B : Travelers Property Casualty Co	25674
INSURER C : American Interstate Insurance	31895
INSURER D : Indian Harbor Insurance Compan	36940
INSURER E :	
INSURER F :	

INSURED
SEMCON-01
SEMCO Construction, Inc.
205 Century Blvd.
Bartow FL 33830-7705

COVERAGES **CERTIFICATE NUMBER:** 336949408 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	X **COMMERCIAL GENERAL LIABILITY** CLAIMS-MADE X OCCUR X $500 PD Ded GEN'L AGGREGATE LIMIT APPLIES PER: POLICY X PRO-JECT X LOC OTHER:	YY		CMM5025462	10/1/2025	10/1/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,0001,000,0001, $ 500,000 $ 5,000 $ 1,000,0001,000,0001, $ 2,000,000 $ 2,000,000 $
A	**AUTOMOBILE LIABILITY** X ANY AUTO OWNED AUTOS ONLY / SCHEDULED AUTOS XX HIRED AUTOS ONLY / XX NON-OWNED AUTOS ONLY XX PIP	YY		CMM5025462	10/1/2025	10/1/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,0001,000,0001, $ $ $ $ 10,000
B	XX **UMBRELLA LIAB** XX OCCUR **EXCESS LIAB** CLAIMS-MADE DED X RETENTION $ 10,000			CUP7S00355025NF	10/1/2025	10/1/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,0005,000,000 $ 5,000,0005,000,000 $
C	**WORKERS COMPENSATION AND EMPLOYERS' LIABILITY** Y / N ANYPROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? N **(Mandatory in NH)** If yes, describe under DESCRIPTION OF OPERATIONS below	N / A		AVWCFL3418392025	10/1/2025	10/1/2026	X PER STATUTE / OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,0001,000,0001, $ 1,000,0001,000,0001, $ 1,000,0001,000,0001,
A D A	Rented or Leased Equipment Professional/Pollution Liability Builders Risk Reporting Form			CMM5025462 PEC005848705 CMM5025462	10/1/2025 10/1/2025 10/1/2025	10/1/2026 10/1/2026 10/1/2026	$300,000 Limit 1MIL/1MIL $2,745,000 Limit	$500 Ded/1K Cranes 25K Ded/10K Ded $2,500 Deductible

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)
Certificate Holder, City of Dade City is included as an Additional Insured(s) with respect to General Liability and Auto Liability if required by written contract and subject to terms, conditions, and exclusions of the policy. Excess Liability policy follows form over General Liability and Auto Liability-subject to terms, conditions, and exclusions of the policies.

CERTIFICATE HOLDER

City of Dade City
38020 Meridian Ave.
Dade City, FL 33525

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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2.7

Required Forms

DUNS Number 07-832-4332

UEI Number L6DJUJ6RBNJ5

Florida State License Number CGC040492

Federal Employer Identification Number 59-1570067

Bidder acknowledges receipt of the following Addendum:

No # 1 dated November 3, 2025.
No # 2 dated November 17, 2025.
No # _____ dated _____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	NO
List of References	YES	NO
Sample Invoice	YES	NO
Statement of Proof liability insurance	YES	NO
Statement of Proof of worker's compensation insurance	YES	NO
Statement of Proof of automobile insurance	YES	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	YES	NO
Scrutinized Companies Affidavit	YES	NO
Public Contract Affidavit N/A NOT PROVIDED	YES	NO

12-4-2025
DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Jennifer Hall, Executive Vice President (print individual's name and title) for SEMCO Construction, Inc., a Florida Corporation, whose Federal Employer Identification Number (FEIN) is 59-1570067.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

Signature

STATE OF FLORIDA
COUNTY OF POLK

Sworn and subscribed before me this 4th day of DECEMBER, 2025, by

Jennifer Hall

who appeared before me in person X (check this line if appropriate) or by online notarization _____ (check this line if appropriate) and is personally known to me X (check this line if appropriate) OR produced the following type of identification to prove identity: N/A

Notary Public State of Florida
Donna DeBeck
My Commission HH 527510
Expires 7/29/2028

Donna DeBeck
[Print, type, or stamp commissioned name of Notary Public]

My commission expires: July 29, 2028

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Jennifer Hall, Executive Vice President
[print individual's name and title]

for SEMCO Construction, Inc.
[print name of entity submitting sworn statement]

whose business address is:
205 Century Blvd.
Bartow, FL 33830

and (if applicable) its Federal Employer Identification Number (FEIN) is 59-1570067
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: N/A)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

__X__ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 4th day of DECEMBER, 2025.

Personally known

X

or produced identification N/A

Notary Public – State of Florida

Notary Public State of Florida
Donna DeBeck
My Commission HH 527510
Expires 7/29/2028

My commission expires July 29, 2028

(Printed, typed or stamped commissioned name notary public) Donna DeBeck

NON-COLLUSION AFFIDAVIT

State of Florida Bid # 2602-FA

County of Polk

I state that I am Executive Vice President (Title) of SEMCO Construction, Inc. (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) SEMCO Construction, Inc. (Name of Firm) its affiliates, subsidiaries, officers directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that SEMCO Construction, Inc. (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by Dade City, Florida (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from Dade City, Florida (Name of Public Entity) of the true facts relating to the submission for this contract.

Jennifer Hall, Executive Vice President (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME THIS 4th DAY OF DECEMBER, 2025.

Notary Public State of Florida
Donna DeBeck
My Commission HH 527510
Expires 7/29/2028

My Commission Expires July 29, 2028

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of SEMCO Construction, Inc., a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: SEMCO Construction, Inc.

Authorized Signature: _____ Date: 12-4-2025

Printed Name: Jennifer Hall

Title: Executive Vice President

STATE OF FLORIDA
COUNTY OF POLK
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2025, by Jennifer Hall, as Executive Vice President on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced N/A as identification.

_____
Notary Public Signature
Print, Type or Stamp Name of Notary: Donna DeBeck
My commission expires: July 29, 2028

(Affix Notary Stamp or Seal)

Notary Public State of Florida
Donna DeBeck
My Commission HH 527510
Expires 7/29/2028

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Mount Dora Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

SEMCO Construction, Inc.
Company

Authorized Signature

Jennifer Hall, Vice President
Printed Name & Title

bids@semco.cc
Email

205 Century Blvd.
Address

Bartow, FL 33830
City, State, Zip Code

863-533-7193
Telephone No.

863-533-3376
Fax No.

STATE OF FLORIDA
COUNTY OF POLK

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization of Jennifer Hall, as Executive Vice President, of SEMCO Construction, Inc., who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced N/A as identification, and who did/did not take an oath this 4th day of DECEMBER, 2025.

(stamp)

Notary Public State of Florida
Donna DeBeck
My Commission HH 527510
Expires 7/29/2028

NOTARY PUBLIC

CERTIFICATION REGARDING SCRUTINIZED COMPANIES LISTS

This certification is required pursuant to Florida Statute, Section 287.135.

By executing this form and each and every renewal hereof (if renewal is separately provided for herein), pursuant to section 287.135, Florida Statutes, Consultant certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies with Activities in Sudan List, (b) it is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, (c) it is not on the Scrutinized Companies with Activities in Iran Terrorism Sectors List, (d) that it does not have Business operations or is engaged in business in Cuba or Syria, and (e) that it is not engaged or engaging in a Boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this Agreement, as of the Effective Date of this Agreement, and as of the effective date of any renewal of this Agreement. Notwithstanding anything contained in this Agreement to the contrary, the Authority may terminate this Agreement immediately for cause if: (1) Consultant is found to have submitted a false certification regarding (a) – (e) above in accordance with section 287.135(5), Florida Statutes, (2) Consultant is found to have been placed on the Scrutinized Companies with Activities in Sudan List or the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, or is or has been engaged in Business operations in Cuba or Syria or a Boycott of Israel, or (3) Consultant is found to have been placed on a list created pursuant to section 215.473, Florida Statutes, relating to scrutinized active business operations in Iran. Such termination shall be in addition to any and all remedies available to the Authority at law or in equity. The terms "Boycott of Israel" and "Business operations" used in this section are defined as in Section 287.135, Florida Statutes. The Lists referred to in this section are those Lists in and maintained pursuant to section 287.135, Florida Statutes.

Firm: SEMCO Construction, Inc.

Firm FID or EIN: 59-1570067

Address: 205 Century Blvd.

City: Bartow State: Florida Zip: 33830

I hereby warrant that I am duly authorized to sign and bind on behalf of the company listed above as the "Firm".

I hereby certify and affirm that the company listed above as the "Firm" certifies, represents, and warrants that: (a) it is not on the Scrutinized Companies with Activities in Sudan List, (b) it is not on the Scrutinized Companies with Activities in the Iran Petroleum Energy Sector List, (c) it is not on the Scrutinized Companies with Activities in Iran Terrorism Sectors List, (d) that it does not have Business operations or is engaged in business in Cuba or Syria, and (e) that it is not engaged or engaging in a Boycott of Israel, and that all such certifications were true at the time it submitted its bid or proposal for this Agreement, as of the Effective Date of this Agreement, and as of the effective date of any renewal of this Agreement. I understand pursuant to Florida Statue, Section 287.135, the submission of a false certification may subject the Respondent/Bidder to civil penalties, attorney's fees and/or costs.

Firm:

By: _____
(Authorized Signature)

Jennifer Hall
(Printed Name of Signer)

Executive Vice President
(Title of Signer)

December 4, 2025
(Date Signed)

SEMCO
CONSTRUCTION, INC.
Celebrating 50 Years
205 Century Blvd. Bartow, FL 33830
(P) 863-533-7193
(F) 863-533-3376
www.semcoconstruction.com

REQUEST FOR PROPOSAL

BLACKWATER
CONSTRUCTION SERVICES

RFQ NUMBER 2602-FA PUBLIC WORKS/UTILITIES
ADMIN BUILDING PROJECT - Blackwater Construction
2025

DUNS Number 080870057

UEI Number _____

Florida State License Number CGC15333

Federal Employer Identification Number 82 2712584

Bidder acknowledges receipt of the following Addendum:

No # 01 dated 12/4/2025, ~~2020.~~ 2025
No # 02 dated 12/4/2025, ~~2020.~~ 2025
No # _____ dated _____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	(YES)	NO
List of References	(YES)	NO
Sample Invoice	YES	(NO)
Statement of Proof liability insurance	(YES)	NO
Statement of Proof of worker's compensation insurance	(YES)	NO
Statement of Proof of automobile insurance	(YES)	NO
Statement of Municipal license & State Registration	(YES)	NO
Drug-Free Workplace Affidavit	(YES)	NO
Scrutinized Companies Affidavit	(YES)	NO
Public Contract Affidavit	(YES)	NO

12/4/2025
DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

December 4, 2025

PUBLIC WORKS/UTILITIES ADMIN BUILDING PROJECT
CITY OF DADE CITY
38020 MERIDIAN AVE
DADE CITY, FL 33525

BLACKWATER
CONSTRUCTION SERVICES

Blackwater Construction Services
Derek@blackwatercsllc.com
352-644-3453

Members of the selection Committee,

Blackwater Construction Services is proud to submit our qualifications for your consideration. As a Florida-based commercial construction firm, we have earned a reputation for completing complex, high-impact projects on time and on budget, without sacrificing integrity or communication. We believe every successful project begins with trust and ends with community impact.

Our mission is simple: to deliver exceptional construction services with transparency, precision, and a proactive mindset. Whether building a new community center, renovating an occupied healthcare facility, or managing a fast-track government contract, our team approaches each job with the same commitment to excellence.

With over decades of experience and a portfolio of successful work across the Gainesville, Tampa, and Central Florida, Blackwater is uniquely equipped to bring your next project to life. We look forward to the opportunity to collaborate and build something that serves your people and your goals.

Our Gainesville office located at 3404 NW 97th Blvd 20 Gainesville FL 32606 will service this contract.

Sincerely,

Derek Dykes
President,
Blackwater Construction Services
derek@blackwatercsllc.com
352-644-3453

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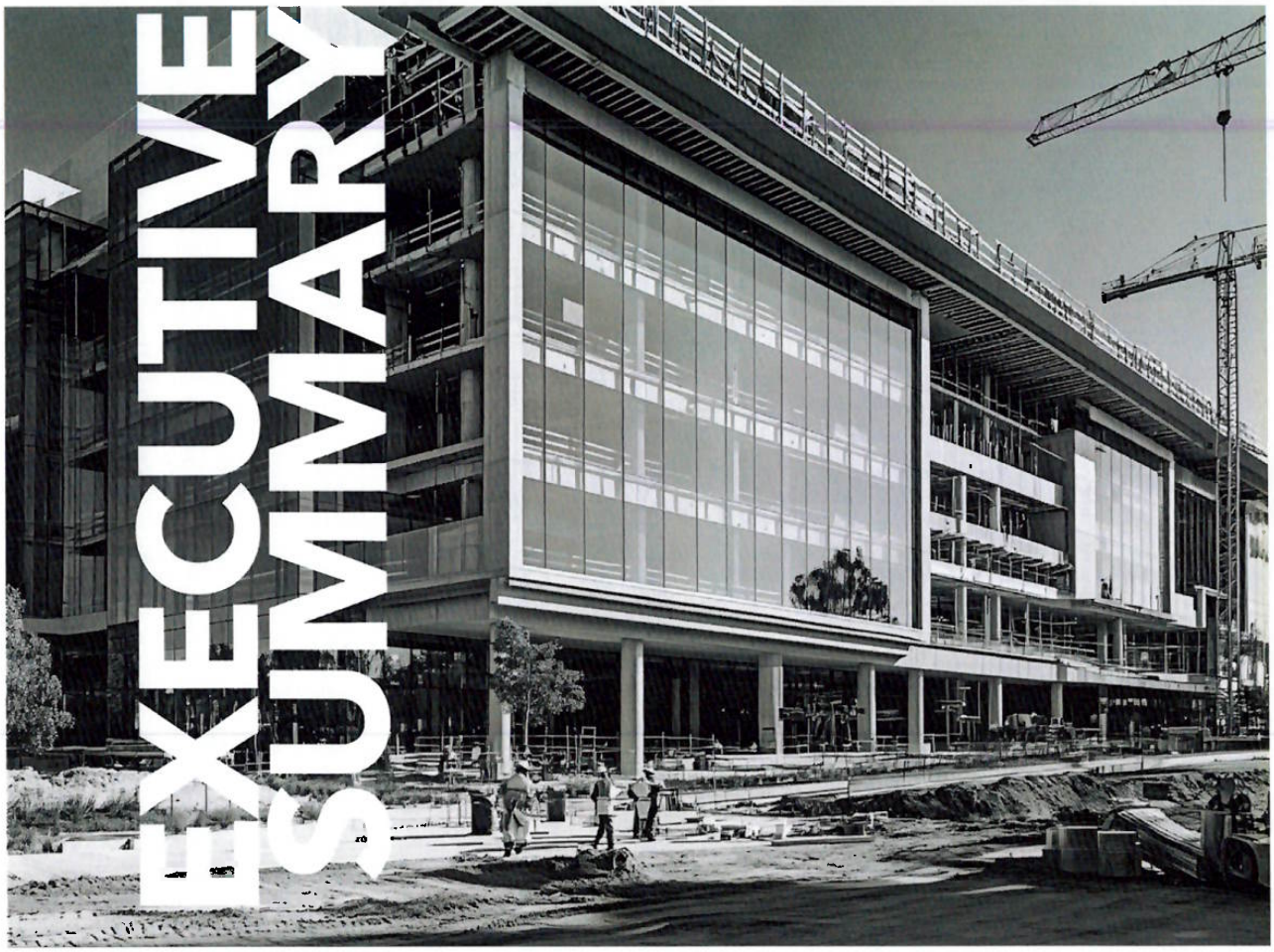
© Blackwater Construction RFQ NUMBER 2602-FA PUBLIC WORKS/UTILITIES ADMIN BUILDING PROJECT . December 4, 2025



Blackwater Construction Services is a Florida-based general contracting and construction management. We specialize in complex renovations, government projects, and fast-track community builds. With over 20 years of industry experience, our team is equipped to handle every stage of construction, from concept to completion, with a clear commitment to client satisfaction, safety, and fiscal responsibility.

We serve a wide range of clients across the state, including municipalities, educational institutions, healthcare providers, and commercial developers. From Jacksonville to St. Petersburg with offices in Gainesville & Tampa, our work reflects deep local knowledge, strong relationships with trusted subcontractors, and an unwavering focus on delivering quality projects that meet community needs.

Our success lies in proactive planning, clear communication, and a people-first approach that ensures your vision is honored and executed with integrity. We specialize in:

- Delivering projects on time and on budget, even under tight schedules and challenging site conditions
- Renovating occupied spaces with minimal disruption to ongoing operations
- Managing high-volume bids with a proven track record of subcontractor diversity and fairness
- Maintaining impeccable safety standards on every job site

Blackwater is your trusted partner committed to the long-term success of your project and your community.

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OUR SERVICES

Blackwater Construction Services offers a full spectrum of services to guide your project from pre-construction through closeout. Our expertise spans multiple delivery methods and specialties to ensure your project receives the best possible planning, execution, and support.

Core Services

- Construction Management: We offer hands-on guidance from concept through closeout, including milestone scheduling, design coordination, and proactive site logistics.
- General Contracting: With a deep bench of experienced superintendents and project managers, we manage all aspects of construction execution , from mobilization to final inspection.
- Design-Build: Our design-build delivery model simplifies communication and accelerates timelines, offering owners a single point of accountability from start to finish.

Specialty Capabilities

- Self-Performed Work: We provide demolition, site work, general trades, and concrete services with in-house crews when needed, ensuring tighter control over quality and schedule.
- Occupied Renovations: We specialize in working around active schools, healthcare facilities, and municipal buildings with minimal disruption and meticulous safety protocols.
- BIM Coordination: With in-house BIM services, we offer 3D MEP coordination, clash detection, and updated as-built documentation throughout the lifecycle of the project.

Where We Operate

We serve clients throughout Florida with a strong presence in Gainesville, Tampa, Clermont, and the surrounding communities. Our team has completed hundreds of public and private projects, from coastal municipalities to inland universities.

Our Approach

We create a clear, rational path from vision to final walkthrough. Every project begins with detailed planning and stakeholder alignment. From there, we implement proactive cost control, community-minded construction practices, and an unwavering focus on delivering on time, on budget, and with integrity.

Let's collaborate to build something that lasts.

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Our Process

Our pre-construction process is designed to be straightforward and effective. We follow a clear, three-step method to identify your needs while keeping your project within budget.

The first step involves collaborating with you and your team to understand your project's timeline and design requirements, after which we create a conceptual budget.

Once this is set, we utilize the 50% construction documents to formulate a more detailed budget and reconfirm your project timeline and project budget. This allows us to inform our bonding agent about the upcoming project. We often partner with clients to value-engineer both design and material options. Throughout all construction phases, we strive to negotiate the best prices for our clients, and during the pre-construction phase, we suggest design and product alternatives that align the project with your budget while maintaining construction quality, product performance, and completion timelines.

Finally, after receiving the 90% review documents, we forward them to our pre-qualified subcontractors to ensure that all Value Engineering elements are accurately included and priced. At this stage we can predict a Guaranteed Maximum Price, with which, we notify the Project Owner of the longest lead items and work with the entire team to create a schedule that reflects the needs of the owner and a Payment & Performance Bond is issued by the bonding agent.

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Management

During the Construction Phase, our company conducts an internal constructability audit on the 90% review documents. Our project team and subcontractors review design changes and Value Engineering options for accuracy and potential bid-savings.

Each project begins with developing a milestone schedule during the design phase, aligning stakeholders on critical dates, long-lead items, permitting timelines, and phasing needs. This early coordination empowers owners, architects, and engineers to plan with clarity.

Once construction begins, our field teams operate on rolling 3-week look-ahead schedules updated weekly. These plans ensure alignment on immediate goals and responsibilities.

Change directives from the owner's design team are tracked through our change management log, reviewed during bi-weekly Owner's Meetings. Our scheduling capabilities proactively notify owners of delays, and we provide detailed budget estimates within days after updates.

We account for unique challenges in Florida, building in weather contingencies and strategically sequencing work to protect finishes and avoid lost time. Seamless coordination ensures responsiveness to field conditions, client needs, and schedule shifts, delivering every project phase with foresight and professionalism.

Safety Commitment

We treat safety like a daily discipline. From pre-construction to project closeout, we prioritize the well-being of our team, clients, and communities.

Each project begins with a custom safety plan tailored to site conditions. We hold daily safety meetings, enforce a zero-tolerance policy for violations, and require all subcontractors to follow our protocols. Every site is guided by a detailed manual covering PPE, emergency procedures, and job-specific risks.

All field staff are OSHA 30-certified and trained in First Aid and CPR. Many team members hold advanced credentials like ICRA for healthcare construction and Advanced MOT for traffic-sensitive sites. Ongoing training ensures we stay current with evolving standards.

We're also experienced in occupied renovations, using dust barriers, visual separation, and strategic scheduling to reduce disruption in schools, hospitals, and public buildings.

Weekly toolbox talks, routine site audits, and a culture of accountability keep safety at the forefront. When safety is ingrained in every step, people are protected, timelines are met, and trust is earned.

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Quality Like No Other

Blackwater Construction works hand in hand with architects, engineers, and project owners to guarantee that all design specifications are realized and executed to the highest standards. Each material submittal undergoes thorough cross-checking by various stakeholders. We recognize the significance of incorporating all design review comments into the design documents. Before construction begins, we conduct a detailed review of all comments to ensure that every issue has been addressed or to document changes resulting from more recent updates. Blackwater Construction offers a comprehensive range of services from pre-construction to the actual build phase and throughout project close-out. Our field services encompass coordinating material deliveries and labor logistics, maintaining as-built documents, scheduling subcontractors, organizing inspections, supervising site safety, verifying material installations, ensuring work quality, and much more. Our field superintendents use a Quality Control Checklist based on best practices from OSHA, FDOT, FDEP, ASHE, and ICRA. We uphold strict quality control standards and follow a policy of performing an internal company walk-through, alongside a separate punch list, before the Owner's substantial completion punch list date.

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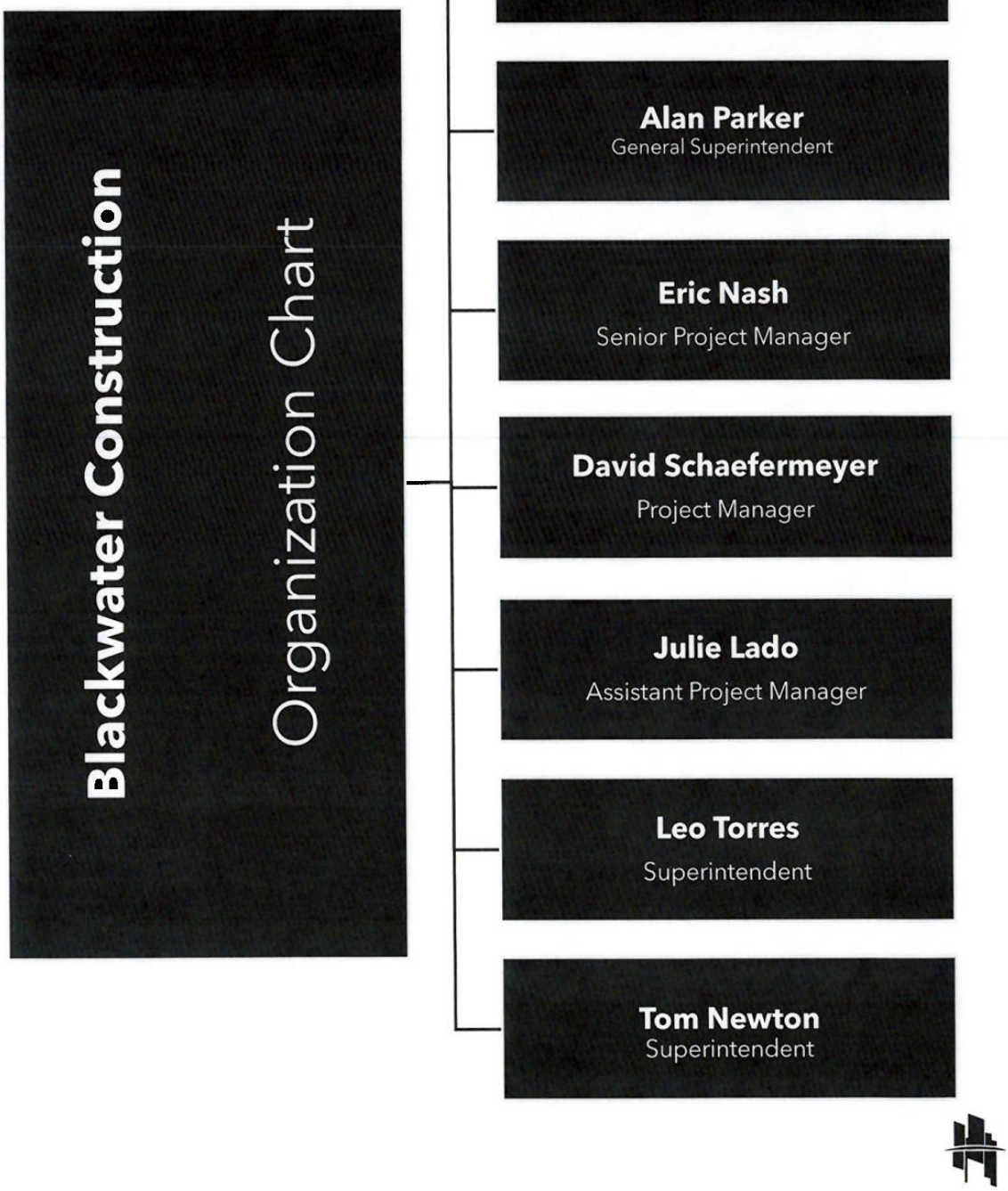
Supplier Diversity & Community Impact

In our experience, it's who builds a project that matters just as much as what gets built. As a women-led business, we are deeply committed to creating opportunities for minority, veteran, and women-owned subcontractors across every stage of construction.

We actively seek out diverse partners who bring local expertise, cultural insight, and a shared commitment to quality. Through our network of pre-qualified trade contractors across Florida, we ensure that public and private projects alike reflect the communities they serve, not just in outcome, but in process.

Our project portfolio includes civic and community-driven builds like the Clarence R. Kelly Community Center, Hugh Embry Library Renovation, and Aza Health Dental Office, all spaces designed to foster connection, equity, and wellness.

Beyond construction, we invest in building relationships with city leaders, local nonprofits, and future talent, because we know our impact extends far beyond the job site. This is a core part of how we lead, hire, and build a better Florida for everyone.



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DEREK DYKES

Project Executive & Cost Estimator

BIOGRAPHY

Derek is a seasoned professional with over 21 years of experience in the construction industry, with experience building & renovating projects like ambulatory surgery centers to multi-million-dollar governmental projects. He has personally completed more than 200 projects, showcasing expertise in vertical construction, interior renovations, and horizontal developments. His extensive work includes renovating over 1.5 million square feet in occupied spaces for various sectors, including higher education institutions, K-12 schools, industrial facilities, medical offices, ambulatory surgical centers, veterinary clinics, and hospital facilities.

As a **cost estimator**, Derek collaborates with project teams during pre-construction and design phases to maintain budget integrity. He presents value engineering options and ensures timely submission of budget estimates for owner review. Upon approval of a Guaranteed Maximum Price, he takes on **project executive** responsibilities, addressing owner contract issues, negotiating with subcontractors, and assisting the project team with coordination and cost-related challenges to ensure projects are completed on schedule and within budget.

DEGREES & CERTIFICATIONS

Bachelor of Science
University Of Florida
Business Management & Marketing

- CGC1533394
- OSHA 30 Hour
- ASHE Health Care Construction
- Advanced MOT
- LEED-AP
- Infection Control & Risk Assessment

PROJECT EXPERIENCE HIGHLIGHTS

Oxford Surgery Center	2025	8,000 SF	$4,500,000.00
Pasco County Fire Station #17	2025	24,000 SF	$7,000,000.00
Pasco County Fire Station #20	2025	16,000 SF	$3,400,000.00
Treaty Park	2024	25 Acres	$1,900,000.00
Hernando County Fire Station #6	2024	4,000 SF	$2,100,000.00
Abby Wambach Park	2023	16 Acres	$2,900,000.00
Hugh Embry Library	2023	7,000 SF	$1,700,000.00
Port Tampa Bay Offsite Warehouse	2023	12,000 SF	$3,000,000.00
Clarence R Kelly Community Center	2022	5,500 SF	$2,200,000.00
Ambulatory Surgery Center- The Cardiac & Vascular Institute	2021	10,000 SF	$3,300,000.00

ALAN PARKER

General Superintendent

BIOGRAPHY

As General Superintendent for Blackwater Construction, Alan oversees all on-site activities from the start of construction through final punch-list completion. He leads daily safety and subcontractor coordination meetings, performs quality-control inspections on all work in place, and manages schedules, material deliveries, and field operations to ensure the project progresses safely and efficiently.

With over 25 years of industry experience, Alan began his career as a rough carpenter and quickly advanced to lead carpenter, building homes ranging from $80,000 to $1 million. His hands-on background includes drywall, finish carpentry, door and hardware installation, and millwork, giving him strong technical insight into trade coordination.

For the past 12 years, Alan has served as a commercial superintendent, delivering projects from $100,000 to $12 million across multiple sectors. A selection of his completed projects is listed below

CERTIFICATIONS

- OSHA 30 Hour
- Infection Control Risk Assessment
- First Aid and CPR Trained
- Advanced MOT

PROJECT EXPERIENCE HIGHLIGHTS

Thermo-fisher cGMP Warehouse Expansion	2022	25,000 SF	$3.4 million
Clarence R Kelly Community Park	2021	3 acres	$2.9 million
TCAVI Surgery Center Renovations	2020	10,000 SF	$3 million
IFAS Grad house and Field Lab Ground Up	2019	11,400 SF	$1.9 million
City of Williston New City Hall Building Design Build	2018	14,000 SF	$2.5 million
Hard Rock Hotel Renovations	2015-2017	110,000 SF	$16.5 million
Grey/Robinson Attorney Renovations	2014	28,000 SF	$2.8 million
Ball Janik Renovations	2013	4,000 SF	$210,000
Phoenix Salons Boca Raton	2013	8,000 SF	$480,000
Phoenix Salons Lake Mary	2013	10,000 SF	$570,000

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ERIC NASH

Senior Project Manager

BIOGRAPHY

With a decade of experience in the construction sector, Eric has cultivated a diverse skill set across a variety of project types, from luxury custom homes to large-scale governmental initiatives. He has managed over 100 distinct projects, from vertical construction, interior renovations, and horizontal developments, each requiring specialized expertise for successful execution. Prior to his career in construction, Eric **dedicated** five years to the **Air Force**, which greatly influenced his strong work ethic and leadership skills. As a **Senior Project Manager**, Mr. Nash collaborates closely with the project team during the pre-construction phase to ensure all subcontractors are pre-qualified and under contract, while also securing the necessary insurance. He diligently manages the project budget from start to finish, proactively communicating any potential cost changes to the design and owner teams and submitting all required modifications. Throughout the construction phase, Mr. Nash oversees project operations, ensuring that the assistant project manager and project superintendent work in tandem to complete the project on time and within budget. Additionally, he is responsible for daily tasks related to subcontractor submittals, quality control evaluations, and safety inspections.

DEGREES & CERTIFICATIONS

- Bachelor of Science
  Arizona State University
  Project Management
- Masters of Business Administration
  Syracuse University
- Airmen Leadership School Graduate
- OSHA 30 Hour
- First Aid and CPR Trained
- Infection Control Risk Assessment

PROJECT EXPERIENCE HIGHLIGHTS

Pasco County Fire Station 17	2025	24,000 SF	$7,000,000.00
Fire Station 109	2025	10,000 SF	$2,500,000.00
Oxford Surgery Center	2025	8,000 SF	$4,500,000.00
Pasco County Fire Station 20	2024	16,000 SF	$7,300,000.00
Celebration Church Buildout	2024	6,000 SF	$1,300,000.00
Port Tampa Bay Offsite Warehouse	2023	12,000 SF	$3,000,000.00
Hugh Embry Library	2023	7,000 SF	$1,700,000.00
Clarence R Kelly Community Center	2022	5,500 SF	$2,200,000.00
Ambulatory Surgery Center- The Cardiac & Vascular Institute	2021	10,000 SF	$3,300,000.00

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DAVID SCHAEFERMEYER

Project Manager

BIOGRAPHY

David Schaefermeyer uses his unique background experience from his extensive career that focused on management, maintenance, electrical, programming, engineering, and mechanical in biomedical cleanroom facilities and industrial power plants to excel at the execution of complex/technical projects. At Blackwater, he oversees all phases of construction from conception to completion with unyielding focus and attention to detail while managing budgets, schedules, quality standards, client, and subcontractor relationships. His experience and allows him to fill a variety of roles from project manager to superintendent as needed by the project to drive it to completion safely, on time, and within budget.

CERTIFICATIONS

- Florida Stormwater Erosion and Sedimentation Control Inspector

PROJECT EXPERIENCE HIGHLIGHTS

UF HEALTH INFANT ABDUCTION PREVENTION SYSTEM, 2025
$900K, INFRASTRUCTURE RENOVATION PROJECT CONSISTING OF ACCESS CONTROLS, PATIENT LOCATION MONITORING SYSTEM, ELECTRICAL, FIRE ALARM, & ICRA FULL OWNER OCCUPANCY DURING CONSTRUCTION. PASSED THE ACHA 100% INSPECTION WITH NO COMMENTS.

RTS BUS STOP IMPROVEMENT, GAINESVILLE, 2025
$2.3M, ADDED & REPLACED SIDEWALKS AND CURBS TO PROVIDE THE PUBLIC TRANSIT SYSTEM ADA COMPLIANT ACCESS FOR ITS PATRONS.

CARDIAC AMBULATORY SURGERY CENTER RENOVATION, OCALA, 2025
$3M, 6,000 SQ FT EXTENSIVE RENOVATION AN EXISTING BUILDING WHILE OCCUPIED TO MEET AHCA & STATE STANDARDS FOR AN ASC

HIGH SCHOOL MEDIA CENTER RENOVATION, ORANGE PARK, 2024
$1.2M, 5,000 SQ FT OCCUPIED SPACE RENOVATION OF THE MEDIA CENTER/LIBRARY TO PROVIDE A MORE OPEN FLOOR PLAN, ADA COMPLIANT ACCESS, AND SOUND DAMPENING CEILING FEATURES

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JULIE LADO

Assistant Project Manager

BIOGRAPHY

Julie brings a strategic approach to Blackwater Construction. Her two-year journey in the construction industry is marked by continuous on-the-job training, meticulous attention to detail, and collaborative problem-solving.

Her unique background allows her to approach construction projects with precision and innovation, seamlessly blending operational expertise with practical construction skills. She understands that successful construction projects are built on a foundation of detailed planning, strategic resource management, and responsive customer service. For Julie, maintaining the highest standards of safety is just as critical as delivering exceptional quality. She has completed significant projects for key clients

DEGREES & CERTIFICATIONS

- Bachelor of Arts Degree in New College of Florida

PROJECT EXPERIENCE HIGHLIGHTS

WASTEWATER TREATMENT RECLAIM FACILITY, GAINESVILLE, 2025
$3M GRU Wastewater Treatment Facility piping upgrade

ST. MARKS HEADWATERS PARK, LEON COUNTY, 2024
$3M DEPARTMENT OF PARKS & RECREATION PHASE 2 PLAYGROUND AND BOARDWALK IMPROVEMENTS

AZA HEALTH DENTAL OFFICE, PUTNAM COUNTY 2024
$2.9M New construction dental office and facility expansion

MIDDLEBURG HIGH SCHOOL, CLAY COUNTY, 2024
Facility renovations and infrastructure improvements

LEO TORRES

Superintendent

BIOGRAPHY

Leo is a results-driven Superintendent with extensive experience in conducting comprehensive site inspections to ensure compliance with safety regulations and project specifications. Proven proactive leader, skilled in motivating teams to maximize efficiency and meet deadlines. Adept at facilitating effective communication between contractors, clients, and stakeholders to resolve issues promptly. Experienced in overseeing the hiring and training of subcontractors, ensuring high-quality workmanship and adherence to project standards. Proficient in coordinating logistics for materials and equipment, optimizing resource allocation and minimizing downtime. Committed to developing and maintaining project documentation, including progress reports and change orders, to ensure transparency and accountability.

CERTIFICATIONS

- OSHA 10 Hour
- Advanced MOT

PROJECT EXPERIENCE HIGHLIGHTS

FIRE STATION 17, PASCO COUNTY, 2025

$7M, 24,000 sq ft new construction fire station for Pasco County

PUBLIC SAFETY BUILDING RENOVATION, LAKE COUNTY, 2025

$2.5M, 10,000 sq ft renovation of public works warehouse

FIRE STATION 20, PASCO COUNTY, 2024

$7.3M, 16,000 sq ft new construction fire station for Pasco County

COOPER HALL RENOVATION, DEPARTMENT OF MILITARY AFFAIRS 2022

$1.2M, 6,000 sq ft renovation of an Assembly building

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TOM NEWTON

Superintendent

BIOGRAPHY

With 24 years of demonstrated success in managing commercial and retail projects, Tom is responsible for overseeing the daily operational aspects of projects by effectively implementing methodologies that ensure adherence to project standards, cost efficiency, and optimal resource allocation. He has demonstrated exceptional leadership of teams of up to 30 in high-end custom homes, restaurants, retail buildouts, and a diverse range of construction and demolition projects. He possesses a proven track record of delivering projects on schedule, within budget, and to the highest standards of safety and quality.

DEGREES & CERTIFICATIONS

- South Plantation High School 1980
- United States Marine Corps. 1983-1985
  Honorable Discharge

PROJECT EXPERIENCE HIGHLIGHTS

WASTE WATER FACILITY, ST. JOHNS, 2025
$4.2M, 40 acres and 7 new construction buildings on a new Wastewater Facility.

WILLIAMSON HALL, UNIVERSITY OF FLORIDA, 2024
$650K, 5,000 sq ft interior renovation

TIGERT HALL, UNIVERSITY OF FLORIDA, 2023
$850k, 5000 sq ft interior renovation of an administrative office.

BLUE CROSS BLUE SHIELD, PENSACOLA, 2023
$500k, 5000 sq ft interior renovation of an administrative office

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PROJECT EXPERIENCE

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PASCO COUNTY FIRESTATION #20

The 16,000 square foot fire station located in Pasco County presented an exceptional opportunity for Blackwater Construction to showcase our unwavering commitment to completing this project **within** the established timeline and **budget** constraints.

This represents a vital investment in the community's safety and emergency response infrastructure and construction techniques. We aim to exceed expectations and deliver a facility that will serve the community for many years to come.

Where:
Spring Hill, FL

SQ footage:
16,000ft

Budget:
$7.3M

Project Start & Finish:
12/2023- 02/2024

Project Contact:
TJ Pyche
352.467.3950
tpyche@mypasco.net

Project Owner: Pasco Facilities Management
4111 Land O Lakes Blvd Suite 107
Land O Lakes , FL 34639

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HUGH EMBRY LIBRARY RENOVATION

The Hugh Embry Library has undergone significant renovations to enhance the experience for Pasco County residents. Key improvements include a reading room with comfortable seating, a redesigned employee break room, and modernized restrooms for cleanliness and accessibility. A new roof improves aesthetic appeal and energy efficiency, while upgraded windows and doors enhance security. This project reflects our commitment to creating a welcoming space that fosters a love for reading and learning.

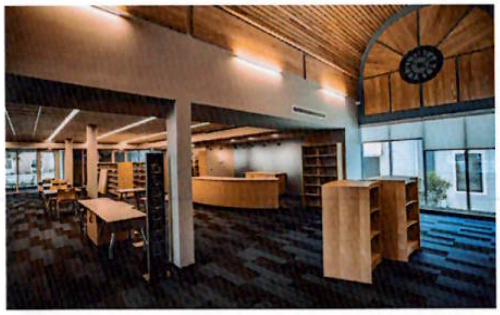
Where:
Dade City

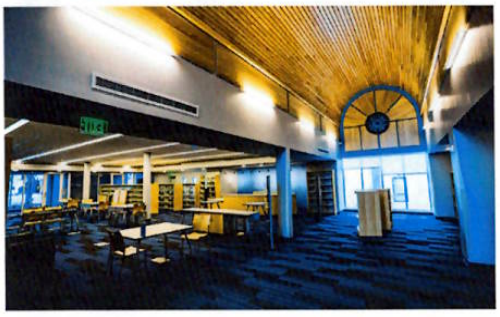
SQ footage:
7,000ft

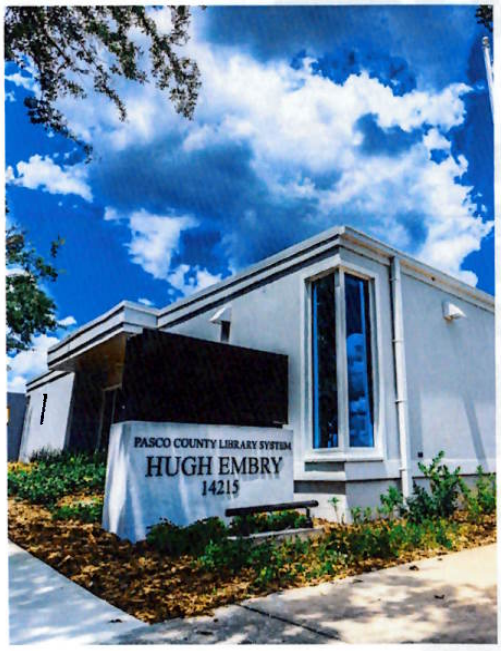
Budget:
$1.7 M

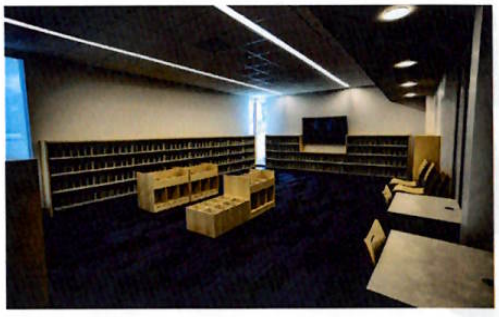
Project Start & Finish
12/2021 - 02/2023

Project Contact:
TJ Pyche
352.467.3950
tpyche@mypasco.net









Project Owner: Pasco Facilities Management
4111 Land O Lakes Blvd Suite 107
Land O Lakes , FL 34639

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PASCO COUNTY FIRESTATION #17

Where:
Land O'Lakes

SQ footage:
24,000ft

Budget:
$7M

Project Start & Finish
03/2024 - 01/2025

Project Contact:
TJ Pyche
352.467.3950
tpyche@mypasco.net

The 24,000 square foot, two-story fire station in Land O'Lakes provided an excellent opportunity for Blackwater Construction to demonstrate our commitment to completing this project **on schedule** and **within** budgetary constraints. This initiative represents a significant investment in the safety and emergency services of the community. Our objective is to exceed expectations and deliver a facility that will serve the community for many years to come.

Project Owner: Pasco Facilities Management
4111 Land O Lakes Blvd Suite 107
Land O Lakes , FL 34639

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OFFSITE STORAGE BUILDING

Where:
Port Tampa Bay

SQ footage:
12,000ft

Budget:
$3M

Project Start & Finish
05/2022 - 08/2023

Project Contact:
Doug Barry
813.905.5007
dbarry@tampaport.com

The 12,000 square foot off-site storage facility was constructed for the Port of Tampa. This hurricane-hardened warehouse was designed to store materials effectively. The project was initiated during the Covid-19 pandemic, which resulted in increased costs and lead times for materials, ultimately extending the project duration.

Project Owner: Port Tampa Bay
1101 Channelside Dr. Tampa, FL 33602

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CLARENCE R. KELLY COMMUNITY CENTER

Where:
Gainesville

SQ footage:
6500ft

Budget:
$2.2 M

Project Start & Finish
03/2021 - 06/2022

Project Contact:
Pete McNiece
352.393.8544
mcniecepr@cityofgainesville.org

Blackwater Construction was proud to complete the development of a new 3-acre community park, featuring a 6,500 square foot community center and a playground for the City of Gainesville, Wild Spaces, and Public Places!.

Project Owner: City of Gainesville Wild Spaces Public Places 306 NE 6th Avenue Gainesville, FL 32601

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ABBY WAMBACH (FOREST PARK)

Where:
City of Gainesville

Area:
16 ACRES

Budget:
$2.9 M

Project Start & Finish
03/2023-10/2023

Project Contact:
Pete McNiece
352.393.8544
mcniecepr@cityofgainesville.org

This multi-sport complex improvement was owned by the City of Gainesville's Wild Spaces, Public Places program. The project encompassed a 16-acre park enhancement that upgraded the existing basketball and pickleball courts. Additionally, we constructed four new soccer fields and added sidewalks along with a new dog park! Our expertise ensured that we completed this project on **time** and within **budget**!

Project Owner: City of Gainesville Wild Spaces Public Places 306 NE 6th Avenue Gainesville, FL 32601

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REFENCES

© Request for Proposal – Blackwater Construction 2025

BLACKWATER
CONSTRUCTION SERVICES

Reference 1: Company Name: Pasco County Facilities Management:
Project Name: Pasco Fire Station 20 Project Amount: $ 7.3M
Start Date: 12-2022 Finished Date: 02-2024
Description:
A new 16,000 sf fire station for the community and a firefighter support area
Contact Name: TJ Pyche Phone: 352-467-3950
Email: tpyche@mypasco.net Within Budget: YES x NO □*Explain

Reference 2: Company Name: UF Health Shands Hospital
Project Name: Infant Abduction Project Amount:$ 850,000
Start Date: 07-2024 Finished Date: 02-2025
Description:
Removed an existing infant abduction resistant system and installed a new system on multiple floors
Contact Name: Due Meyer Phone: 352-281-7350
Email: nguydt@shands.ufl.edu Within Budget: YES x NO □*Explain

Reference 3: Company Name: Port of Tampa
Project Name: Offsite Storage Building Project Amount:$ 2,912,000
Start Date: 05-2022 Finished Date: 08-2023
Description:
Built a new 12,000 sf new storage warehouse and parking lot area for storage
Contact Name: Doug Barry Phone: 813-905-5007
Email: dbarry@tampaport.com Within Budget: YES x NO □*Explain

Reference 4: Company Name: City of Gainesville
Project Name: Forest Park Improvements Project Amount:$ $2,753,500
Start Date: 03-2023 Finished Date: 09-2023
Description: Soccer field construction and Improvements and field specialties
Contact Name: Betsy Waite Phone: 352-393-8187
Email: waiteed@gainesvillefl.gov Within Budget: YES x NO □*Explain

Reference 5: Company Name: Clay County School Board
Project Name: Middleburg High Cafeteria Addition Project Amount:$ $1,659,500
Start Date: 05-2023 Finished Date: 12-2023
Description: New 3,000 sf Cafeteria Addition and renovations around the space
Contact Name: Jeff Marks Phone: 904-336-6821
Email: jeffery.marks@myoneclay.net Within Budget: YES x NO □*Explain

FEE STRUCTURE

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SCOPE OF WORK

The Contractor shall provide all labor, materials, equipment, and services necessary to furnish and install a prefabricated metal building system measuring **60 feet by 120 feet**, complete and ready for use, in accordance with project specifications, applicable building codes, and industry standards. The building system shall be specifically designed and engineered to withstand **Category 5 hurricane wind loads** as defined by the Florida Building Code and the latest ASCE 7 design standards.

Following erection of the primary **60' x 120' building**, the project will include the construction of **various administrative spaces** (such as offices, meeting rooms, and support areas), including the installation of **lighting, HVAC, windows, and interior finishes**.

Work Included

The Scope of Work shall include, but is not limited to:

- **Design & Engineering:**
  - Provide stamped structural drawings and calculations by a licensed professional engineer.
  - Ensure compliance with all local codes, **Category 5 hurricane wind speeds**, snow load, and seismic requirements.
  - Provide architectural and MEP (mechanical, electrical, plumbing) design for interior administrative spaces within the building.
- **Foundation & Site Work:**
  - Site grading and preparation as required.
  - Layout, excavation, formwork, reinforcing steel, and pouring of concrete foundation and slab suitable for a **60' x 120' structure**.
  - Anchor bolt placement per building manufacturer's requirements.
- **Building Supply & Delivery:**
  - Manufacture and deliver prefabricated metal building package to the project site.
  - Provide framing system, wall and roof panels, fasteners, trim, flashing, doors, windows, and insulation (if applicable).
  - All building components shall be certified and rated for **Category 5 hurricane wind resistance**.
- **Building Erection:**
  - Structural steel erection, bracing, and connections designed for extreme wind loads.
  - Installation of wall panels, roof panels, trim, and accessories.
  - Installation of personnel doors, overhead doors, and impact-resistant windows.
  - Application of insulation and vapor barriers (if specified).
- **Administrative Space Build-Out:**
  - Construction of interior walls and partitions for offices, meeting rooms, and support areas within the **60' x 120' footprint**.
  - Installation of HVAC systems sized appropriately for administrative use.
  - Installation of electrical systems, including interior and exterior lighting, outlets, and service panels.
  - Installation of plumbing (if required for restrooms or break areas).
  - Installation of energy-efficient windows and interior finishes.
  - Painting, flooring, and ceiling treatments.
- **Finishes & Accessories:**
  - Gutter and downspout installation.
  - Sealants, caulking, and weatherproofing.
  - Touch-up paint and corrosion protection.

BLACKWATER
CONSTRUCTION SERVICES

dade city admin public works office

Build Estimate

12/4/2025

Description	Quantity	U.O.M.	Unit Cost		Total Cost	Grand Total
STAFF						
Senior Project Manager	2.00	week	4,760.00	/week	9,520.00	
Safety Director	-	week	2,500.00	/week	-	
Project Manager	4.00	week	2,720.00	/week	10,880.00	
Assistant Project Manager	12.00	week	2,448.00	/week	29,376.00	
Project Admin. - Name	-	week	1,500.00	/week	-	
Senior Superintendent	-	week	2,250.00	/week	-	
Superintendent	24.00	week	2,516.00	/week	60,384.00	
Vehicles - Insurance and Maintenance Included	24.00	week	150.00	/week	3,600.00	
Vehicles - Fuel	24.00	week	150.00	/week	3,600.00	
STAFF	-	**mo**	-	**mo**	-	**117,360.00**
GENERAL CONDITIONS						
As-Built Drawings	1.00	ls	212.50	ls	212.50	
Cell Phone	24.00	week	23.46	week	563.04	
Conformed Documents	1.00	ls	550.00	ls	550.00	
Continuous cleaning	16.00	week	425.00	week	6,800.00	
Document Reproduction	7.00	mo	63.75	mo	446.25	
Dumpsters/ Trash removal	7.00	pull	650.00	pull	4,550.00	
Final Clean-Up	7,200.00	sqft	0.95	sqft	6,840.00	
O&M Manuals	1.00	ls	550.00	ls	550.00	
Office Equipment	6.00	mnth	297.50	mnth	1,785.00	
Office Supplies	6.00	mnth	85.00	mnth	510.00	
Postage/ Express Deliverey Charges	6.00	mnth	42.50	mnth	255.00	
Project Drinking water	6.00	mnth	50.00	mnth	300.00	
Rental Equipment	1.00	mnth	680.00	mnth	680.00	
Safety Supplies	1.00	ls	42.50	ls	42.50	
Small Tools	1.00	ls	2,500.00	ls	2,500.00	
Temporary Power	3.00	mnth	850.00	mnth	2,550.00	
Temporary Protection - Floor Protection	-	sf	0.43	sf	-	
Temporary Toilets	6.00	mnth	295.00	mnth	1,770.00	
Temporary Water	6.00	mnth	50.00	mnth	300.00	
GENERAL CONDITIONS	-	**mo**	-	**mo**	-	**31,204.29**
TESTING						
Testing Package	1.00	ls	3,000.00	ls	3,000.00	
TESTING						**3,000.00**
SITE WORK						
Complete	1.00	ls	35,000.00	ls	35,700.00	
building pad	1.00	ls	12,500.00	ls	12,750.00	
utilities	-	ls	-	ls	-	
final grade	-	ls	-	ls	-	
SITEWORK						**48,450.00**
CONCRETE/CMU						
building pad	7,200.00	sf	14.00	sf	102,816.00	
sidewalks	500.00	sf	8.00	sf	4,080.00	
storage	900.00	ls	10.00	ls	9,180.00	
CMU	-	sf	45.00	sf	-	
CONCRETE/CMU						**116,076.00**
DOORS / FRAMES / HARDWARE						-
Interior doors and frame	25.00	ea	1,900.00	ea	50,825.00	
door install	25.00	ea	200.00	ea	5,350.00	
DOORS / FRAMES / HARDWARE						**56,175.00**
ROLL UP						
complete	1.00	sf	10,000.00	sf	10,000.00	
ROLL UP						**10,000.00**
STUCCO						
stucco	-	sf	7.00	sf	-	
STUCCO						-
PAINTING						
Painting - Package	7,200.00	sf	4.00	sf	28,800.00	
PAINTING						**28,800.00**
FLOORING						
sealed flooring	7,200.00	sf	2.50	sf	18,000.00	
restroom wall tile	1.00	sf	35,000.00	sf	35,000.00	
FLOORING						**53,000.00**
DRYWALL-FRAMING AND CEILINGS						

Drywall and framing	1.00	ls	75,000.00	ls	75,000.00	
Ceilings	7,200.00	sf	5.00	ea	36,000.00	
signage	1.00	ea	1,500.00	ea	1,500.00	
DRYWALL-FRAMING AND CEILINGS						112,500.00
SPECIALTIES						
Bathroom Specialties- Lockers	1.00	ea	25,000.00	ea	25,000.00	
windows and exterior doors	1.00	ea	25,000.00	ea	25,000.00	
PEMB Steel	1.00	ea	270,000.00	ea	270,000.00	
SPECIALTIES						320,000.00
PLUMBING						
complete	1.00	ea	50,000.00	ea	50,000.00	
fire protection	-	sf	-	ea	-	
PLUMBING						50,000.00
HVAC						
HVAC - Package	1.00	ea	125,000.00	ea	125,000.00	
HVAC						125,000.00
ELECTRICAL						
Electrical - Package w generator	1.00	ea	255,000.00	ea	255,000.00	
Generator	-	ea	-	ea	-	
Fire Alarm	1.00	ea	-	ea	-	
ELECTRICAL						255,000.00
Subtotals	9,000.00	sf	147.40	sf		1,326,565.29

Breakdown of costs

Description	Base	Rate	Amount	Totals
Cost of the Work			1,178,001.00	
SUBTOTAL				1,178,001.00
Design and Engineering			50,000.00	
Permitting	-		12,000.00	
bond 2.25			26,505.02	
Staffing Costs			117,360.00	
GC's			31,204.29	
SUBTOTAL			237,069.31	1,415,070.31
Insurance: Builder's Risk			4,712.00	
Insurance: General Liability			6,632.83	
SUBTOTAL			11,344.83	1,426,415.14
GC Mark up	1,426,415.14	5.0%	71,320.50	
SUBTOTAL				1,497,735.64
Project Total				***1,497,736***

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Brenda Klaus
Brown & Brown Insurance Services, Inc. P.O. Box 2412 Daytona Beach FL 32115-2412	PHONE (A/C, No, Ext): (386) 361-5292 FAX (A/C, No): E-MAIL ADDRESS: Brenda.Klaus@bbrown.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Amerisure Ins Co	19488
INSURER B: Amerisure Mut Ins Co	23396
INSURER C: Certain Underwriters at Lloyd's	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
BLACKWATER CONSTRUCTION SERVICES, LLC
BLACKWATER TRADES & SERVICES LLC
3403 NW 97TH BLVD. SUITE 20
GAINESVILLE FL 32606

COVERAGES **CERTIFICATE NUMBER:** 25-26 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	[X] COMMERCIAL GENERAL LIABILITY [ ] CLAIMS-MADE [X] OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: [ ] POLICY [X] PRO-JECT [ ] LOC [ ] OTHER:			GL 21289320001	11/29/2025	11/29/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG 	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY [ ] ANY AUTO [ ] OWNED AUTOS ONLY [X] SCHEDULED AUTOS [X] HIRED AUTOS ONLY [X] NON-OWNED AUTOS ONLY			BA 40010690002	11/29/2025	11/29/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,000 $ $ $ $ 10,000
B	[X] UMBRELLA LIAB [X] OCCUR EXCESS LIAB [ ] CLAIMS-MADE DED [X] RETENTION $ 0			CU 21289330002	11/29/2025	11/29/2026	EACH OCCURRENCE AGGREGATE 	$ 5,000,000 $ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC 40010680001	11/29/2025	11/29/2026	[X] PER STATUTE [ ] OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	CONTRACTORS EQUIPMENT			IM 21289340002	11/29/2025	11/29/2026	LEASED/RENTED Deductible	$250,000 $1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE NOTES FOR POLICY COVERAGE FORMS

CERTIFICATE HOLDER

CITY OF DADE CITY
38020 MERIDIAN AVE
DADE CITY, FL 33525

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY	NAMED INSURED
Brown & Brown Insurance Services, Inc.	BLACKWATER CONSTRUCTION SERVICES, LLC
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

INSURER C - POLLUTION LIABILITY
POLICY #CPLI00435001
POLICY TERM: 08/04/2025-08/04/2026
$1,000,000 GENERAL AGGREGATE
$1,000,000 EACH POLLUTION CONDITION
$10,000 DEDUCTIBLE

CURRENT BLANKET POLICY FORMS

GENERAL LIABILITY
1.) CG7324 0323-CONTRACTORS BLANKET FLEX ADDITIONAL INSURED ENDORSEMENT-FORM A(ADDITIONAL INSURED -ONGOING & COMPLETED OPERATIONS)
2) CG7289 0417-FLORIDA CONTRACTORS GENERAL LIABILITY EXTENSION ENDORSEMENT - (ADDITIONAL INSURED-LESSOR OF EQUIPMENT, ADDITIONAL INSURED-MANAGER OR LESSOR OF PREMISE, ADDITIONAL INSURED-STATE OR POLITICAL, ADDITIONAL INSURED-ARCHITECT ENGAGED BY INSURED, WAIVER OF SUBROGATION)
3.) CG2001 1219-PRIMARY AND NONCONTRIBUTORY --OTHER INSURANCE CONDITION

AUTO LIABILITY:
1.) CA7171 0508-FL ADVANTAGE COMMERCIAL AUTO BROAD FORM ENDORSEMENT-(ADDITIONAL INSURED, WAIVER OF SUBROGATION)

WORKERS COMPENSATION
1.) WC000313 0484 - WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT (WAIVER OF SUBROGATION)

UMBRELLA LIABILITY
1.) CU0001 0413 - COMMERCIAL LIABILITY UMBRELLA COVERAGE FORM (ADDITIONAL INSURED)
2.) CU7467 0323 (PRIMARY AND NON-CONTRIBUTORY)
3.) CU2403 1220-WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US
UMBRELLA LIABILITY APPLIES IN EXCESS OF THE GENERAL LIABILITY, AUTO LIABILITY, & EMPLOYERS LIABILITY.

POLLUTION LIABILITY:
1.) CPL AIBLKT (07 24) - ADDITIONAL INSURED - BLANKET
2.) CPL PNC (06 22) - PRIMARY AND NONCONTRIBUTORY INSURANCE
4.) CPL WOS22 (10 23) - WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Blackwater Construction Services, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
3403 NW 97th Blvd Suite 20

Requester's name and address (optional)

6 City, state, and ZIP code
Gainesville, FL 32606

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	2	–	2	7	1	2	5	8	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here Signature of U.S. person ▶ Derek Dykes Date ▶ 08/06/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

DYKES, DEREK STEVEN

BLACKWATER CONSTRUCTION SERVICES, LLC
3403 NW 97TH BLVD., STE. 20
GAINESVILLE FL 32606

LICENSE NUMBER: CGC1533394

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/03/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Derek Dykes - President (print individual's name and title) for Blackwater Construction Services LLC, 82-2712584, whose Federal Employer Identification Number (FEIN) is _____.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

_____
Signature

STATE OF FLORIDA
COUNTY OF Alachua

Sworn and subscribed before me this 4th **day of** Decemb, **2025 by**

Derek Dykes

who appeared before me in person X **(check this line if appropriate) or by online notarization** _____ **(check this line if appropriate) and is personally known to me** X **(check this line if appropriate) OR produced the following type of identification to prove identity:**

_____

Marangely Cruz
[Print, type, or stamp commissioned name of Notary Public]

My commission expires: _____

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Derek Dykes President
[print individual's name and title]

for Blackwater Construction Services LLC
[print name of entity submitting sworn statement]

whose business address is:
3403 NW 97th Blvd Ste 20
Gainesville FL 32606

and (if applicable) its Federal Employer Identification Number (FEIN) is 82 2712584
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

_X_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 4th day of December, 2025.

Personally known Derek Dykes

or produced identification _____ Notary Public – State of

_____

_____ My commission expires

_____
(type of identification)

Marangely Cruz
(Printed, typed or stamped commissioned name notary public)

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

NON-COLLUSION AFFIDAVIT

State of FL Bid # 2602-FA

County of Alachua

I state that I am President of Blackwater Construction Services LLC
(Title) (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) Blackwater Construction Services LLC its affiliates, subsidiaries, officers directors (Name of Firm) and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that Blackwater Construction Services LLC (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by City of Dade City (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from City of Dade City (Name of Public Entity) of the true facts relating to the submission for this contract.

Derek Ayles - President (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 4th DAY OF December, 2025

Marangely Cruz

My Commission Expires

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/16/2028

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of Blackwater Construction Services LLC, a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: Blackwater Construction Services LLC

Authorized Signature: _____ Date: 12/4/2025

Printed Name: Derek Dykes

Title: President

STATE OF Florida
COUNTY OF Alachua
The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2025, by Derek Dykes, as President on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

Notary Public Signature

(Affix Notary Stamp or Seal)

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

Print, Type or Stamp Name of Notary: Marangely Cruz
My commission expires: _____

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Mount Dora Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

Blackwater Construction Services LLC
Company

3403 NW 97th Blvd Ste 20
Address

Authorized Signature

Gainesville FL 32606
City, State, Zip Code

Derek Dykes - President
Printed Name & Title

352 644 3453
Telephone No.

derek@blackwatercsllc.com
Email

Fax No.

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization of Derek Dykes, as President, of Blackwater Construction Svc, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 4th day of December, 2024.

(stamp)

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

NOTARY PUBLIC

It's important to us to build lasting partnerships rooted in trust, transparency, and results. With decades years of experience, a proven track record across healthcare, education, municipal, and commercial sectors, and a deep bench of qualified professionals, we bring the right expertise to every phase of your project.

We understand that budgets matter. Timelines matter. And having a responsive team who communicates clearly and executes precisely is what ultimately delivers peace of mind. That's why we approach every job with proactive planning, hands-on leadership, and a commitment to doing what we say we'll do.

If you're looking for a construction partner who values collaboration, respects your goals, and knows how to get the job done, on time and on budget, we'd love the opportunity to speak with you.

Let's schedule a discovery meeting

We're happy to share additional project details or qualifications

Want to see our work firsthand? Ask us about a project tour.

We look forward to the chance to bring your vision to life.

Derek Dykes
President, Blackwater Construction Services
derek@blackwatercsllc.com
352-644-3453

BLACKWATER
CONSTRUCTION SERVICES

BLACKWATER
CONSTRUCTION SERVICES

BLACKWATER
CONSTRUCTION SERVICES
3043
PARKING BY DISABLED PERMIT ONLY
HEAVY DUTY MEDIUM

DUNS Number 059790641

UEI Number UVNZKPNECGV9

Florida State License Number CBC1265806

Federal Employer Identification Number 84-3208017

Bidder acknowledges receipt of the following Addendum:

No #1 dated 11/03/2025, ~~2020.~~
No #2 dated 11/13/2025, ~~2020~~.
No #_____ dated _____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	YES	NO
List of References	YES	NO
Sample Invoice	YES	NO
Statement of Proof liability insurance	YES	NO
Statement of Proof of worker's compensation insurance	YES	NO
Statement of Proof of automobile insurance	YES	NO
Statement of Municipal license & State Registration	YES	NO
Drug-Free Workplace Affidavit	YES	NO
Scrutinized Companies Affidavit	YES	NO
Public Contract Affidavit	YES	NO

12/02/2025
DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Andres Sanchez - President (print individual's name and title) for FSV Construction Company, 8163 NW 60th St, Miami, FL 33166, whose Federal Employer Identification Number (FEIN) is 84-3208017.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

_____

Signature

STATE OF FLORIDA
COUNTY OF Miami-Dade

Sworn and subscribed before me this 2 **day of** December, ~~2021~~ 2025, **by**

Andres Sanchez

who appeared before me in person x **(check this line if appropriate) or by online notarization** _____ **(check this line if appropriate) and is personally known to me** x **(check this line if appropriate) OR produced the following type of identification to prove identity:**

_____

_____

[Print, type, or stamp commissioned name of Notary Public]

My commission expires: 07/31/2028

NOTARY PUBLIC STATE OF FLORIDA
DANIELA ARRIOJA
MY COMMISSION # HH 577504
EXPIRES: July 31, 2028

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Andres Sanchez - President
[print individual's name and title]

for FSV Construction Company
[print name of entity submitting sworn statement]

whose business address is:
8163 NW 60th St, Miami, FL 33166

and (if applicable) its Federal Employer Identification Number (FEIN) is 84-3208017
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

x Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 2 day of December, 2025.

Personally known

x _____

or produced identification _____ Notary Public – State of Florida

_____

_____ My commission expires 07/31/2028

_____
(type of identification)

Daniela Arrioja
(Printed, typed or stamped commissioned name notary public)

DANIELA ARRIOJA
MY COMMISSION # HH 577504
EXPIRES: July 31, 2028

NON-COLLUSION AFFIDAVIT

State of Florida

Bid # RFQ NUMBER 2602-FA

County of Miami-Dade

I state that I am President (Title) of FSV Construction Company (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) FSV Construction Company (Name of Firm) its affiliates, subsidiaries, officers directors and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that FSV Construction Company (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by City of Dade City (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from City of Dade City (Name of Public Entity) of the true facts relating to the submission for this contract.

Andres Sanchez - President (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 2 DAY OF December, 2025.

DANIELA ARRIOJA
MY COMMISSION # HH 577504
EXPIRES: July 31, 2028

My Commission Expires 07/31/2028

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of FSV Construction Company, a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: FSV Construction Company

Authorized Signature: _____ Date: 12/02/2025

Printed Name: Andres Sanchez

Title: President

STATE OF Florida
COUNTY OF Miami-Dade
The foregoing instrument was acknowledged before me by means of ☑ physical presence or ☐ online notarization, this 2 day of December, 2025, by Andres Sanchez, as President on behalf of the company/corporation. They ☑ are personally known to me or ☐ have produced _____ as identification.

_____
Notary Public Signature
Print, Type or Stamp Name of Notary: Daniela Arrioja
My commission expires: 07/31/2028

(Affix Notary Stamp or Seal)

DANIELA ARRIOJA
MY COMMISSION # HH 577504
EXPIRES: July 31, 2028

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Mount Dora Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

FSV Construction Company
Company

8163 NW 60th St
Address

Authorized Signature

Miami, FL 33166
City, State, Zip Code

Andres Sanchez - President
Printed Name & Title

786-729-3080
Telephone No.

info@fsvconstruction.com
Email

Fax No.

STATE OF FLORIDA
COUNTY OF Miami-Dade

The foregoing instrument was acknowledged before me by means of [x] physical presence or [ ] online notarization of Andres Sanchez, as President, of FSV Construction Company, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 2 day of December, ~~2024.~~ 2025

(stamp)

DANIELA ARRIOJA
MY COMMISSION # HH 577504
EXPIRES: July 31, 2028

NOTARY PUBLIC

ESTIMATE

FSV Construction Company
8163 NW 60th St
Miami, FL 33166-3414

info@fsvconstruction.com
+1 (786) 729-3080
www.fsvconstruction.com

Bill to
Tina Mauriello
City of Dade City
38020 Meridian Ave
Dade City, FL 33525

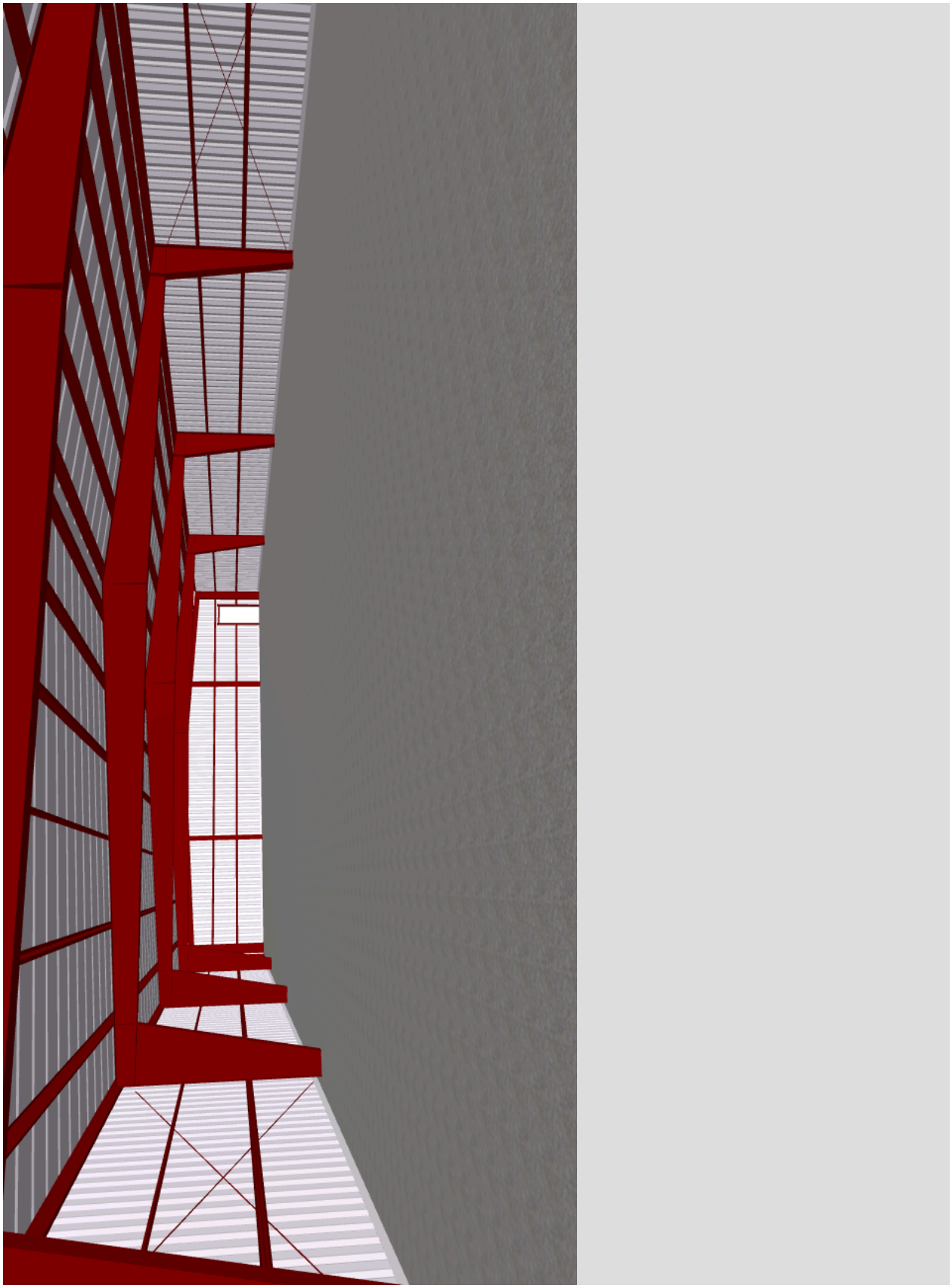
Estimate details
Estimate no.: 110
Estimate date: 12/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**01. Plans and Permits**	General Requirements	1	$45,000.00	$45,000.00
2.	**02. Site Work**	Earthwork and Utilities	1	$249,742.00	$249,742.00
3.	**02.1 Demolition**	Existing Conditions	1	$63,664.00	$63,664.00
4.	**22. Specialty**	Building Supply and Installation	1	$550,125.00	$550,125.00

Total **$908,531.00**

Note to customer
RFQ 2602-FA Public Works/Utilities Admin Building Project

Accepted date **Accepted by**



NUCOR BUILDING SYSTEMS

PROJECT NUMBER: S1J-25426
PROJECT NAME: FA Public Works & Utilities Admin Bldg
PROJECT LOCATION: Dade City, FL COUNTY: Pasco
CUSTOMER: KALEX STEEL BUILDINGS, CORP. Miami, FL

MBMA MEMBER

IAS ACCREDITED AC 472

GENERAL NOTES

1. MATERIALS

	ASTM DESCRPTION		ASTM DESCRPTION
STRUCTURAL STEEL PLATE	A529 / A572 / A1011	ROOF AND WALL SHEETING	A653 / A792
HOT ROLLED MILL SHAPES	A36 / A529 / A572 / A500	BOLTS	A307 / A325 / A490
HSS ROUND	A500	CABLE	A475
HSS RECTANGULAR	A500	RODS	A529 / A572
COLD FORM SHAPES	A653 / A1011		

2. STRUCTURAL PRIMER NOTES:
SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:
THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR.THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (PURLINS, GIRTS AND/OR JOIST) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST /SAFETY TIE OFF.\P

4. A325 & A490 BOLT TIGHTENING REQUIREMENTS:
IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES SEE THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CAN/CSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION.
THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRETENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:
A) ALL A490 BOLTS SHALL BE "FULLY-PRETENSIONED".
B) ALL A325 BOLTS IN PRIMARY FRAMING (RIGID FRAMES AND BRACING) MAY BE "SNUG-TIGHT",EXCEPT AS FOLLOWS: "FULLY-PRETENSION" A325 BOLTS IF:
a) BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
b) BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER-OF- RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
c) THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR IBC-BASED CODES,"HIGH SEISMIC AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF "D", "E", OR "F". SEE THE "BUILDING LOADS" SECTION OF THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
d) ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-SC". "SLIP-CRITICAL (SC)" CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.
C) IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACES.
SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

5. GENERAL DESIGN NOTES:
1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CAN/CSA S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE ? STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)" , AS REQUIRED BY THE SPECIFIED BUILDING CODE.
3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISI 100 OR THE CAN/CSA S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" , AS REQUIRED BY THE SPECIFIED BUILDING CODE.
4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
5) THIS MANUFACTURING FACILITY IS IAS AC-472 ACCREDITED AND CAN/CSA A660 AND W47.1 CERTIFIED (IF APPLICABLE) FOR THE DESIGN AND MANUFACTURING OF METAL BUILDING SYSTEMS.
6) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.758 OF OSHA SAFETY STANDARDS FOR STEEL ERECTION, DATED JANUARY 18, 2001.

6. GLOSSARY OF ABBREVIATIONS:

A.B. = ANCHOR BOLTS	Max = MAXIMUM	Req?d = REQUIRED
BS = BOTH SIDES	M.B. = MACHINE BOLTS	Rev. = REVISION
B.U. = BUILT-UP	MBS = METAL BUILDING SUPPLIER	SIM = SIMILAR
Dia = DIAMETER	Min = MINIMUM	SL = STEEL LINE
Flg = FLANGE	N/A = NOT APPLICABLE	SLV = SHORT LEG VERTICAL
F.S =FAR SIDE	NIC = NOT IN CONTRACT	TBD = TO BE DETERMINED
Ga. = GAUGE	N.S. = NEAR SIDE	Typ = TYPICAL
H.S.B. = HIGH STRENGTH BOLTS	O.A.L. = OVERALL LENGTH	U.N.O. = UNLESS NOTED OTHERWISE
Ht. = HEIGHT	O.C. = ON CENTER	
LLV = LONG LEG VERTICAL	BS = BOTH SIDES	

?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON FOR CONSTRUCTION DRAWINGS

PROJECT LOADS

DESIGN CODE: FBC 2023 BUILDING END USE: 4E
ROOF LIVE LOAD: 20 PSF MBMA OCC. CLASS: IV - Essential Facilities
GROUND SNOW LOAD: 6 PSF SNOW EXP. FACTOR, Ce: 1
SNOW IMPORTANCE FACTOR, Is: 1.2
WIND: 150 WIND IMPORTANCE FACTOR, Iw:
EXPOSURE: C WITHIN HURRICANE COASTLINE ☐ YES ☒ NO
UL 90 ☐ YES ☒ NO RAIN INTENSITY (in/hr) 11

SEISMIC INFORMATION Ss:0.077, S1:0.033
Design Sds/Sd1: Site Class: D
Seismic Imp. Factor Ie: 1.5 Seismic Design Category:
Analysis Procedure: Equivalent Lateral Force Method
Basic SFRS:

NOTES:
1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 200 POUNDS, OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

	BUILDING
	Main
ROOF DEAD (PSF):	2.8
PRI. COL. (PSF):	5
SEC. COL. (PSF):	5
SNOW Ct:	1.2
SNOW Cs:	
ROOF SNOW (PSF):	7.2
WIND ENCLOSURE:	Enclosed
GCpi:	
SEISMIC R:	
SEISMIC Cs:	
BASE SHEAR (KIPS):	

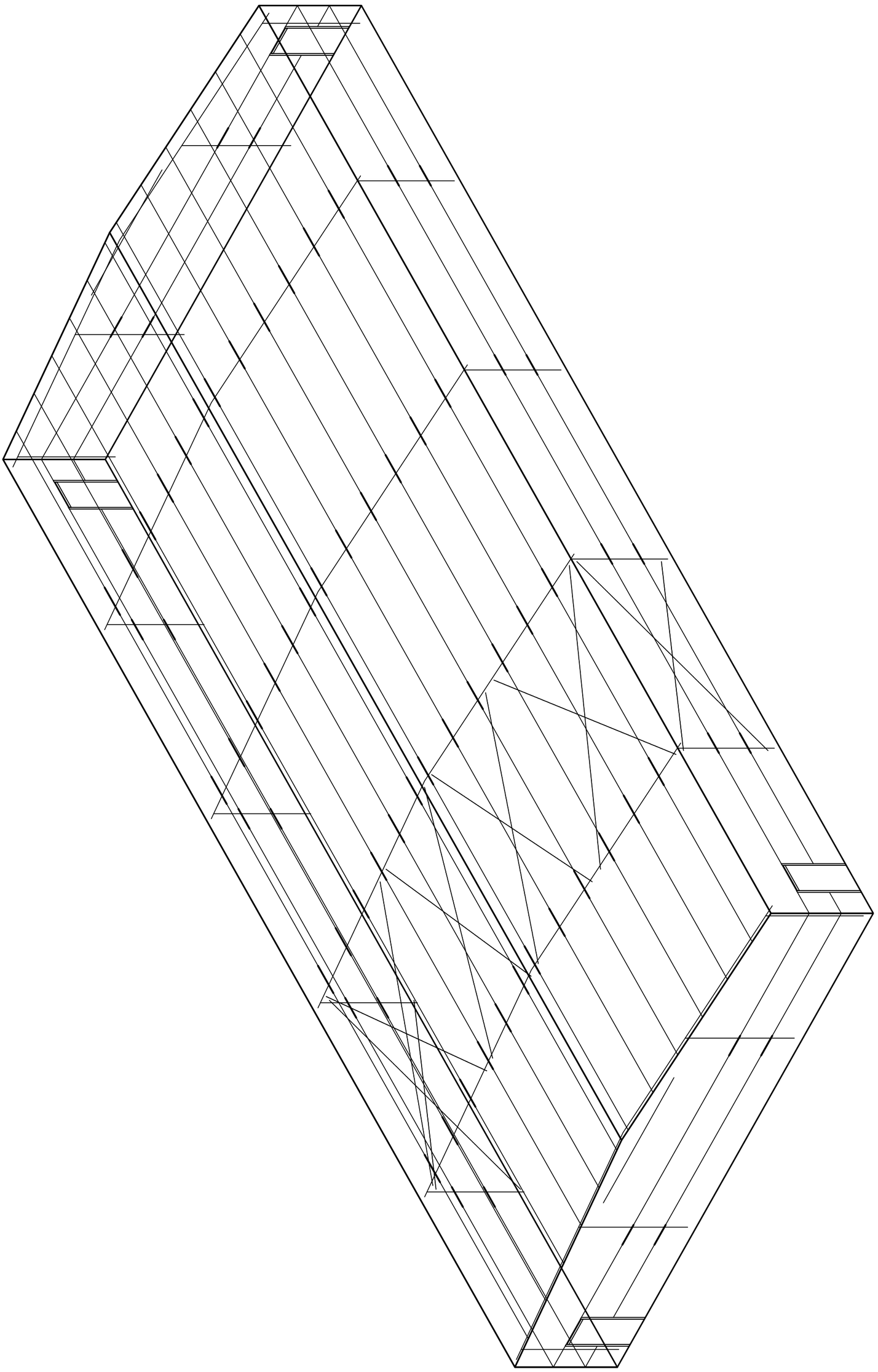
NUCOR BUILDING SYSTEMS
IAS AC 472
Drawing Generated By eQuote

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL
CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY COVERSHEET DRAWING
12/1/2025 11:12 AM

SHEET NUMBER: C1
QUOTE NUMBER: S1J-25426



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FLOOR PLAN

12/1/2025 11:12 AM

SHEET NUMBER: FP1

QUOTE NUMBER: S1J-25426

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

Drawing Generated By eQuote

Finish floor elevation assumed to be 100'-0" unless noted otherwise.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY ANCHOR BOLT PLAN

12/1/2025 11:12 AM

SHEET NUMBER: AB1

QUOTE NUMBER: S1J-25426

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

Drawing Generated By eQuote

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.

2. NUCOR BUILDING SYSTEMS IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.

3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY NUCOR BUILDING SYSTEMS.

4. THIS DRAWING IS NOT TO SCALE.

5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.

6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.

BERTNOTE

A (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

B (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

C (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

D (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

E (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

F (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

G (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

H (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.

SHEET TITLE: PRELIMINARY ANCHOR BOLT DETAILS

12/1/2025 11:12 AM

SHEET NUMBER: AB1 OF 1

QUOTE NUMBER: S1J-25426

DADE CITY, FL

MIAMI, FL

MAIN – FRAME @ LINE(S) 1,6

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS

12/1/2025 11:12 AM

SHEET NUMBER: FX

QUOTE NUMBER: S1J–25426

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP. MIAMI, FL

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG DADE CITY, FL

Drawing Generated By eQuote

MAIN – FRAME @ LINE(S) 2,5

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
DADE CITY, FL
MIAMI, FL

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS
12/1/2025 11:12 AM

SHEET NUMBER: FX
QUOTE NUMBER: S1J-25426

MAIN – FRAME @ LINE(S) 3,4

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

NUCOR BUILDING SYSTEMS

Drawing Generated By eQuote

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL
CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS
12/1/2025 11:12 AM

SHEET NUMBER: FX

QUOTE NUMBER: S1J–25426

MAIN ROOF FRAMING PLAN

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY ROOF FRAMING PLAN

12/1/2025 11:12 AM

SHEET NUMBER: RF1

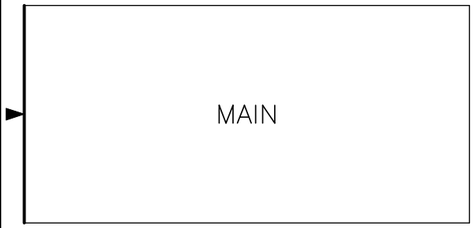
QUOTE NUMBER: S1J–25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

KEY PLAN



FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
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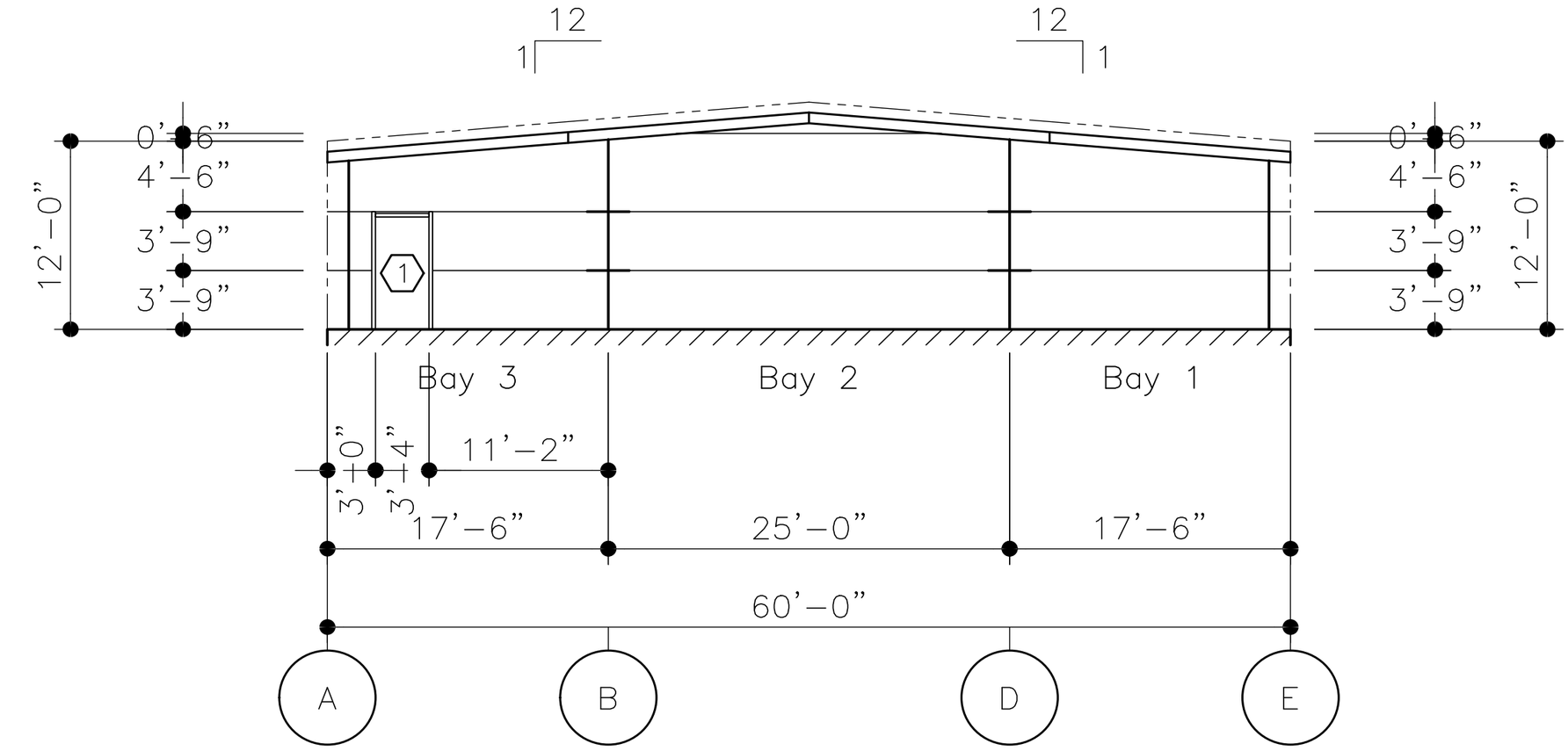


ELEVATION AT LINE 1

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

12/1/2025 11:12 AM

SHEET NUMBER: ST5

QUOTE NUMBER: S1J–25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

KEY PLAN

FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'–4"	7'–2"	0'–0"	FACTORY

ELEVATION AT LINE E

Drawing Generated By eQuote

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

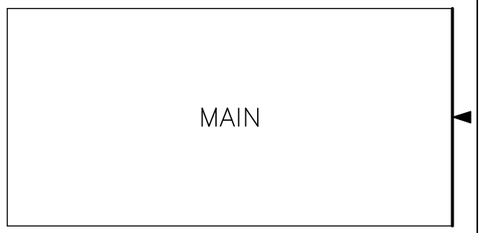
DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS
12/1/2025 11:12 AM

QUOTE NUMBER: S1J–25426

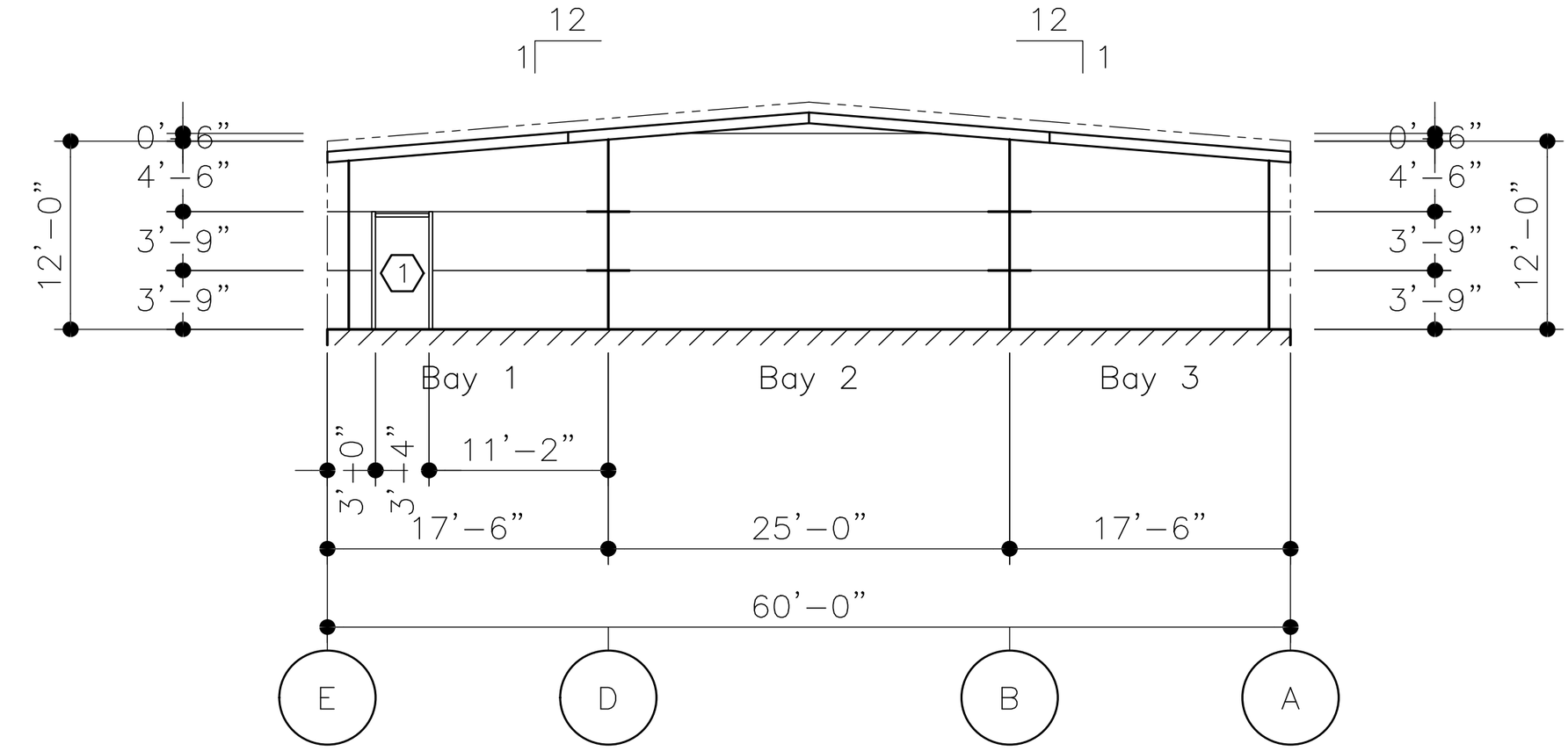
SHEET NUMBER: ST6

KEY PLAN



FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3’–4”	7’–2”	0’–0”	FACTORY



ELEVATION AT LINE 6

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS
12/1/2025 11:12 AM

SHEET NUMBER: ST7

QUOTE NUMBER: S1J–25426

KEY PLAN

FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'–4"	7'–2"	0'–0"	FACTORY

ELEVATION AT LINE A

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

12/1/2025 11:12 AM

SHEET NUMBER: ST8

QUOTE NUMBER: S1J–25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY CRANE PLAN

12/1/2025 11:12 AM

SHEET NUMBER: CP1

QUOTE NUMBER: S1J-25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.

DADE CITY, FL

MIAMI, FL

Drawing Generated By eQuote

ROOF SHEETING PLAN

MAIN – PANELS: 24 GA. R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY ROOF SHEETING PLAN

12/1/2025 11:12 AM

SHEET NUMBER: RS1

QUOTE NUMBER: S1J–25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

KEY PLAN

FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3’–4”	7’–2”	0’–0”	FACTORY

WALL SHEETING ELEVATION AT LINE 1

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

12/1/2025 11:12 AM

SHEET NUMBER: WS5

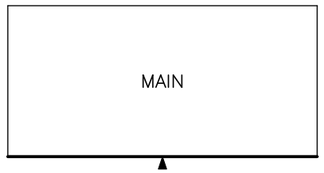
QUOTE NUMBER: S1J–25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

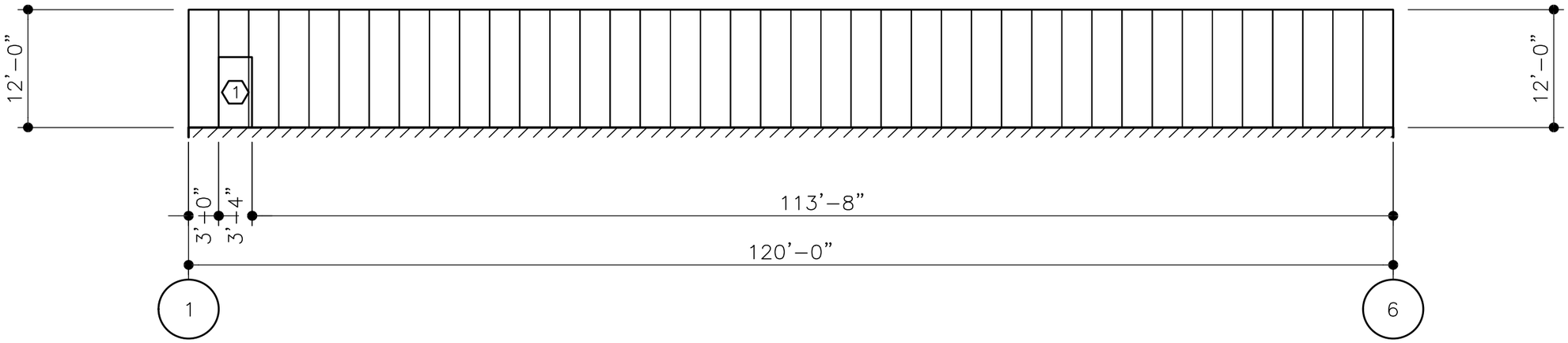
CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

KEY PLAN



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'–4"	7'–2"	0'–0"	FACTORY



WALL SHEETING ELEVATION AT LINE E

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

12/1/2025 11:12 AM

SHEET NUMBER: WS6

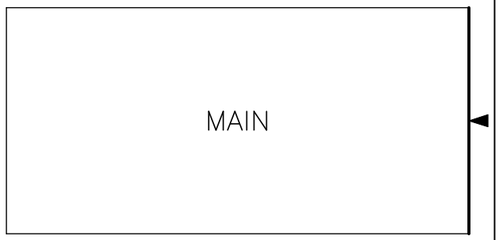
QUOTE NUMBER: S1J–25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

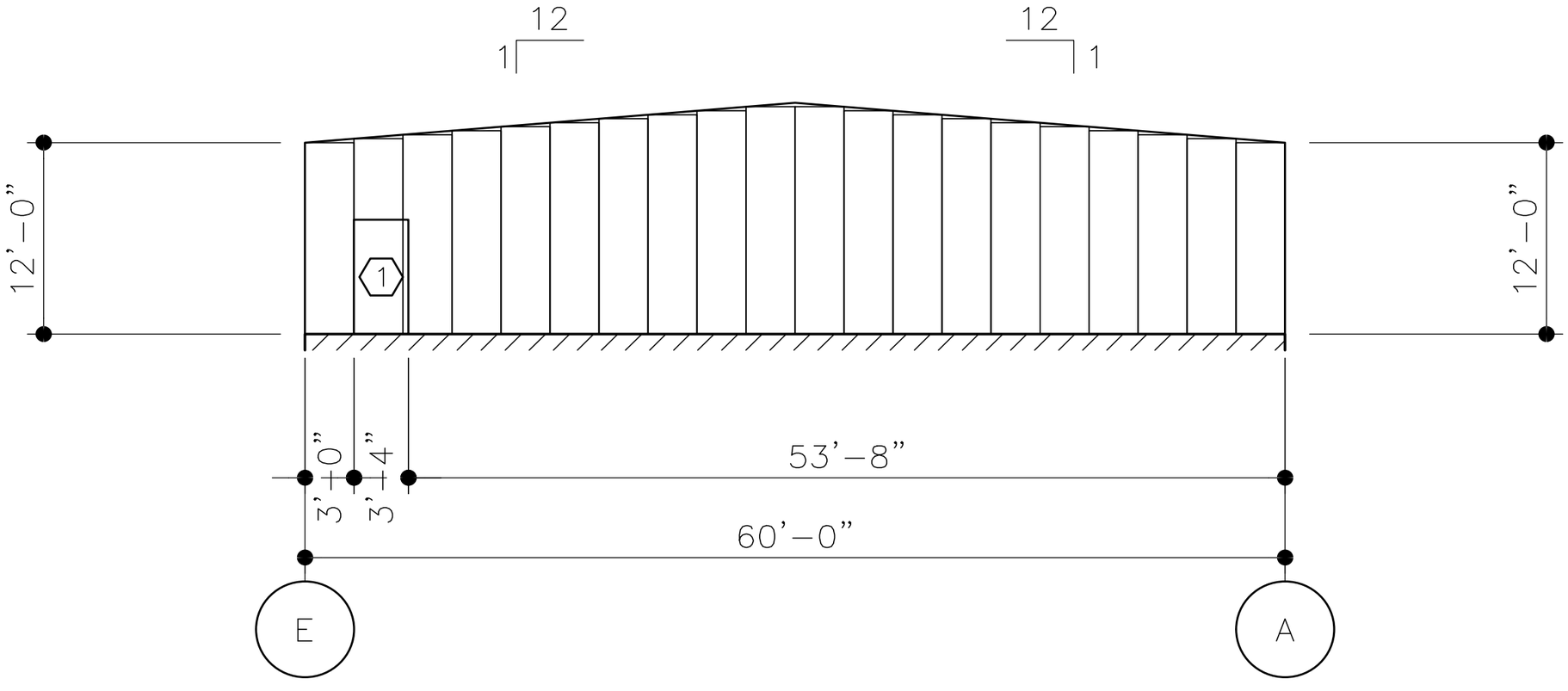
Drawing Generated By eQuote

KEY PLAN



FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3’–4”	7’–2”	0’–0”	FACTORY



WALL SHEETING ELEVATION AT LINE 6

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

12/1/2025 11:12 AM

SHEET NUMBER: WS7

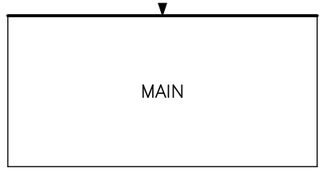
QUOTE NUMBER: S1J–25426

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL

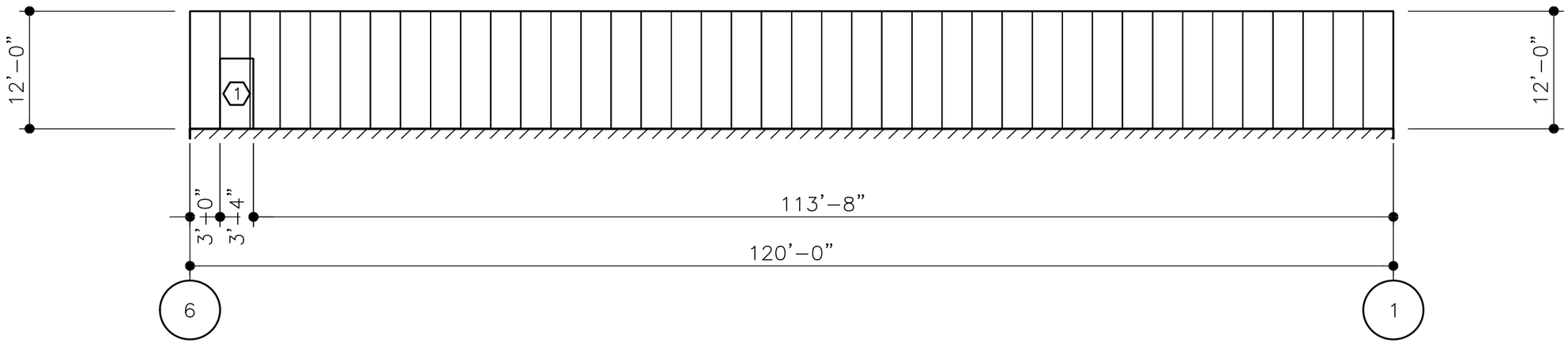
CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

KEY PLAN



FRAMED OPENING SCHEDULE					
ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'–4"	7'–2"	0'–0"	FACTORY



WALL SHEETING ELEVATION AT LINE A

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

MBCI BUILDING SYSTEMS
Drawing Generated By eQuote

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: FA PUBLIC WORKS & UTILITIES ADMIN BLDG
DADE CITY, FL
CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS
12/1/2025 11:12 AM
SHEET NUMBER: WS8
QUOTE NUMBER: S1J–25426

NUCOR BUILDING SYSTEMS

PROJECT NUMBER: E1546B
PROJECT NAME: FA Public Works & Utilities Storage Building
PROJECT LOCATION: Dade City, FL COUNTY: Pasco
CUSTOMER: KALEX STEEL BUILDINGS, CORP. Miami, FL

MBMA MEMBER

IAS ACCREDITED AC 472

GENERAL NOTES

1. MATERIALS

	ASTM DESCRPTION		ASTM DESCRPTION
STRUCTURAL STEEL PLATE	A529 / A572 / A1011	ROOF AND WALL SHEETING	A653 / A792
HOT ROLLED MILL SHAPES	A36 / A529 / A572 / A500	BOLTS	A307 / A325 / A490
HSS ROUND	A500	CABLE	A475
HSS RECTANGULAR	A500	RODS	A529 / A572
COLD FORM SHAPES	A653 / A1011		

2. STRUCTURAL PRIMER NOTES:
SHOP COAT PRIMER IS INTENDED TO PROTECT THE STEEL FRAMING FOR A SHORT PERIOD OF TIME. STORAGE IN EXTREME COLD TEMPERATURES OR WINTER SNOW CONDITIONS, INCLUDING TRANSPORTATION ON SALTED OR CHEMICALLY TREATED ROADS WILL ADVERSELY AFFECT THE DURABILITY AND LONGEVITY OF THE PRIMER. THE COAT OF SHOP PRIMER DOES NOT PROVIDE THE UNIFORMITY OF APPEARANCE, OR THE DURABILITY AND CORROSION RESISTANCE OF A FIELD APPLIED FINISH COAT OF PAINT OVER A SHOP PRIMER. MINOR ABRASIONS TO THE SHOP COAT PRIMER CAUSED BY HANDLING, LOADING, SHIPPING, UNLOADING AND ERECTION ARE UNAVOIDABLE AND ARE NOT THE RESPONSIBILITY OF THE METAL BUILDING MANUFACTURER. METAL BUILDING MANUFACTURER IS NOT RESPONSIBLE FOR THE DETERIORATION OF THE PRIMER OR CORROSION THAT MAY RESULT FROM ATMOSPHERIC AND ENVIRONMENTAL CONDITIONS NOR THE COMPATIBILITY OF THE PRIMER TO ANY FIELD APPLIED COATING.

3. BUILDING ERECTION NOTES:
THE GENERAL CONTRACTOR AND/OR ERECTOR IS RESPONSIBLE TO SAFELY AND PROPERLY ERECT THE METAL BUILDING SYSTEM IN CONFORMANCE WITH THESE DRAWINGS, OSHA REQUIREMENTS AND EITHER MBMA OR CSA S16 STANDARDS PERTAINING TO PROPER ERECTION. TEMPORARY SUPPORTS SUCH AS GUYS, BRACES, FALSEWORK, CRIBBING OR OTHER ELEMENTS FOR ERECTION ARE TO BE DETERMINED, FURNISHED AND INSTALLED BY THE ERECTOR.THESE SUPPORTS MUST SECURE THE STEEL FRAMING, OR PARTLY ASSEMBLED STEEL FRAMING, AGAINST LOADS COMPARABLE IN INTENSITY TO THOSE FOR WHICH THE STRUCTURE WAS DESIGNED IN ADDITION TO LOADS RESULTING FROM THE ERECTION OPERATION. SECONDARY WALL AND ROOF FRAMING (PURLINS, GIRTS AND/OR JOIST) ARE NOT DESIGNED TO FUNCTION AS A WORKING PLATFORM OR TO PROVIDE AS AN ANCHORAGE POINT FOR A FALL ARREST /SAFETY TIE OFF.\P

4. A325 & A490 BOLT TIGHTENING REQUIREMENTS:
IT IS THE RESPONSIBILITY OF THE ERECTOR TO ENSURE PROPER BOLT TIGHTNESS IN ACCORDANCE WITH APPLICABLE REGULATIONS. FOR PROJECTS IN THE UNITED STATES SEE THE RCSC SPECIFICATION FOR STRUCTURAL JOINTS USING A325 OR A490 BOLTS OR FOR PROJECTS IN CANADA, SEE THE CAN/CSA S16 LIMIT STATES DESIGN OF STEEL STRUCTURES FOR MORE INFORMATION.
THE FOLLOWING CRITERIA MAY BE USED TO DETERMINE THE BOLT TIGHTNESS (I.E., "SNUG-TIGHT" OR "FULLY-PRETENSIONED"), UNLESS REQUIRED OTHERWISE BY LOCAL JURISDICTION OR CONTRACT REQUIREMENTS:
A) ALL A490 BOLTS SHALL BE "FULLY-PRETENSIONED".
B) ALL A325 BOLTS IN PRIMARY FRAMING (RIGID FRAMES AND BRACING) MAY BE "SNUG-TIGHT",EXCEPT AS FOLLOWS: "FULLY-PRETENSION" A325 BOLTS IF:
a) BUILDING SUPPORTS A CRANE SYSTEM WITH A CAPACITY GREATER THAN 5 TONS.
b) BUILDING SUPPORTS MACHINERY THAT CREATES VIBRATION, IMPACT OR STRESS-REVERSALS ON THE CONNECTIONS. THE ENGINEER-OF- RECORD FOR THE PROJECT SHOULD BE CONSULTED TO EVALUATE FOR THIS CONDITION.
c) THE PROJECT SITE IS LOCATED IN A HIGH SEISMIC AREA. FOR IBC-BASED CODES,"HIGH SEISMIC AREA" IS DEFINED AS "SEISMIC DESIGN CATEGORY" OF "D", "E", OR "F". SEE THE "BUILDING LOADS" SECTION OF THIS PAGE FOR THE DEFINED SEISMIC DESIGN CATEGORY FOR THIS PROJECT.
d) ANY CONNECTION DESIGNATED IN THESE DRAWINGS AS "A325-SC". "SLIP-CRITICAL (SC)" CONNECTIONS MUST BE FREE OF PAINT, OIL, OR OTHER MATERIALS THAT REDUCE FRICTION AT CONTACT SURFACES. GALVANIZED OR LIGHTLY RUSTED SURFACES ARE ACCEPTABLE.
C) IN CANADA, ALL A325 AND A490 BOLTS SHALL BE "FULLY PRE-TENSIONED", EXCEPT FOR SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACES.
SECONDARY MEMBERS (PURLINS, GIRTS, OPENING FRAMING, ETC.) AND FLANGE BRACE CONNECTIONS MAY ALWAYS BE "SNUG-TIGHT", UNLESS INDICATED OTHERWISE IN THESE DRAWINGS.

5. GENERAL DESIGN NOTES:
1) ALL STRUCTURAL STEEL SECTIONS AND WELDED PLATE MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISC 360 "SPECIFICATIONS FOR STRUCTURAL STEEL BUILDINGS" OR THE CAN/CSA S16 "LIMIT STATES DESIGN OF STEEL STRUCTURES", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
2) ALL WELDING OF STRUCTURAL STEEL IS BASED ON EITHER AWS D1.1 "STRUCTURAL WELDING CODE ? STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)" , AS REQUIRED BY THE SPECIFIED BUILDING CODE.
3) ALL COLD FORMED MEMBERS ARE DESIGNED IN ACCORDANCE WITH ANSI/AISI 100 OR THE CAN/CSA S136 "SPECIFICATIONS FOR THE DESIGN OF COLD FORMED STEEL STRUCTURAL MEMBERS" , AS REQUIRED BY THE SPECIFIED BUILDING CODE.
4) ALL WELDING OF COLD FORMED STEEL IS BASED ON AWS D1.3 "STRUCTURAL WELDING CODE - SHEET STEEL" OR CAN/CSA W59 "WELDED STEEL CONSTRUCTION (METAL ARC WELDING)", AS REQUIRED BY THE SPECIFIED BUILDING CODE.
5) THIS MANUFACTURING FACILITY IS IAS AC-472 ACCREDITED AND CAN/CSA A660 AND W47.1 CERTIFIED (IF APPLICABLE) FOR THE DESIGN AND MANUFACTURING OF METAL BUILDING SYSTEMS.
6) IF JOISTS ARE INCLUDED WITH THIS PROJECT, THEY ARE SUPPLIED AS A PART OF THE SYSTEMS ENGINEERED METAL BUILDING AND ARE FABRICATED IN ACCORDANCE WITH THE REQUIREMENTS OF SECTION 1926.758 OF OSHA SAFETY STANDARDS FOR STEEL ERECTION, DATED JANUARY 18, 2001.

6. GLOSSARY OF ABBREVIATIONS:

A.B. = ANCHOR BOLTS	Max = MAXIMUM	Req?d = REQUIRED
BS = BOTH SIDES	M.B. = MACHINE BOLTS	Rev. = REVISION
B.U. = BUILT-UP	MBS = METAL BUILDING SUPPLIER	SIM = SIMILAR
Dia = DIAMETER	Min = MINIMUM	SL = STEEL LINE
Flg = FLANGE	N/A = NOT APPLICABLE	SLV = SHORT LEG VERTICAL
F.S =FAR SIDE	NIC = NOT IN CONTRACT	TBD = TO BE DETERMINED
Ga. = GAUGE	N.S. = NEAR SIDE	Typ = TYPICAL
H.S.B. = HIGH STRENGTH BOLTS	O.A.L. = OVERALL LENGTH	U.N.O. = UNLESS NOTED OTHERWISE
Ht. = HEIGHT	O.C. = ON CENTER	
LLV = LONG LEG VERTICAL	BS = BOTH SIDES	

?? = PART MARK TO BE DETERMINED AND WILL BE UPDATED ON FOR CONSTRUCTION DRAWINGS

PROJECT LOADS

DESIGN CODE: FBC 2023 BUILDING END USE: 2C
ROOF LIVE LOAD: 20 PSF MBMA OCC. CLASS: II – Standard Buildings
GROUND SNOW LOAD: 3 PSF SNOW EXP. FACTOR, Ce: 1
SNOW IMPORTANCE FACTOR, Is: 1
WIND: 137 WIND IMPORTANCE FACTOR, Iw:
EXPOSURE: C WITHIN HURRICANE COASTLINE ☐ YES ☒ NO
UL 90 ☐ YES ☒ NO RAIN INTENSITY (in/hr) 11

SEISMIC INFORMATION Ss:0.079, S1:0.034
Design Sds/Sd1: Site Class: D
Seismic Imp. Factor Ie: 1 Seismic Design Category:
Analysis Procedure: Equivalent Lateral Force Method
Basic SFRS:

NOTES:
1) COLLATERAL DEAD LOADS, UNLESS OTHERWISE NOTED, ARE ASSUMED TO BE UNIFORMLY DISTRIBUTED. WHEN SUSPENDED SPRINKLER SYSTEMS, LIGHTING, HVAC EQUIPMENT, CEILINGS, ETC., ARE SUSPENDED FROM ROOF MEMBERS, CONSULT THE M.B.S. IF THESE CONCENTRATED LOADS EXCEED 200 POUNDS, OR IF INDIVIDUAL MEMBERS ARE LOADED SIGNIFICANTLY MORE THAN OTHERS.

2) THE DESIGN OF STRUCTURAL MEMBERS SUPPORTING GRAVITY LOADS IS CONTROLLED BY THE MORE CRITICAL EFFECT OF ROOF LIVE LOAD OR ROOF SNOW LOAD, AS DETERMINED BY THE APPLICABLE CODE.

	BUILDING
	Main
ROOF DEAD (PSF):	
PRI. COL. (PSF):	2
SEC. COL. (PSF):	2
SNOW Ct:	1.2
SNOW Cs:	
ROOF SNOW (PSF):	3
WIND ENCLOSURE:	Enclosed
GCpi:	
SEISMIC R:	
SEISMIC Cs:	
BASE SHEAR (KIPS):	

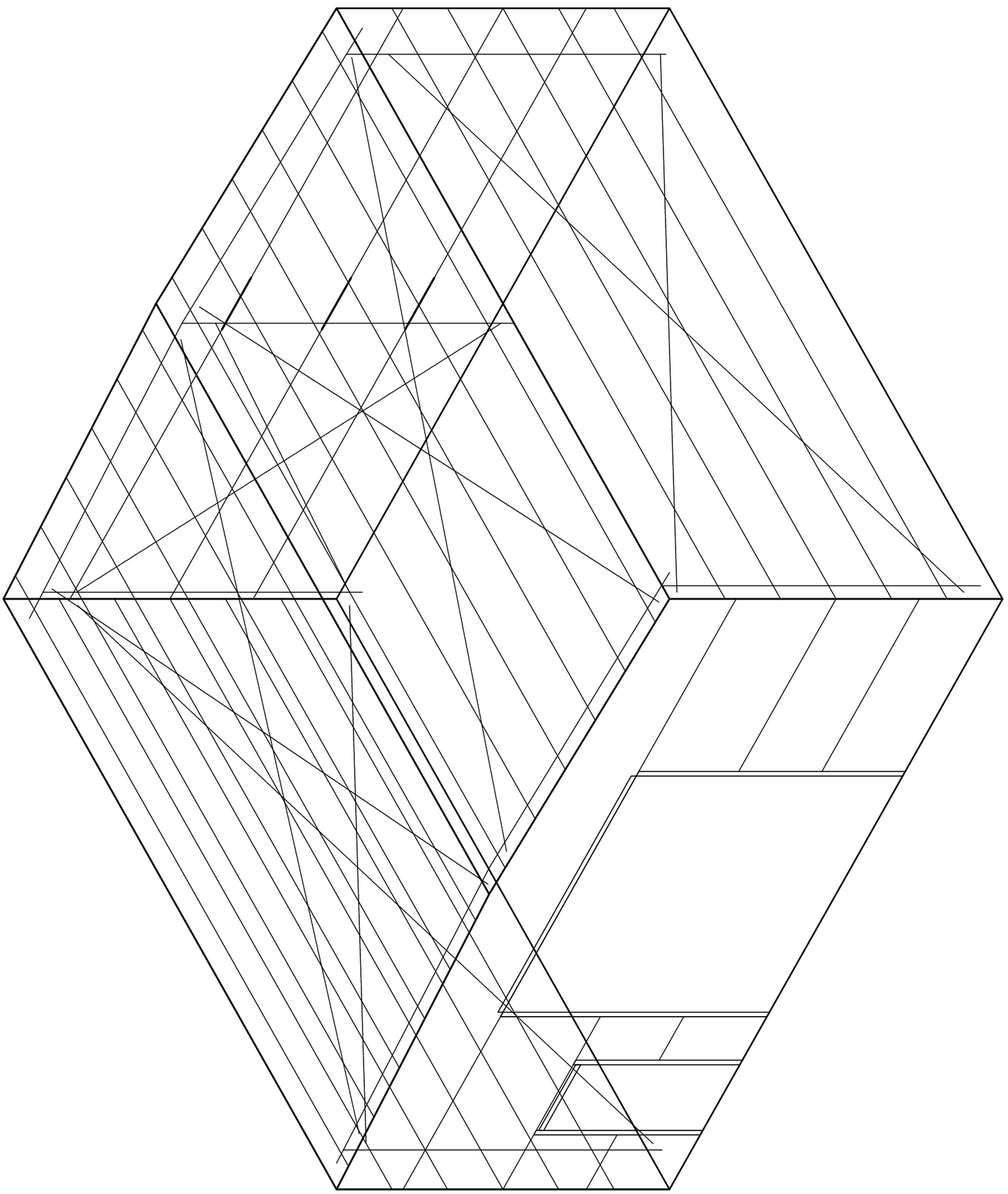
Drawing Generated By eQuote

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY COVERSHEET DRAWING
12/1/2025 12:20 PM

SHEET NUMBER: C1
QUOTE NUMBER: E1546B



DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FLOOR PLAN

12/1/2025 12:20 PM

SHEET NUMBER: FP1

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING

CUSTOMER NAME: DADE CITY, FL

KALEX STEEL BUILDINGS, CORP.

MIAMI, FL

Drawing Generated By eQuote

Finish floor elevation assumed to be 100'–0" unless noted otherwise.

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

SHEET TITLE: PRELIMINARY ANCHOR BOLT PLAN

12/1/2025 12:20 PM

SHEET NUMBER: AB1

QUOTE NUMBER: E1546B

Drawing Generated By eQuote

ANCHOR BOLT PLAN

GENERAL NOTES

1. THE SPECIFIED ANCHOR ROD DIAMETER ASSUMES F1554 GRADE 36 UNLESS NOTED OTHERWISE. ANCHOR ROD MATERIAL OF EQUAL DIAMETER MEETING OR EXCEEDING THE STRENGTH REQUIREMENTS SET FORTH ON THESE DRAWINGS MAY BE UTILIZED AT THE DISCRETION OF THE FOUNDATION DESIGN ENGINEER. ANCHOR ROD EMBEDMENT LENGTH SHALL BE DETERMINED BY THE FOUNDATION DESIGN ENGINEER.
2. NUCOR BUILDING SYSTEMS IS NOT RESPONSIBLE FOR PROJECT FOUNDATION DESIGN. THE FOUNDATION DESIGN IS THE RESPONSIBILITY OF A REGISTERED PROFESSIONAL ENGINEER, FAMILIAR WITH LOCAL SITE CONDITIONS.
3. ALL ANCHOR RODS, FLAT WASHERS FOR ANCHOR RODS, EXPANSION BOLTS, AS WELL AS ALL CONCRETE/MASONRY EMBED PLATES ARE NOT BY NUCOR BUILDING SYSTEMS.
4. THIS DRAWING IS NOT TO SCALE.
5. FINISHED FLOOR ELEVATION = 100'-0" UNLESS NOTED OTHERWISE.
6. "SINGLE" CEE COLUMNS SHALL BE ORIENTED WITH THE "TOES" TOWARD THE LOW EAVE UNLESS NOTED OTHERWISE.

BERTNOTE

BU4TL

A | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

BU4BL

C | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

BU4RT

D | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

BU4RX

E | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

BU4RB

F | (4) 3/4" ø ANCHOR BOLTS WITH A 3" PROJECTION

NUCOR BUILDING SYSTEMS

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DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY ANCHOR BOLT DETAILS

12/1/2025 12:20 PM

SHEET NUMBER: AB1 OF 1

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

MAIN – FRAME @ LINE(S) 1

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS

12/1/2025 12:20 PM

SHEET NUMBER: FX

QUOTE NUMBER: E1546B

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MAIN – FRAME @ LINE(S) 2

*ALL CLEAR DIMENSIONS ARE SUBJECT TO CHANGE AT TIME OF FINAL DESIGN, UNLESS NOTED OTHERWISE IN THE SPECIAL USER NOTES SECTION.

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY FRAME CROSS SECTIONS

12/1/2025 12:20 PM

SHEET NUMBER: FX

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

MAIN ROOF FRAMING PLAN

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY ROOF FRAMING PLAN

12/1/2025 12:20 PM

SHEET NUMBER: RF1

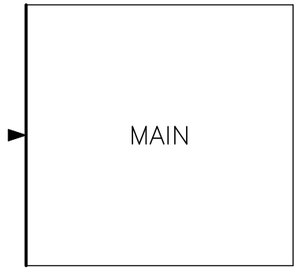
QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

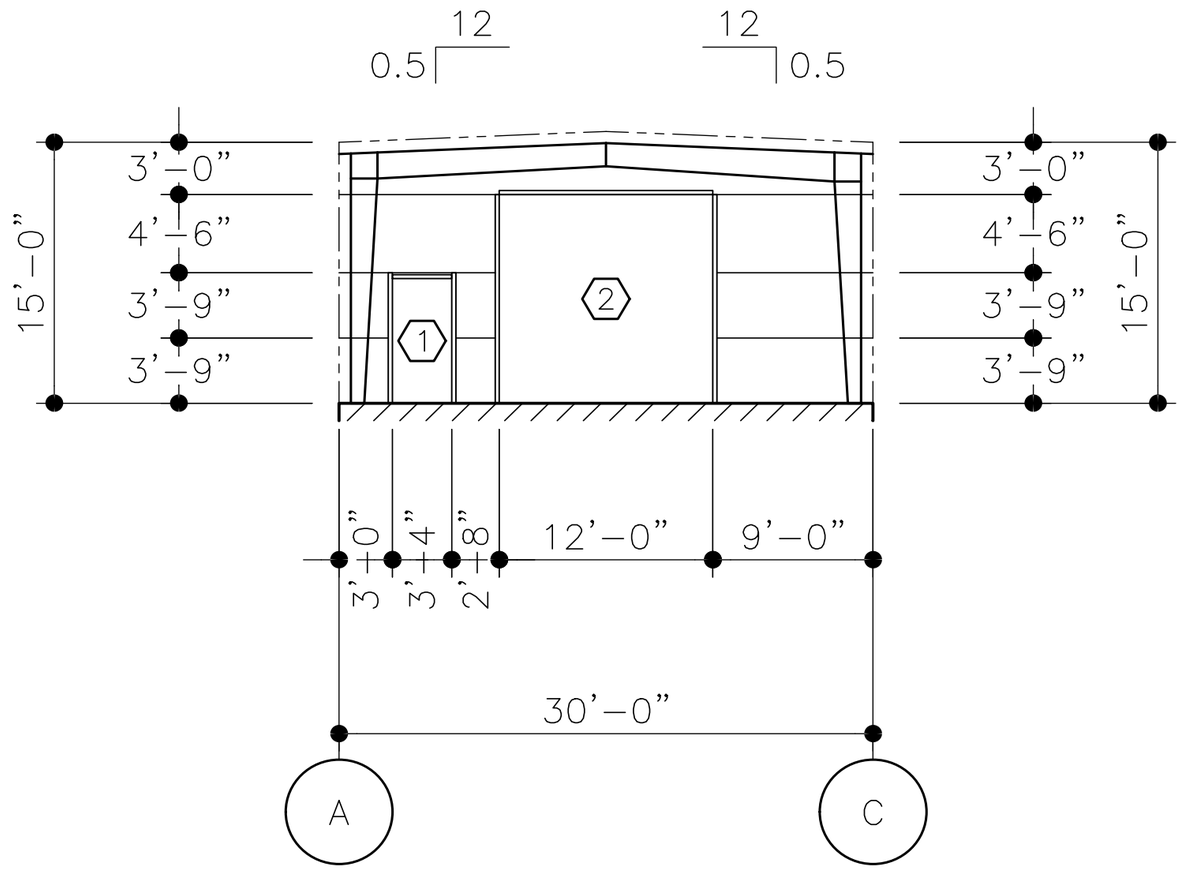
Drawing Generated By eQuote

KEY PLAN



FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'–4"	7'–2"	0'–0"	FACTORY
2	1	12'–0"	12'–0"	0'–0"	FACTORY



ELEVATION AT LINE 1

KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

PROJECT NAME:
FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME:

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE:
PRELIMINARY STRUCTURAL ELEVATIONS

12/1/2025 12:20 PM

SHEET NUMBER:
ST5

QUOTE NUMBER:
E1546B

ELEVATION AT LINE C

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

12/1/2025 12:20 PM

SHEET NUMBER: ST6

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

KEY PLAN

ELEVATION AT LINE 2

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS
12/1/2025 12:20 PM

SHEET NUMBER: ST7

QUOTE NUMBER: E1546B

ELEVATION AT LINE A

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY STRUCTURAL ELEVATIONS

12/1/2025 12:20 PM

SHEET NUMBER: ST8

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

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DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY CRANE PLAN

12/1/2025 12:20 PM

SHEET NUMBER: CP1

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

ROOF SHEETING PLAN

MAIN – PANELS: 24 GA. R–PANEL – POLAR WHITE (SP)

Drawing Generated By eQuote

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

DO NOT USE FOR FINAL CONSTRUCTION

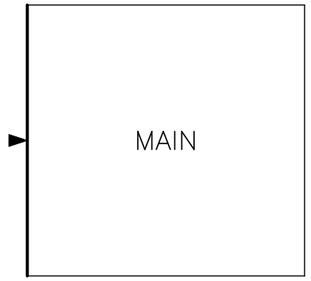
12/1/2025 12:20 PM

SHEET TITLE: PRELIMINARY ROOF SHEETING PLAN

QUOTE NUMBER: E1546B

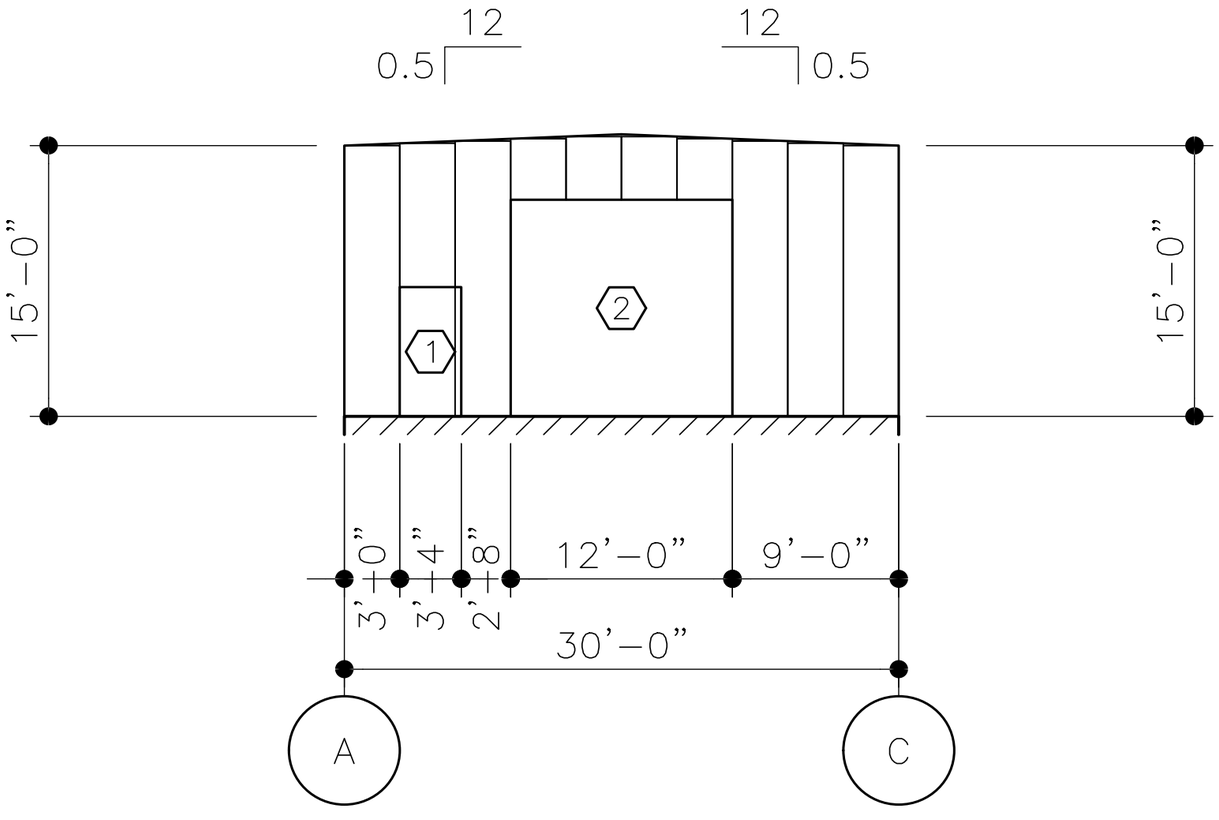
SHEET NUMBER: RS1

KEY PLAN



FRAMED OPENING SCHEDULE

ID	QTY	WIDTH	HEIGHT	SILL HEIGHT	LOCATED
1	1	3'–4"	7'–2"	0'–0"	FACTORY
2	1	12'–0"	12'–0"	0'–0"	FACTORY



WALL SHEETING ELEVATION AT LINE 1

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS
12/1/2025 12:20 PM

SHEET NUMBER: WS5

QUOTE NUMBER: E1546B

KEY PLAN

WALL SHEETING ELEVATION AT LINE C

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

12/1/2025 12:20 PM

SHEET NUMBER: WS6

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

KEY PLAN

WALL SHEETING ELEVATION AT LINE 2

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

12/1/2025 12:20 PM

SHEET NUMBER: WS7

QUOTE NUMBER: E1546B

WALL SHEETING ELEVATION AT LINE A

PANELS: 24 GA. REVERSE R–PANEL – POLAR WHITE (SP)

DO NOT USE FOR FINAL CONSTRUCTION

SHEET TITLE: PRELIMINARY SHEETING ELEVATIONS

12/1/2025 12:20 PM

SHEET NUMBER: WS8

QUOTE NUMBER: E1546B

PROJECT NAME: FA PUBLIC WORKS & UTILITIES STORAGE BUILDING
DADE CITY, FL

CUSTOMER NAME: KALEX STEEL BUILDINGS, CORP.
MIAMI, FL

Drawing Generated By eQuote

ESTIMATE

FSV Construction Company
8163 NW 60th St
Miami, FL 33166-3414

info@fsvconstruction.com
+1 (786) 729-3080
www.fsvconstruction.com

Bill to
Tina Mauriello
City of Dade City
38020 Meridian Ave
Dade City, FL 33525

Estimate details
Estimate no.: 110
Estimate date: 12/02/2025

#	Product or service	Description	Qty	Rate	Amount
1.	**01. Plans and Permits**	General Requirements	1	$45,000.00	$45,000.00
2.	**02. Site Work**	CURB, GUTTER & SIDEWALK 12" Wide x 12" High, Ribbon Curb (64 LF) Reinforcement: #5 Rebar (128 LF) Type 'D' Curb FLEXIBLE PAVEMENT 3" Thick, Concrete Ditch Pavement (42 SF) Filter Fabric Behind Ditch Pavement ASPHALT PAVEMENT 1-1/2" Thick, Superpave Asphalt (SP-9.5) 8" Thick, Limerock Base (19352 SF) Stabilized Existing Subgrade Type D-4 Filter Fabric 8" Thick, Stabilized Shoulder (4688 SF) CONCRETE PAVEMENT 3" Thick, Concrete Transition Ditch Pavement (129 SF) 3" Thick, Concrete Ditch Pavement (112 SF) PRE-CAST CONCRETE "4'-6"" Wide x 5'-6"" Long, D-1 With: - Construct Type ""D"" DBI - Per FDOT Index No. 425-052" 5'-6" Wide x 9'-8" Long, D-2 With: - Construct Mitered End Section - Per FDOT Index No. 430-021" PAVEMENT MARKING Signage W/ Sign Post	1	$249,742.00	$249,742.00

3.	**02.1 Demolition**	DEMOLITION Existing Stabilized Drive To Be Removed Existing Asphalt Drive To Be Removed Sawcut Existing Asphalt Sawcut Existing Concrete Curb	1	$63,664.00	$63,664.00
4.	**22. Specialty**	Building Supply and Installation. Please see description attached.	1	$550,125.00	$550,125.00

Total **$908,531.00**

Note to customer

RFQ 2602-FA Public Works/Utilities Admin Building Project:

EXISTING CONDITION
EARTHWORK
EXTERIOR IMPROVEMENT
UTILITIES
PRE-ENGINEERED METAL BUILDING FABRICATION AND ERECTION

Accepted date **Accepted by**

Nucor Buildings Group R-Panel Metal Roof Panel System

The R-Panel roof has been an industry standard product for many years, whose ease of installation is field proven and efficient. Panels are 36” wide with 12” rib spacing. It is typically applied over fiberglass batt insulation, and available in Galvalume, SP, and PVDF colors.

Panel Credentials

- ASTM E108 Test Methods for Fire Tests of Roof Coverings - Class A
- FM 4471 Class 1 Approval
- UL 580 Class 90 Approval (Const. No’s 161, 167)
- State of Florida Product Approval
- ASTM E1646 Test Method for Water Penetration of Exterior Roof Systems
- ASTM E1680 Test Method for Rate of Air Leakage Through Exterior Roof Systems
- Miami-Dade County Approved

Panel Specifications

						TOP IN COMPRESSION		BOTTOM IN COMPRESSION	
Gage	Thickness (in.)	Yield (ksi)	Tensile (ksi)	Panel Wt. (psf)	I_x (Gross) (in^4)	S_x (eff.) (in^3)	M_a (kip-in)	S_x (eff.) (in^3)	M_a (kip-in)
26	0.0177	80	82	0.86	0.0490	0.0378	1.3590	0.0462	1.6593
24	0.0222	80	82	1.08	0.0633	0.0543	1.9520	0.0588	2.1133

Panel Capacity (psf)

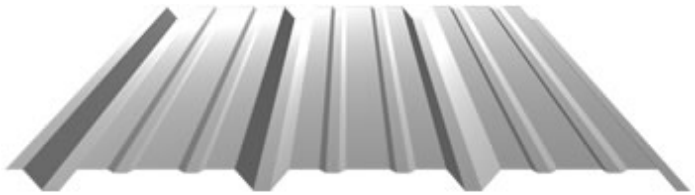
	26 GAGE		24 GAGE	
SPAN (ft.)	Gravity	Uplift	Gravity	Uplift
1.0	236	217	360	225
1.5	158	145	240	150
2.0	118	109	180	113
2.5	95	87	144	90
3.0	79	72	120	75
3.5	68	62	103	64
4.0	59	54	90	56
4.5	53	48	80	50
5.0	47	43	69	45
5.5	43	37	57	41

NOTES

1. Section properties were calculated in accordance with AISI S100/CSA S136, 2016 Edition.
2. Panels were checked for bending, shear, combined bending and shear, web crippling, deflection and panel pullover.
3. Deflection is limited to Span/60.
4. Panel pullover limits are based on d’w = 0.44”.
5. Thermal load has not been considered.
6. Capacities are based on a 3-span condition with equal length spans.
7. “Gravity” load is applied inward on the outer surface towards supports.
8. “Uplift” load is applied outward on the inner surface away from panel supports.

Nucor Buildings Group Reverse R-Panel Metal Wall Panel System

The Reverse R-Panel wall is a strong, attractive wall panel ideal for multiple applications. The panels offer a rigid surface designed to compress up to 6" of insulation without causing unsightly bulges at the girt. Fasteners are semi-concealed, allowing attention to focus on the beauty of the wall.



Panel Credentials

- ASTM E283 Test Method for Determining Air Leakage Through Wall Systems
- ASTM E331 Test Method for Water Penetration of Exterior Wall Systems
- State of Florida Product Approval
- Miami-Dade County Notice of Acceptance (NOA)
- UL263 Fire Tests of Building Construction and Materials
- ASTM C1363-11 Test Method for Thermal Performance of Building Materials and Envelope Assemblies by Means of a Hot Box Apparatus

Panel Specifications

						TOP IN COMPRESSION		BOTTOM IN COMPRESSION	
Gage	Thickness (in.)	Yield (ksi)	Tensile (ksi)	Panel Wt. (psf)	I_x (Gross) (in^4)	S_x (eff.) (in^3)	M_a (kip-in)	S_x (eff.) (in^3)	M_a (kip-in)
26	0.0177	80	82	0.86	0.0477	0.0445	1.5993	0.0356	1.2800
24	0.0222	80	82	1.08	0.0600	0.0566	2.0333	0.0491	1.7667

Panel Capacity (psf)

	26 GAGE		24 GAGE	
SPAN (ft.)	Pressure[7]	Suction[4,8]	Pressure[7]	Suction[4,8]
3.0	79	72	120	75
3.5	67	62	103	64
4.0	59	54	90	56
4.5	51	48	71	50
5.0	42	43	58	45
5.5	35	40	48	41
6.0	29	36	40	38
6.5	25	31	35	35
7.0	22	27	30	32
7.5	19	23	26	30

NOTES

1. Section properties were calculated in accordance with AISI S100/CSA S136, 2016 Edition.
2. Panels were checked for bending, shear, combined bending and shear, web crippling, deflection and panel pullover.
3. Deflection is limited to Span/60.
4. Panel pullover limits are based on d'w = 0.44".
5. Thermal load has not been considered.
6. Capacities are based on a 3-span condition with equal length spans.
7. "Pressure" load is applied inward on the outer surface towards supports.
8. "Suction" load is applied outward on the inner surface away from panel supports.

SP Cool Coatings

This cool silicone-polyester paint system utilizes a two-coat system that offers superior quality and durability.

Polar White †	IR .67 SRI 81	
Sandstone †	IR .59 SRI 69	
Fox Gray †	IR .51 SRI 58	
Sagebrush Tan †	IR .51 SRI 59	
Brick Red †	IR .38 SRI 40	
Aztec Blue †	IR .27 SRI 26	
Forest Green †	IR .27 SRI 25	
Burnished Slate †	IR .32 SRI 32	
Galvalume *†	IR .77 SRI 72	

• Non-Stock Color: Extended lead times may apply. * The Galvalume coating process is likely to result in variances in spangle (size, number, and reflection) from coil to coil which may result in noticeable shade variations. Galvalume is also subject to variable weathering and may appear to have different shades due to weathering characteristics. These shade variations are not cause for rejection. † ENERGY STAR® Qualified Color. All SP colors have a 25-year finish warranty. Colors shown closely approximate actual coating colors. These colors utilize Cool Coating Technology. The term "TBS" on the Order Document refers to "To Be Selected" from standard SP colors as shown on this chart.

ENERGY STAR

SP Cool Coatings

Product Specifications

Solar Reflectance, Thermal Emittance and Solar Reflectance Index (SRI)

Solar Reflectance

To be considered "cool," products must have a Solar Reflectance of at least .25. Solar Reflectance is the fraction of the total solar energy that is reflected away from a surface.

Thermal Emittance

Thermal Emittance is the measure of a panel's ability to release heat that it has absorbed.

Solar Reflectance Index (SRI)

Put Solar Reflectance and Thermal Emittance together and you get the Solar Reflectance Index (SRI). SRI is calculated by using the values of solar reflectance, thermal emittance and a medium wind coefficient. The higher the SRI value, the lower its surface temperature and consequently, the heat gain into the building. Metal roofs coated with SP Cool Coatings achieve an SRI of 25-81, depending on the color.

Conventional roof surfaces have low reflectance (0.05 to 0.25) and high thermal emittance (typically over .85). Roof panels with both high reflectance and high emittance can reduce the surface temperature by as much as 30-50% based on color and geographic location, which will result in a reduced heat gain to the building, therefore reducing the energy demand.

GALVALUME® is a registered trademark of BIEC International Inc., and some of its licensed producers.

SP COOL PANEL COLORS

SP Cool Color	Initial Solar Reflectance (IR)	Initial Thermal Emittance	Solar Reflectance Index (SRI)
Polar White	.67	0.83	81
Sandstone	.59	0.84	69
Fox Gray	.51	0.85	58
Sagebrush Tan	.51	0.85	59
Brick Red	.38	0.85	40
Aztec Blue	.27	0.85	26
Forest Green	.27	0.83	25
Burnished Slate	.32	0.85	32
Galvalume®	.77	0.08	72

SP COOL TECHNICAL INFORMATION

Test	Test Methods	Performance
Dry Film Thickness	ASTM D1005	0.15 - 0.30 mil primer 0.70 - 0.90 mil topcoat
Gloss	ASTM D523 @ 60°	10 - 80+
Solar Reflectance	ASTM E903, ASTM E1918 Using portable reflectometer	0.25 (25%) min.
Emissivity	ASTM C1371, ASTM E408	0.80 (80%) min.
Pencil Hardness	ASTM D3363	F min.
Flexibility	T-Bend, ASTM D4145	2 T-bend, No pick off
Adhesion	ASTM D3359	1.5 x metal thickness, No adhesion loss
Reverse Impact	ASTM D2794	2 x gauge or 80 lbs.
Abrasion, Falling Sand	ASTM D968	25 - 40 l/mil
Mortar Resistance	ASTM C267	No effect
Detergent Resistance	ASTM D2248 3% detergent @ 100°F (72 hrs.)	No effect
Acid Resistance	ASTM D1308 10% muriatic acid - 15 min. 20% sulfuric acid - 24 hrs.	No effect No effect
Acid Rain Test	Kesternich SO2, DIN 50018	10 cycles min. No objectionable color change
Alkali Resistance	ASTM D1308 10% , 20% NaOH, 1 hr.	No effect
Salt Spray Resistance	ASTM B117 5% salt fog @ 95°F	Passes 1000 hrs.
Humidity Resistance	ASTM D714, ASTM D2247 100% relative humidity @ 95°F	Passes 1000 hrs. No blisters, cracks or peeling
Exterior Exposure	ASTM D2244, ASTM D4214 10 yrs. @ 45°F, South Florida	Max. 5 fade Max. 8 chalk

REQUEST FOR PROPOSAL

BLACKWATER
CONSTRUCTION SERVICES

RFQ NUMBER 2602-FA PUBLIC WORKS/UTILITIES
ADMIN BUILDING PROJECT - Blackwater Construction
2025

DUNS Number 080870057

UEI Number _____

Florida State License Number CGC15333

Federal Employer Identification Number 82 2712584

Bidder acknowledges receipt of the following Addendum:

No # 01 dated 12/4/2025, ~~2020~~. 2025
No # 02 dated 12/4/2025, ~~2020~~. 2025
No #_____dated_____, 2020.

The following checklist is provided as a courtesy and may not be inclusive of all items required within this request for proposal.

One original, one copy & digital copy of RFP	(YES)	NO
List of References	(YES)	NO
Sample Invoice	YES	(NO)
Statement of Proof liability insurance	(YES)	NO
Statement of Proof of worker's compensation insurance	(YES)	NO
Statement of Proof of automobile insurance	(YES)	NO
Statement of Municipal license & State Registration	(YES)	NO
Drug-Free Workplace Affidavit	(YES)	NO
Scrutinized Companies Affidavit	(YES)	NO
Public Contract Affidavit	(YES)	NO

12/4/2025
DATE

SIGNATURE OF AUTHORIZED REPRESENTATIVE

==========

This form must be completed and returned with your proposal

December 4, 2025

PUBLIC WORKS/UTILITIES ADMIN BUILDING PROJECT
CITY OF DADE CITY
38020 MERIDIAN AVE
DADE CITY, FL 33525

BLACKWATER CONSTRUCTION SERVICES

Blackwater Construction Services
Derek@blackwatercsllc.com
352-644-3453

Members of the selection Committee,

Blackwater Construction Services is proud to submit our qualifications for your consideration. As a Florida-based commercial construction firm, we have earned a reputation for completing complex, high-impact projects on time and on budget, without sacrificing integrity or communication. We believe every successful project begins with trust and ends with community impact.

Our mission is simple: to deliver exceptional construction services with transparency, precision, and a proactive mindset. Whether building a new community center, renovating an occupied healthcare facility, or managing a fast-track government contract, our team approaches each job with the same commitment to excellence.

With over decades of experience and a portfolio of successful work across the Gainesville, Tampa, and Central Florida, Blackwater is uniquely equipped to bring your next project to life. We look forward to the opportunity to collaborate and build something that serves your people and your goals.

Our Gainesville office located at 3404 NW 97th Blvd 20 Gainesville FL 32606 will service this contract.

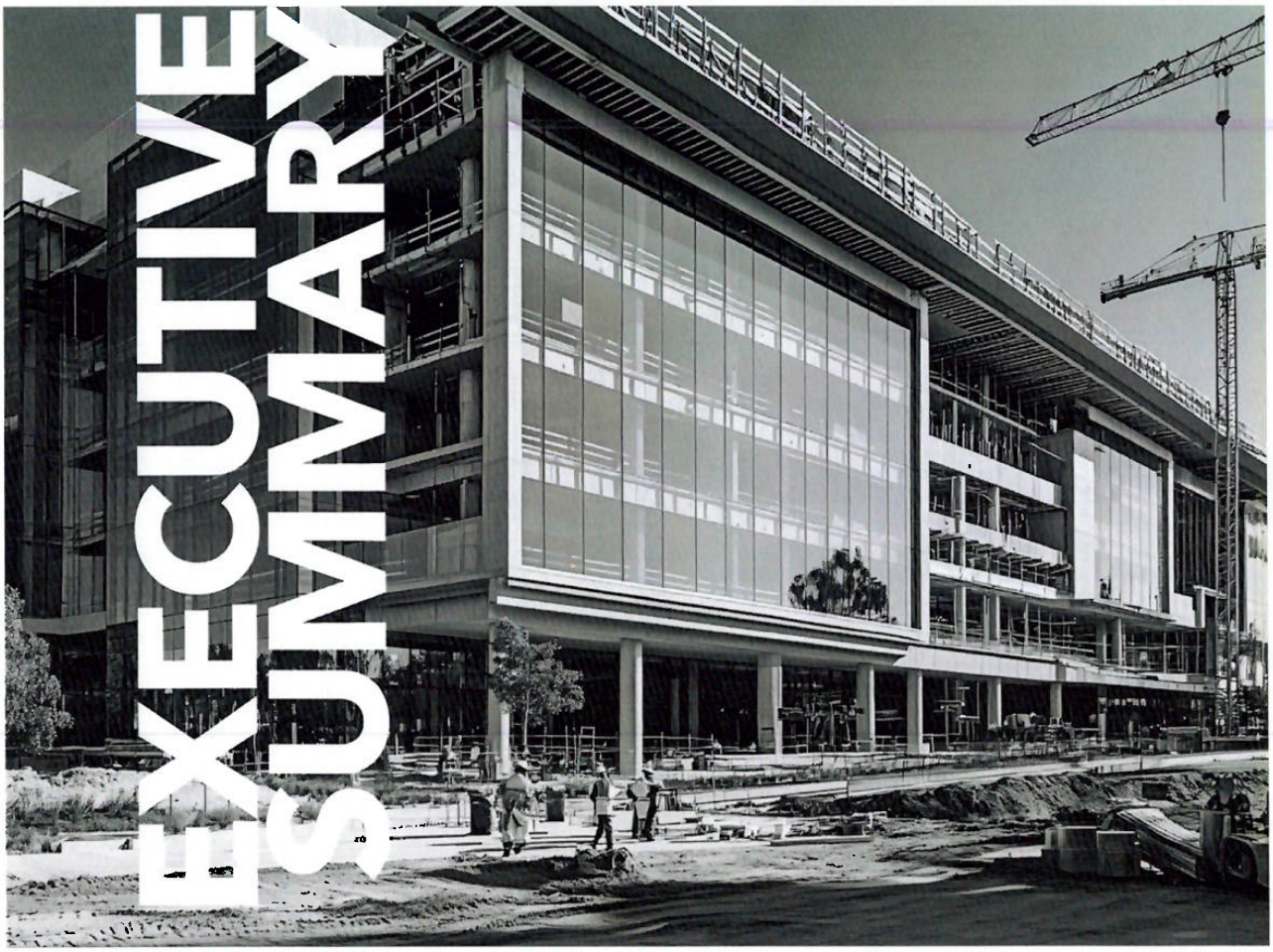
Sincerely,

Derek Dykes
President,
Blackwater Construction Services
derek@blackwatercsllc.com
352-644-3453

TABLE OF CONTENTS

04	**Executive Summary**	31	List of Projects
05	Our Services	33	References
11	Organizational Chart	34	Fee Structure
12	Resumes	35	Insurance, W-9, Licenses
23	Project Experience	39	RFP form attachments

© Blackwater Construction RFQ NUMBER 2602-FA PUBLIC WORKS/UTILITIES ADMIN BUILDING PROJECT . December 4, 2025



Blackwater Construction Services is a Florida-based general contracting and construction management. We specialize in complex renovations, government projects, and fast-track community builds. With over 20 years of industry experience, our team is equipped to handle every stage of construction, from concept to completion, with a clear commitment to client satisfaction, safety, and fiscal responsibility.

We serve a wide range of clients across the state, including municipalities, educational institutions, healthcare providers, and commercial developers. From Jacksonville to St. Petersburg with offices in Gainesville & Tampa, our work reflects deep local knowledge, strong relationships with trusted subcontractors, and an unwavering focus on delivering quality projects that meet community needs.

Our success lies in proactive planning, clear communication, and a people-first approach that ensures your vision is honored and executed with integrity. We specialize in:

- Delivering projects on time and on budget, even under tight schedules and challenging site conditions
- Renovating occupied spaces with minimal disruption to ongoing operations
- Managing high-volume bids with a proven track record of subcontractor diversity and fairness
- Maintaining impeccable safety standards on every job site

Blackwater is your trusted partner committed to the long-term success of your project and your community.

© Request for Proposal - Blackwater Construction 2025

OUR SERVICES

Blackwater Construction Services offers a full spectrum of services to guide your project from pre-construction through closeout. Our expertise spans multiple delivery methods and specialties to ensure your project receives the best possible planning, execution, and support.

Core Services

- Construction Management: We offer hands-on guidance from concept through closeout, including milestone scheduling, design coordination, and proactive site logistics.
- General Contracting: With a deep bench of experienced superintendents and project managers, we manage all aspects of construction execution , from mobilization to final inspection.
- Design-Build: Our design-build delivery model simplifies communication and accelerates timelines, offering owners a single point of accountability from start to finish.

Specialty Capabilities

- Self-Performed Work: We provide demolition, site work, general trades, and concrete services with in-house crews when needed, ensuring tighter control over quality and schedule.
- Occupied Renovations: We specialize in working around active schools, healthcare facilities, and municipal buildings with minimal disruption and meticulous safety protocols.
- BIM Coordination: With in-house BIM services, we offer 3D MEP coordination, clash detection, and updated as-built documentation throughout the lifecycle of the project.

Where We Operate

We serve clients throughout Florida with a strong presence in Gainesville, Tampa, Clermont, and the surrounding communities. Our team has completed hundreds of public and private projects, from coastal municipalities to inland universities.

Our Approach

We create a clear, rational path from vision to final walkthrough. Every project begins with detailed planning and stakeholder alignment. From there, we implement proactive cost control, community-minded construction practices, and an unwavering focus on delivering on time, on budget, and with integrity.

Let's collaborate to build something that lasts.

© Request for Proposal - Blackwater Construction 2025

Our Process

Our pre-construction process is designed to be straightforward and effective. We follow a clear, three-step method to identify your needs while keeping your project within budget.

The first step involves collaborating with you and your team to understand your project's timeline and design requirements, after which we create a conceptual budget.

Once this is set, we utilize the 50% construction documents to formulate a more detailed budget and reconfirm your project timeline and project budget. This allows us to inform our bonding agent about the upcoming project. We often partner with clients to value-engineer both design and material options. Throughout all construction phases, we strive to negotiate the best prices for our clients, and during the pre-construction phase, we suggest design and product alternatives that align the project with your budget while maintaining construction quality, product performance, and completion timelines.

Finally, after receiving the 90% review documents, we forward them to our pre-qualified subcontractors to ensure that all Value Engineering elements are accurately included and priced. At this stage we can predict a Guaranteed Maximum Price, with which, we notify the Project Owner of the longest lead items and work with the entire team to create a schedule that reflects the needs of the owner and a Payment & Performance Bond is issued by the bonding agent.

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Management

During the Construction Phase, our company conducts an internal constructability audit on the 90% review documents. Our project team and subcontractors review design changes and Value Engineering options for accuracy and potential bid-savings.

Each project begins with developing a milestone schedule during the design phase, aligning stakeholders on critical dates, long-lead items, permitting timelines, and phasing needs. This early coordination empowers owners, architects, and engineers to plan with clarity.

Once construction begins, our field teams operate on rolling 3-week look-ahead schedules updated weekly. These plans ensure alignment on immediate goals and responsibilities.

Change directives from the owner's design team are tracked through our change management log, reviewed during bi-weekly Owner's Meetings. Our scheduling capabilities proactively notify owners of delays, and we provide detailed budget estimates within days after updates.

We account for unique challenges in Florida, building in weather contingencies and strategically sequencing work to protect finishes and avoid lost time. Seamless coordination ensures responsiveness to field conditions, client needs, and schedule shifts, delivering every project phase with foresight and professionalism.

Safety Commitment

We treat safety like a daily discipline. From pre-construction to project closeout, we prioritize the well-being of our team, clients, and communities.

Each project begins with a custom safety plan tailored to site conditions. We hold daily safety meetings, enforce a zero-tolerance policy for violations, and require all subcontractors to follow our protocols. Every site is guided by a detailed manual covering PPE, emergency procedures, and job-specific risks.

All field staff are OSHA 30-certified and trained in First Aid and CPR. Many team members hold advanced credentials like ICRA for healthcare construction and Advanced MOT for traffic-sensitive sites. Ongoing training ensures we stay current with evolving standards.

We're also experienced in occupied renovations, using dust barriers, visual separation, and strategic scheduling to reduce disruption in schools, hospitals, and public buildings.

Weekly toolbox talks, routine site audits, and a culture of accountability keep safety at the forefront. When safety is ingrained in every step, people are protected, timelines are met, and trust is earned.

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Quality Like No Other

Blackwater Construction works hand in hand with architects, engineers, and project owners to guarantee that all design specifications are realized and executed to the highest standards. Each material submittal undergoes thorough cross-checking by various stakeholders. We recognize the significance of incorporating all design review comments into the design documents. Before construction begins, we conduct a detailed review of all comments to ensure that every issue has been addressed or to document changes resulting from more recent updates. Blackwater Construction offers a comprehensive range of services from pre-construction to the actual build phase and throughout project close-out. Our field services encompass coordinating material deliveries and labor logistics, maintaining as-built documents, scheduling subcontractors, organizing inspections, supervising site safety, verifying material installations, ensuring work quality, and much more. Our field superintendents use a Quality Control Checklist based on best practices from OSHA, FDOT, FDEP, ASHE, and ICRA. We uphold strict quality control standards and follow a policy of performing an internal company walk-through, alongside a separate punch list, before the Owner's substantial completion punch list date.

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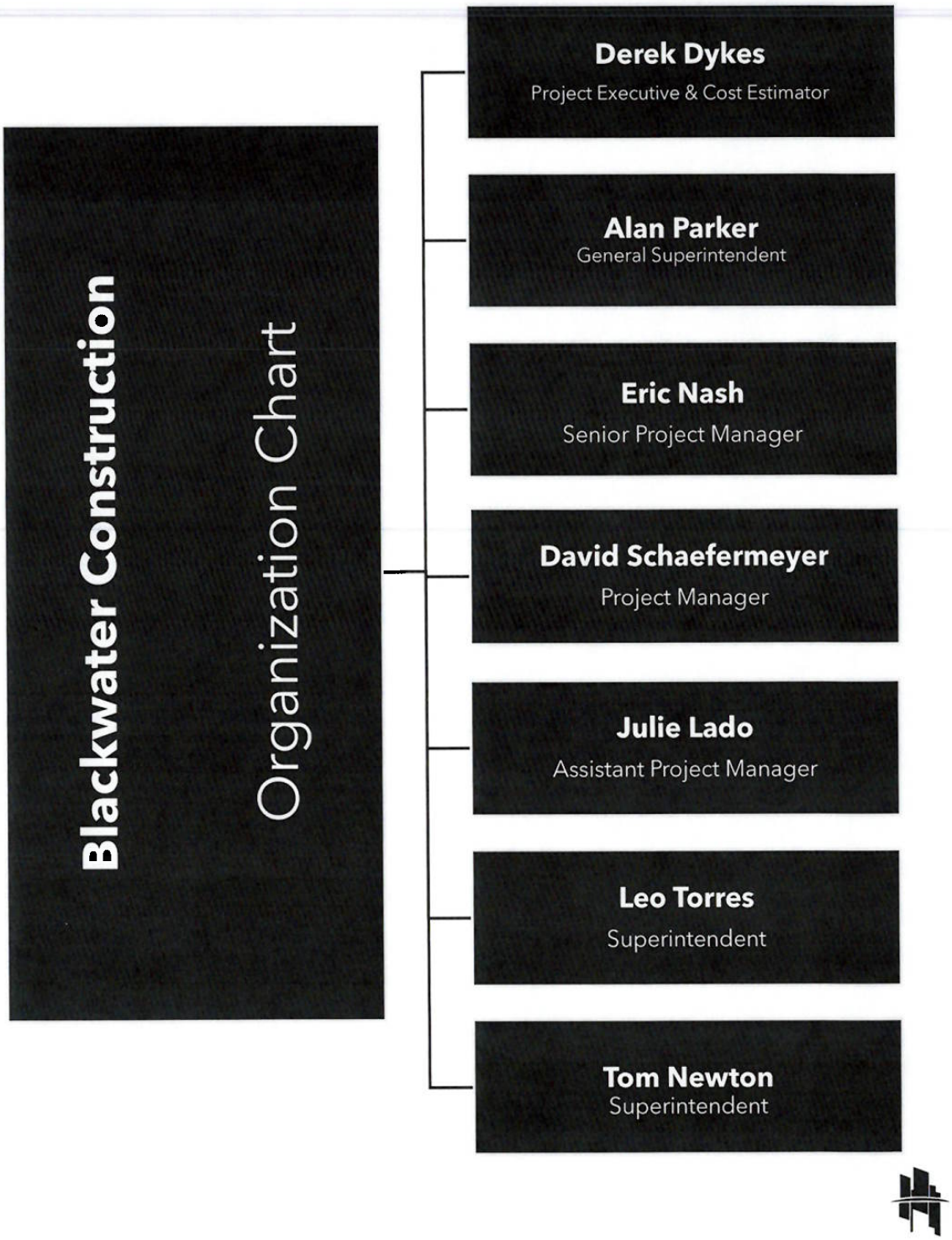
Supplier Diversity & Community Impact

In our experience, it's who builds a project that matters just as much as what gets built. As a women-led business, we are deeply committed to creating opportunities for minority, veteran, and women-owned subcontractors across every stage of construction.

We actively seek out diverse partners who bring local expertise, cultural insight, and a shared commitment to quality. Through our network of pre-qualified trade contractors across Florida, we ensure that public and private projects alike reflect the communities they serve, not just in outcome, but in process.

Our project portfolio includes civic and community-driven builds like the Clarence R. Kelly Community Center, Hugh Embry Library Renovation, and Aza Health Dental Office, all spaces designed to foster connection, equity, and wellness.

Beyond construction, we invest in building relationships with city leaders, local nonprofits, and future talent, because we know our impact extends far beyond the job site. This is a core part of how we lead, hire, and build a better Florida for everyone.



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DEREK DYKES

Project Executive & Cost Estimator

BIOGRAPHY

Derek is a seasoned professional with over 21 years of experience in the construction industry, with experience building & renovating projects like ambulatory surgery centers to multi-million-dollar governmental projects. He has personally completed more than 200 projects, showcasing expertise in vertical construction, interior renovations, and horizontal developments. His extensive work includes renovating over 1.5 million square feet in occupied spaces for various sectors, including higher education institutions, K-12 schools, industrial facilities, medical offices, ambulatory surgical centers, veterinary clinics, and hospital facilities.

As a **cost estimator**, Derek collaborates with project teams during pre-construction and design phases to maintain budget integrity. He presents value engineering options and ensures timely submission of budget estimates for owner review. Upon approval of a Guaranteed Maximum Price, he takes on **project executive** responsibilities, addressing owner contract issues, negotiating with subcontractors, and assisting the project team with coordination and cost-related challenges to ensure projects are completed on schedule and within budget.

DEGREES & CERTIFICATIONS

Bachelor of Science
University Of Florida
Business Management & Marketing

- CGC1533394
- OSHA 30 Hour
- ASHE Health Care Construction
- Advanced MOT
- LEED-AP
- Infection Control & Risk Assessment

PROJECT EXPERIENCE HIGHLIGHTS

Oxford Surgery Center	2025	8,000 SF	$4,500,000.00
Pasco County Fire Station #17	2025	24,000 SF	$7,000,000.00
Pasco County Fire Station #20	2025	16,000 SF	$3,400,000.00
Treaty Park	2024	25 Acres	$1,900,000.00
Hernando County Fire Station #6	2024	4,000 SF	$2,100,000.00
Abby Wambach Park	2023	16 Acres	$2,900,000.00
Hugh Embry Library	2023	7,000 SF	$1,700,000.00
Port Tampa Bay Offsite Warehouse	2023	12,000 SF	$3,000,000.00
Clarence R Kelly Community Center	2022	5,500 SF	$2,200,000.00
Ambulatory Surgery Center- The Cardiac & Vascular Institute	2021	10,000 SF	$3,300,000.00

ALAN PARKER

General Superintendent

BIOGRAPHY

As General Superintendent for Blackwater Construction, Alan oversees all on-site activities from the start of construction through final punch-list completion. He leads daily safety and subcontractor coordination meetings, performs quality-control inspections on all work in place, and manages schedules, material deliveries, and field operations to ensure the project progresses safely and efficiently.

With over 25 years of industry experience, Alan began his career as a rough carpenter and quickly advanced to lead carpenter, building homes ranging from $80,000 to $1 million. His hands-on background includes drywall, finish carpentry, door and hardware installation, and millwork, giving him strong technical insight into trade coordination.

For the past 12 years, Alan has served as a commercial superintendent, delivering projects from $100,000 to $12 million across multiple sectors. A selection of his completed projects is listed below

CERTIFICATIONS

- OSHA 30 Hour
- Infection Control Risk Assessment
- First Aid and CPR Trained
- Advanced MOT

PROJECT EXPERIENCE HIGHLIGHTS

Thermo-fisher cGMP Warehouse Expansion	2022	25,000 SF	$3.4 million
Clarence R Kelly Community Park	2021	3 acres	$2.9 million
TCAVI Surgery Center Renovations	2020	10,000 SF	$3 million
IFAS Grad house and Field Lab Ground Up	2019	11,400 SF	$1.9 million
City of Williston New City Hall Building Design Build	2018	14,000 SF	$2.5 million
Hard Rock Hotel Renovations	2015-2017	110,000 SF	$16.5 million
Grey/Robinson Attorney Renovations	2014	28,000 SF	$2.8 million
Ball Janik Renovations	2013	4,000 SF	$210,000
Phoenix Salons Boca Raton	2013	8,000 SF	$480,000
Phoenix Salons Lake Mary	2013	10,000 SF	$570,000

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ERIC NASH

Senior Project Manager

BIOGRAPHY

With a decade of experience in the construction sector, Eric has cultivated a diverse skill set across a variety of project types, from luxury custom homes to large-scale governmental initiatives. He has managed over 100 distinct projects, from vertical construction, interior renovations, and horizontal developments, each requiring specialized expertise for successful execution. Prior to his career in construction, Eric **dedicated** five years to the **Air Force**, which greatly influenced his strong work ethic and leadership skills. As a **Senior Project Manager**, Mr. Nash collaborates closely with the project team during the pre-construction phase to ensure all subcontractors are pre-qualified and under contract, while also securing the necessary insurance. He diligently manages the project budget from start to finish, proactively communicating any potential cost changes to the design and owner teams and submitting all required modifications. Throughout the construction phase, Mr. Nash oversees project operations, ensuring that the assistant project manager and project superintendent work in tandem to complete the project on time and within budget. Additionally, he is responsible for daily tasks related to subcontractor submittals, quality control evaluations, and safety inspections.

DEGREES & CERTIFICATIONS

- Bachelor of Science
  Arizona State University
  Project Management
- Masters of Business Administration
  Syracuse University
- Airmen Leadership School Graduate
- OSHA 30 Hour
- First Aid and CPR Trained
- Infection Control Risk Assessment

PROJECT EXPERIENCE HIGHLIGHTS

Pasco County Fire Station 17	2025	24,000 SF	$7,000,000.00
Fire Station 109	2025	10,000 SF	$2,500,000.00
Oxford Surgery Center	2025	8,000 SF	$4,500,000.00
Pasco County Fire Station 20	2024	16,000 SF	$7,300,000.00
Celebration Church Buildout	2024	6,000 SF	$1,300,000.00
Port Tampa Bay Offsite Warehouse	2023	12,000 SF	$3,000,000.00
Hugh Embry Library	2023	7,000 SF	$1,700,000.00
Clarence R Kelly Community Center	2022	5,500 SF	$2,200,000.00
Ambulatory Surgery Center- The Cardiac & Vascular Institute	2021	10,000 SF	$3,300,000.00

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DAVID SCHAEFERMEYER

Project Manager

BIOGRAPHY

David Schaefermeyer uses his unique background experience from his extensive career that focused on management, maintenance, electrical, programming, engineering, and mechanical in biomedical cleanroom facilities and industrial power plants to excel at the execution of complex/technical projects. At Blackwater, he oversees all phases of construction from conception to completion with unyielding focus and attention to detail while managing budgets, schedules, quality standards, client, and subcontractor relationships. His experience and allows him to fill a variety of roles from project manager to superintendent as needed by the project to drive it to completion safely, on time, and within budget.

CERTIFICATIONS

- Florida Stormwater Erosion and Sedimentation Control Inspector

PROJECT EXPERIENCE HIGHLIGHTS

UF HEALTH INFANT ABDUCTION PREVENTION SYSTEM, 2025
$900K, INFRASTRUCTURE RENOVATION PROJECT CONSISTING OF ACCESS CONTROLS, PATIENT LOCATION MONITORING SYSTEM, ELECTRICAL, FIRE ALARM, & ICRA FULL OWNER OCCUPANCY DURING CONSTRUCTION. PASSED THE ACHA 100% INSPECTION WITH NO COMMENTS.

RTS BUS STOP IMPROVEMENT, GAINESVILLE, 2025
$2.3M, ADDED & REPLACED SIDEWALKS AND CURBS TO PROVIDE THE PUBLIC TRANSIT SYSTEM ADA COMPLIANT ACCESS FOR ITS PATRONS.

CARDIAC AMBULATORY SURGERY CENTER RENOVATION, OCALA, 2025
$3M, 6,000 SQ FT EXTENSIVE RENOVATION AN EXISTING BUILDING WHILE OCCUPIED TO MEET AHCA & STATE STANDARDS FOR AN ASC

HIGH SCHOOL MEDIA CENTER RENOVATION, ORANGE PARK, 2024
$1.2M, 5,000 SQ FT OCCUPIED SPACE RENOVATION OF THE MEDIA CENTER/LIBRARY TO PROVIDE A MORE OPEN FLOOR PLAN, ADA COMPLIANT ACCESS, AND SOUND DAMPENING CEILING FEATURES

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JULIE LADO

Assistant Project Manager

BIOGRAPHY

Julie brings a strategic approach to Blackwater Construction. Her two-year journey in the construction industry is marked by continuous on-the-job training, meticulous attention to detail, and collaborative problem-solving.

Her unique background allows her to approach construction projects with precision and innovation, seamlessly blending operational expertise with practical construction skills. She understands that successful construction projects are built on a foundation of detailed planning, strategic resource management, and responsive customer service. For Julie, maintaining the highest standards of safety is just as critical as delivering exceptional quality. She has completed significant projects for key clients

DEGREES & CERTIFICATIONS

- Bachelor of Arts Degree in New College of Florida

PROJECT EXPERIENCE HIGHLIGHTS

WASTEWATER TREATMENT RECLAIM FACILITY, GAINESVILLE, 2025
$3M GRU Wastewater Treatment Facility piping upgrade

ST. MARKS HEADWATERS PARK, LEON COUNTY, 2024
$3M DEPARTMENT OF PARKS & RECREATION PHASE 2 PLAYGROUND AND BOARDWALK IMPROVEMENTS

AZA HEALTH DENTAL OFFICE, PUTNAM COUNTY 2024
$2.9M New construction dental office and facility expansion

MIDDLEBURG HIGH SCHOOL, CLAY COUNTY, 2024
Facility renovations and infrastructure improvements

LEO TORRES

Superintendent

BIOGRAPHY

Leo is a results-driven Superintendent with extensive experience in conducting comprehensive site inspections to ensure compliance with safety regulations and project specifications. Proven proactive leader, skilled in motivating teams to maximize efficiency and meet deadlines. Adept at facilitating effective communication between contractors, clients, and stakeholders to resolve issues promptly. Experienced in overseeing the hiring and training of subcontractors, ensuring high-quality workmanship and adherence to project standards. Proficient in coordinating logistics for materials and equipment, optimizing resource allocation and minimizing downtime. Committed to developing and maintaining project documentation, including progress reports and change orders, to ensure transparency and accountability.

CERTIFICATIONS

- OSHA 10 Hour
- Advanced MOT

PROJECT EXPERIENCE HIGHLIGHTS

FIRE STATION 17, PASCO COUNTY, 2025

$7M, 24,000 sq ft new construction fire station for Pasco County

PUBLIC SAFETY BUILDING RENOVATION, LAKE COUNTY, 2025

$2.5M, 10,000 sq ft renovation of public works warehouse

FIRE STATION 20, PASCO COUNTY, 2024

$7.3M, 16,000 sq ft new construction fire station for Pasco County

COOPER HALL RENOVATION, DEPARTMENT OF MILITARY AFFAIRS 2022

$1.2M, 6,000 sq ft renovation of an Assembly building

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TOM NEWTON

Superintendent

BIOGRAPHY

With 24 years of demonstrated success in managing commercial and retail projects, Tom is responsible for overseeing the daily operational aspects of projects by effectively implementing methodologies that ensure adherence to project standards, cost efficiency, and optimal resource allocation. He has demonstrated exceptional leadership of teams of up to 30 in high-end custom homes, restaurants, retail buildouts, and a diverse range of construction and demolition projects. He possesses a proven track record of delivering projects on schedule, within budget, and to the highest standards of safety and quality.

DEGREES & CERTIFICATIONS

- South Plantation High School 1980
- United States Marine Corps. 1983-1985
  Honorable Discharge

PROJECT EXPERIENCE HIGHLIGHTS

WASTE WATER FACILITY, ST. JOHNS, 2025
$4.2M, 40 acres and 7 new construction buildings on a new Wastewater Facility.

WILLIAMSON HALL, UNIVERSITY OF FLORIDA, 2024
$650K, 5,000 sq ft interior renovation

TIGERT HALL, UNIVERSITY OF FLORIDA, 2023
$850k, 5000 sq ft interior renovation of an administrative office.

BLUE CROSS BLUE SHIELD, PENSACOLA, 2023
$500k, 5000 sq ft interior renovation of an administrative office

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PROJECT EXPERIENCE

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PASCO COUNTY FIRESTATION #20

The 16,000 square foot fire station located in Pasco County presented an exceptional opportunity for Blackwater Construction to showcase our unwavering commitment to completing this project **within** the established timeline and **budget** constraints.

This represents a vital investment in the community's safety and emergency response infrastructure and construction techniques. We aim to exceed expectations and deliver a facility that will serve the community for many years to come.

Where:
Spring Hill, FL

SQ footage:
16,000ft

Budget:
$7.3M

Project Start & Finish:
12/2023- 02/2024

Project Contact:
TJ Pyche
352.467.3950
tpyche@mypasco.net

Project Owner: Pasco Facilities Management
4111 Land O Lakes Blvd Suite 107
Land O Lakes , FL 34639

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HUGH EMBRY LIBRARY RENOVATION

Where:
Dade City

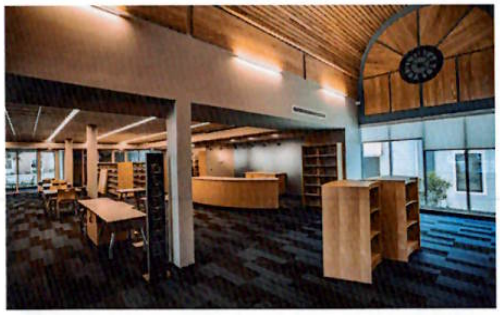
SQ footage:
7,000ft

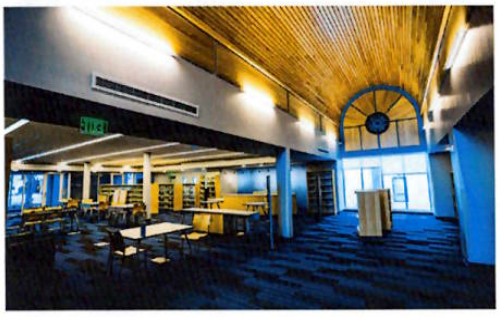
Budget:
$1.7 M

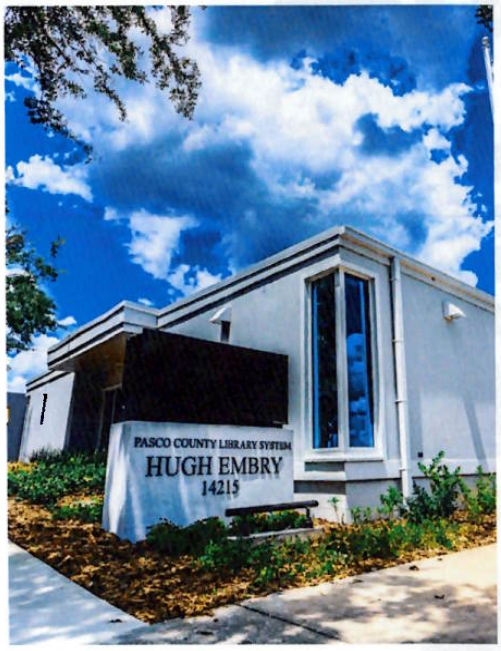
Project Start & Finish
12/2021 - 02/2023

Project Contact:
TJ Pyche
352.467.3950
tpyche@mypasco.net

The Hugh Embry Library has undergone significant renovations to enhance the experience for Pasco County residents. Key improvements include a reading room with comfortable seating, a redesigned employee break room, and modernized restrooms for cleanliness and accessibility. A new roof improves aesthetic appeal and energy efficiency, while upgraded windows and doors enhance security. This project reflects our commitment to creating a welcoming space that fosters a love for reading and learning.







Project Owner: Pasco Facilities Management
4111 Land O Lakes Blvd Suite 107
Land O Lakes , FL 34639

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PASCO COUNTY FIRESTATION #17

Where:
Land O'Lakes

SQ footage:
24,000ft

Budget:
$7M

Project Start & Finish
03/2024 - 01/2025

Project Contact:
TJ Pyche
352.467.3950
tpyche@mypasco.net

The 24,000 square foot, two-story fire station in Land O'Lakes provided an excellent opportunity for Blackwater Construction to demonstrate our commitment to completing this project **on schedule** and **within** budgetary constraints. This initiative represents a significant investment in the safety and emergency services of the community. Our objective is to exceed expectations and deliver a facility that will serve the community for many years to come.

Project Owner: Pasco Facilities Management
4111 Land O Lakes Blvd Suite 107
Land O Lakes , FL 34639

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OFFSITE STORAGE BUILDING

Where:
Port Tampa Bay

SQ footage:
12,000ft

Budget:
$3M

Project Start & Finish
05/2022 - 08/2023

Project Contact:
Doug Barry
813.905.5007
dbarry@tampaport.com

The 12,000 square foot off-site storage facility was constructed for the Port of Tampa. This hurricane-hardened warehouse was designed to store materials effectively. The project was initiated during the Covid-19 pandemic, which resulted in increased costs and lead times for materials, ultimately extending the project duration.

Project Owner: Port Tampa Bay
1101 Channelside Dr. Tampa, FL 33602

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CLARENCE R. KELLY COMMUNITY CENTER

Where:
Gainesville

SQ footage:
6500ft

Budget:
$2.2 M

Project Start & Finish
03/2021 - 06/2022

Project Contact:
Pete McNiece
352.393.8544
mcniecepr@cityofgainesville.org

Blackwater Construction was proud to complete the development of a new 3-acre community park, featuring a 6,500 square foot community center and a playground for the City of Gainesville, Wild Spaces, and Public Places!.

Project Owner: City of Gainesville Wild Spaces Public Places 306 NE 6th Avenue Gainesville, FL 32601

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ABBY WAMBACH (FOREST PARK)

Where:
City of Gainesville

Area:
16 ACRES

Budget:
$2.9 M

Project Start & Finish
03/2023-10/2023

Project Contact:
Pete McNiece
352.393.8544
mcniecepr@cityofgainesville.org

This multi-sport complex improvement was owned by the City of Gainesville's Wild Spaces, Public Places program. The project encompassed a 16-acre park enhancement that upgraded the existing basketball and pickleball courts. Additionally, we constructed four new soccer fields and added sidewalks along with a new dog park! Our expertise ensured that we completed this project on **time** and within **budget**!

Project Owner: City of Gainesville Wild Spaces Public Places 306 NE 6th Avenue Gainesville, FL 32601

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REFENCES

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BLACKWATER
CONSTRUCTION SERVICES

Reference 1: Company Name: Pasco County Facilities Management:
Project Name: Pasco Fire Station 20 Project Amount: $ 7.3M
Start Date: 12-2022 Finished Date: 02-2024
Description:
A new 16,000 sf fire station for the community and a firefighter support area
Contact Name: TJ Pyche Phone: 352-467-3950
Email: tpyche@mypasco.net Within Budget: YES x NO □*Explain

Reference 2: Company Name: UF Health Shands Hospital
Project Name: Infant Abduction Project Amount:$ 850,000
Start Date: 07-2024 Finished Date: 02-2025
Description:
Removed an existing infant abduction resistant system and installed a new system on multiple floors
Contact Name: Due Meyer Phone: 352-281-7350
Email: nguydt@shands.ufl.edu Within Budget: YES x NO □*Explain

Reference 3: Company Name: Port of Tampa
Project Name: Offsite Storage Building Project Amount:$ 2,912,000
Start Date: 05-2022 Finished Date: 08-2023
Description:
Built a new 12,000 sf new storage warehouse and parking lot area for storage
Contact Name: Doug Barry Phone: 813-905-5007
Email: dbarry@tampaport.com Within Budget: YES x NO □*Explain

Reference 4: Company Name: City of Gainesville
Project Name: Forest Park Improvements Project Amount:$ $2,753,500
Start Date: 03-2023 Finished Date: 09-2023
Description: Soccer field construction and Improvements and field specialties
Contact Name: Betsy Waite Phone: 352-393-8187
Email: waiteed@gainesvillefl.gov Within Budget: YES x NO □*Explain

Reference 5: Company Name: Clay County School Board
Project Name: Middleburg High Cafeteria Addition Project Amount:$ $1,659,500
Start Date: 05-2023 Finished Date: 12-2023
Description: New 3,000 sf Cafeteria Addition and renovations around the space
Contact Name: Jeff Marks Phone: 904-336-6821
Email: jeffery.marks@myoneclay.net Within Budget: YES x NO □*Explain

FEE STRUCTURE

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SCOPE OF WORK

The Contractor shall provide all labor, materials, equipment, and services necessary to furnish and install a prefabricated metal building system measuring **60 feet by 120 feet**, complete and ready for use, in accordance with project specifications, applicable building codes, and industry standards. The building system shall be specifically designed and engineered to withstand **Category 5 hurricane wind loads** as defined by the Florida Building Code and the latest ASCE 7 design standards.

Following erection of the primary **60' x 120' building**, the project will include the construction of **various administrative spaces** (such as offices, meeting rooms, and support areas), including the installation of **lighting, HVAC, windows, and interior finishes**.

Work Included

The Scope of Work shall include, but is not limited to:

- **Design & Engineering:**
  - Provide stamped structural drawings and calculations by a licensed professional engineer.
  - Ensure compliance with all local codes, **Category 5 hurricane wind speeds**, snow load, and seismic requirements.
  - Provide architectural and MEP (mechanical, electrical, plumbing) design for interior administrative spaces within the building.
- **Foundation & Site Work:**
  - Site grading and preparation as required.
  - Layout, excavation, formwork, reinforcing steel, and pouring of concrete foundation and slab suitable for a **60' x 120' structure**.
  - Anchor bolt placement per building manufacturer's requirements.
- **Building Supply & Delivery:**
  - Manufacture and deliver prefabricated metal building package to the project site.
  - Provide framing system, wall and roof panels, fasteners, trim, flashing, doors, windows, and insulation (if applicable).
  - All building components shall be certified and rated for **Category 5 hurricane wind resistance**.
- **Building Erection:**
  - Structural steel erection, bracing, and connections designed for extreme wind loads.
  - Installation of wall panels, roof panels, trim, and accessories.
  - Installation of personnel doors, overhead doors, and impact-resistant windows.
  - Application of insulation and vapor barriers (if specified).
- **Administrative Space Build-Out:**
  - Construction of interior walls and partitions for offices, meeting rooms, and support areas within the **60' x 120' footprint**.
  - Installation of HVAC systems sized appropriately for administrative use.
  - Installation of electrical systems, including interior and exterior lighting, outlets, and service panels.
  - Installation of plumbing (if required for restrooms or break areas).
  - Installation of energy-efficient windows and interior finishes.
  - Painting, flooring, and ceiling treatments.
- **Finishes & Accessories:**
  - Gutter and downspout installation.
  - Sealants, caulking, and weatherproofing.
  - Touch-up paint and corrosion protection.

BLACKWATER
CONSTRUCTION SERVICES

dade city admin public works office

Build Estimate

12/4/2025

Description	Quantity	U.O.M.	Unit Cost		Total Cost	Grand Total
STAFF						
Senior Project Manager	2.00	week	4,760.00	/week	9,520.00	
Safety Director	-	week	2,500.00	/week	-	
Project Manager	4.00	week	2,720.00	/week	10,880.00	
Assistant Project Manager	12.00	week	2,448.00	/week	29,376.00	
Project Admin. - Name	-	week	1,500.00	/week	-	
Senior Superintendent	-	week	2,250.00	/week	-	
Superintendent	24.00	week	2,516.00	/week	60,384.00	
Vehicles - Insurance and Maintenance Included	24.00	week	150.00	/week	3,600.00	
Vehicles - Fuel	24.00	week	150.00	/week	3,600.00	
STAFF	-	mo	-	mo	-	117,360.00
GENERAL CONDITIONS						
As-Built Drawings	1.00	ls	212.50	ls	212.50	
Cell Phone	24.00	week	23.46	week	563.04	
Conformed Documents	1.00	ls	550.00	ls	550.00	
Continuous cleaning	16.00	week	425.00	week	6,800.00	
Document Reproduction	7.00	mo	63.75	mo	446.25	
Dumpsters/ Trash removal	7.00	pull	650.00	pull	4,550.00	
Final Clean-Up	7,200.00	sqft	0.95	sqft	6,840.00	
O&M Manuals	1.00	ls	550.00	ls	550.00	
Office Equipment	6.00	mnth	297.50	mnth	1,785.00	
Office Supplies	6.00	mnth	85.00	mnth	510.00	
Postage/ Express Deliverey Charges	6.00	mnth	42.50	mnth	255.00	
Project Drinking water	6.00	mnth	50.00	mnth	300.00	
Rental Equipment	1.00	mnth	680.00	mnth	680.00	
Safety Supplies	1.00	ls	42.50	ls	42.50	
Small Tools	1.00	ls	2,500.00	ls	2,500.00	
Temporary Power	3.00	mnth	850.00	mnth	2,550.00	
Temporary Protection - Floor Protection	-	sf	0.43	sf	-	
Temporary Toilets	6.00	mnth	295.00	mnth	1,770.00	
Temporary Water	6.00	mnth	50.00	mnth	300.00	
GENERAL CONDITIONS	-	mo	-	mo	-	31,204.29
TESTING						
Testing Package	1.00	ls	3,000.00	ls	3,000.00	
TESTING						3,000.00
SITE WORK						
Complete	1.00	ls	35,000.00	ls	35,700.00	
building pad	1.00	ls	12,500.00	ls	12,750.00	
utilities	-	ls	-	ls	-	
final grade	-	ls	-	ls	-	
SITEWORK						48,450.00
CONCRETE/CMU						
building pad	7,200.00	sf	14.00	sf	102,816.00	
sidewalks	500.00	sf	8.00	sf	4,080.00	
storage	900.00	ls	10.00	ls	9,180.00	
CMU	-	sf	45.00	sf	-	
CONCRETE/CMU						116,076.00
DOORS / FRAMES / HARDWARE						-
Interior doors and frame	25.00	ea	1,900.00	ea	50,825.00	
door install	25.00	ea	200.00	ea	5,350.00	
DOORS / FRAMES / HARDWARE						56,175.00
ROLL UP						
complete	1.00	sf	10,000.00	sf	10,000.00	
ROLL UP						10,000.00
STUCCO						
stucco	-	sf	7.00	sf	-	
STUCCO						-
PAINTING						
Painting - Package	7,200.00	sf	4.00	sf	28,800.00	
PAINTING						28,800.00
FLOORING						
sealed flooring	7,200.00	sf	2.50	sf	18,000.00	
restroom wall tile	1.00	sf	35,000.00	sf	35,000.00	
FLOORING						53,000.00
DRYWALL-FRAMING AND CEILINGS						

Drywall and framing	1.00	ls	75,000.00	ls	75,000.00	
Ceilings	7,200.00	sf	5.00	ea	36,000.00	
signage	1.00	ea	1,500.00	ea	1,500.00	
DRYWALL-FRAMING AND CEILINGS						112,500.00
SPECIALTIES						
Bathroom Specialties- Lockers	1.00	ea	25,000.00	ea	25,000.00	
windows and exterior doors	1.00	ea	25,000.00	ea	25,000.00	
PEMB Steel	1.00	ea	270,000.00	ea	270,000.00	
SPECIALTIES						320,000.00
PLUMBING						
complete	1.00	ea	50,000.00	ea	50,000.00	
fire protection	-	sf	-	ea	-	
PLUMBING						50,000.00
HVAC						
HVAC - Package	1.00	ea	125,000.00	ea	125,000.00	
HVAC						125,000.00
ELECTRICAL						
Electrical - Package w generator	1.00	ea	255,000.00	ea	255,000.00	
Generator	-	ea	-	ea	-	
Fire Alarm	1.00	ea	-	ea	-	
ELECTRICAL						255,000.00
Subtotals	9,000.00	sf	147.40	sf		1,326,565.29

Breakdown of costs

Description	Base	Rate	Amount	Totals
Cost of the Work			1,178,001.00	
SUBTOTAL				1,178,001.00
Design and Engineering			50,000.00	
Permitting	-		12,000.00	
bond 2.25			26,505.02	
Staffing Costs			117,360.00	
GC's			31,204.29	
SUBTOTAL			237,069.31	1,415,070.31
Insurance: Builder's Risk			4,712.00	
Insurance: General Liability			6,632.83	
SUBTOTAL			11,344.83	1,426,415.14
GC Mark up	1,426,415.14	5.0%	71,320.50	
SUBTOTAL				1,497,735.64
Project Total				***1,497,736***

CERTIFICATE OF LIABILITY INSURANCE

DATE (MM/DD/YYYY): 12/02/2025

THIS CERTIFICATE IS ISSUED AS A MATTER OF INFORMATION ONLY AND CONFERS NO RIGHTS UPON THE CERTIFICATE HOLDER. THIS CERTIFICATE DOES NOT AFFIRMATIVELY OR NEGATIVELY AMEND, EXTEND OR ALTER THE COVERAGE AFFORDED BY THE POLICIES BELOW. THIS CERTIFICATE OF INSURANCE DOES NOT CONSTITUTE A CONTRACT BETWEEN THE ISSUING INSURER(S), AUTHORIZED REPRESENTATIVE OR PRODUCER, AND THE CERTIFICATE HOLDER.

IMPORTANT: If the certificate holder is an ADDITIONAL INSURED, the policy(ies) must have ADDITIONAL INSURED provisions or be endorsed. If SUBROGATION IS WAIVED, subject to the terms and conditions of the policy, certain policies may require an endorsement. A statement on this certificate does not confer rights to the certificate holder in lieu of such endorsement(s).

PRODUCER	CONTACT NAME: Brenda Klaus
Brown & Brown Insurance Services, Inc. P.O. Box 2412 Daytona Beach FL 32115-2412	PHONE (A/C, No, Ext): (386) 361-5292 FAX (A/C, No): E-MAIL ADDRESS: Brenda.Klaus@bbrown.com

INSURER(S) AFFORDING COVERAGE	NAIC #
INSURER A: Amerisure Ins Co	19488
INSURER B: Amerisure Mut Ins Co	23396
INSURER C: Certain Underwriters at Lloyd's	
INSURER D:	
INSURER E:	
INSURER F:	

INSURED
BLACKWATER CONSTRUCTION SERVICES, LLC
BLACKWATER TRADES & SERVICES LLC
3403 NW 97TH BLVD. SUITE 20
GAINESVILLE FL 32606

COVERAGES **CERTIFICATE NUMBER:** 25-26 **REVISION NUMBER:**

THIS IS TO CERTIFY THAT THE POLICIES OF INSURANCE LISTED BELOW HAVE BEEN ISSUED TO THE INSURED NAMED ABOVE FOR THE POLICY PERIOD INDICATED. NOTWITHSTANDING ANY REQUIREMENT, TERM OR CONDITION OF ANY CONTRACT OR OTHER DOCUMENT WITH RESPECT TO WHICH THIS CERTIFICATE MAY BE ISSUED OR MAY PERTAIN, THE INSURANCE AFFORDED BY THE POLICIES DESCRIBED HEREIN IS SUBJECT TO ALL THE TERMS, EXCLUSIONS AND CONDITIONS OF SUCH POLICIES. LIMITS SHOWN MAY HAVE BEEN REDUCED BY PAID CLAIMS.

INSR LTR	TYPE OF INSURANCE	ADDL INSD	SUBR WVD	POLICY NUMBER	POLICY EFF (MM/DD/YYYY)	POLICY EXP (MM/DD/YYYY)	LIMITS	
A	☒ COMMERCIAL GENERAL LIABILITY ☐ CLAIMS-MADE ☒ OCCUR GEN'L AGGREGATE LIMIT APPLIES PER: ☐ POLICY ☒ PRO-JECT ☐ LOC ☐ OTHER:			GL 21289320001	11/29/2025	11/29/2026	EACH OCCURRENCE DAMAGE TO RENTED PREMISES (Ea occurrence) MED EXP (Any one person) PERSONAL & ADV INJURY GENERAL AGGREGATE PRODUCTS - COMP/OP AGG $	$ 1,000,000 $ 1,000,000 $ 10,000 $ 1,000,000 $ 2,000,000 $ 2,000,000 $
B	AUTOMOBILE LIABILITY ☐ ANY AUTO ☐ OWNED AUTOS ONLY ☒ SCHEDULED AUTOS ☒ HIRED AUTOS ONLY ☒ NON-OWNED AUTOS ONLY			BA 40010690002	11/29/2025	11/29/2026	COMBINED SINGLE LIMIT (Ea accident) BODILY INJURY (Per person) BODILY INJURY (Per accident) PROPERTY DAMAGE (Per accident) PIP	$ 1,000,000 $ $ $ $ 10,000
B	☒ UMBRELLA LIAB ☒ OCCUR EXCESS LIAB ☐ CLAIMS-MADE DED ☒ RETENTION $ 0			CU 21289330002	11/29/2025	11/29/2026	EACH OCCURRENCE AGGREGATE $	$ 5,000,000 $ 5,000,000 $
A	WORKERS COMPENSATION AND EMPLOYERS' LIABILITY ANY PROPRIETOR/PARTNER/EXECUTIVE OFFICER/MEMBER EXCLUDED? (Mandatory in NH) Y/N: N If yes, describe under DESCRIPTION OF OPERATIONS below	N/A		WC 40010680001	11/29/2025	11/29/2026	☒ PER STATUTE ☐ OTH-ER E.L. EACH ACCIDENT E.L. DISEASE - EA EMPLOYEE E.L. DISEASE - POLICY LIMIT	 $ 1,000,000 $ 1,000,000 $ 1,000,000
B	CONTRACTORS EQUIPMENT			IM 21289340002	11/29/2025	11/29/2026	LEASED/RENTED Deductible	$250,000 $1,000

DESCRIPTION OF OPERATIONS / LOCATIONS / VEHICLES (ACORD 101, Additional Remarks Schedule, may be attached if more space is required)

SEE NOTES FOR POLICY COVERAGE FORMS

CERTIFICATE HOLDER

CITY OF DADE CITY
38020 MERIDIAN AVE
DADE CITY, FL 33525

CANCELLATION

SHOULD ANY OF THE ABOVE DESCRIBED POLICIES BE CANCELLED BEFORE THE EXPIRATION DATE THEREOF, NOTICE WILL BE DELIVERED IN ACCORDANCE WITH THE POLICY PROVISIONS.

AUTHORIZED REPRESENTATIVE

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AGENCY CUSTOMER ID: _____

LOC #: _____

ADDITIONAL REMARKS SCHEDULE

Page ____ of ____

AGENCY	NAMED INSURED
Brown & Brown Insurance Services, Inc.	BLACKWATER CONSTRUCTION SERVICES, LLC
POLICY NUMBER	
CARRIER / NAIC CODE	EFFECTIVE DATE:

ADDITIONAL REMARKS

THIS ADDITIONAL REMARKS FORM IS A SCHEDULE TO ACORD FORM,

FORM NUMBER: 25 **FORM TITLE:** Certificate of Liability Insurance: Notes

INSURER C - POLLUTION LIABILITY
POLICY #CPLI00435001
POLICY TERM: 08/04/2025-08/04/2026
$1,000,000 GENERAL AGGREGATE
$1,000,000 EACH POLLUTION CONDITION
$10,000 DEDUCTIBLE

CURRENT BLANKET POLICY FORMS

GENERAL LIABILITY
1.) CG7324 0323-CONTRACTORS BLANKET FLEX ADDITIONAL INSURED ENDORSEMENT-FORM A(ADDITIONAL INSURED -ONGOING & COMPLETED OPERATIONS)
2) CG7289 0417-FLORIDA CONTRACTORS GENERAL LIABILITY EXTENSION ENDORSEMENT - (ADDITIONAL INSURED-LESSOR OF EQUIPMENT, ADDITIONAL INSURED-MANAGER OR LESSOR OF PREMISE, ADDITIONAL INSURED-STATE OR POLITICAL, ADDITIONAL INSURED-ARCHITECT ENGAGED BY INSURED, WAIVER OF SUBROGATION)
3.) CG2001 1219-PRIMARY AND NONCONTRIBUTORY --OTHER INSURANCE CONDITION

AUTO LIABILITY:
1.) CA7171 0508-FL ADVANTAGE COMMERCIAL AUTO BROAD FORM ENDORSEMENT-(ADDITIONAL INSURED, WAIVER OF SUBROGATION)

WORKERS COMPENSATION
1.) WC000313 0484 - WAIVER OF OUR RIGHT TO RECOVER FROM OTHERS ENDORSEMENT (WAIVER OF SUBROGATION)

UMBRELLA LIABILITY
1.) CU0001 0413 - COMMERCIAL LIABILITY UMBRELLA COVERAGE FORM (ADDITIONAL INSURED)
2.) CU7467 0323 (PRIMARY AND NON-CONTRIBUTORY)
3.) CU2403 1220-WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US
UMBRELLA LIABILITY APPLIES IN EXCESS OF THE GENERAL LIABILITY, AUTO LIABILITY, & EMPLOYERS LIABILITY.

POLLUTION LIABILITY:
1.) CPL AIBLKT (07 24) - ADDITIONAL INSURED - BLANKET
2.) CPL PNC (06 22) - PRIMARY AND NONCONTRIBUTORY INSURANCE
4.) CPL WOS22 (10 23) - WAIVER OF TRANSFER OF RIGHTS OF RECOVERY AGAINST OTHERS TO US

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Form **W-9**
(Rev. October 2018)
Department of the Treasury
Internal Revenue Service

Request for Taxpayer Identification Number and Certification

▶ **Go to *www.irs.gov/FormW9* for instructions and the latest information.**

Give Form to the requester. Do not send to the IRS.

Print or type. See Specific Instructions on page 3.

1 Name (as shown on your income tax return). Name is required on this line; do not leave this line blank.
Blackwater Construction Services, LLC

2 Business name/disregarded entity name, if different from above

3 Check appropriate box for federal tax classification of the person whose name is entered on line 1. Check only **one** of the following seven boxes.

☐ Individual/sole proprietor or single-member LLC ☐ C Corporation ☐ S Corporation ☐ Partnership ☐ Trust/estate

☒ Limited liability company. Enter the tax classification (C=C corporation, S=S corporation, P=Partnership) ▶ S

Note: Check the appropriate box in the line above for the tax classification of the single-member owner. Do not check LLC if the LLC is classified as a single-member LLC that is disregarded from the owner unless the owner of the LLC is another LLC that is **not** disregarded from the owner for U.S. federal tax purposes. Otherwise, a single-member LLC that is disregarded from the owner should check the appropriate box for the tax classification of its owner.

☐ Other (see instructions) ▶

4 Exemptions (codes apply only to certain entities, not individuals; see instructions on page 3):

Exempt payee code (if any) _____

Exemption from FATCA reporting code (if any) _____

(Applies to accounts maintained outside the U.S.)

5 Address (number, street, and apt. or suite no.) See instructions.
3403 NW 97th Blvd Suite 20

Requester's name and address (optional)

6 City, state, and ZIP code
Gainesville, FL 32606

7 List account number(s) here (optional)

Part I Taxpayer Identification Number (TIN)

Enter your TIN in the appropriate box. The TIN provided must match the name given on line 1 to avoid backup withholding. For individuals, this is generally your social security number (SSN). However, for a resident alien, sole proprietor, or disregarded entity, see the instructions for Part I, later. For other entities, it is your employer identification number (EIN). If you do not have a number, see *How to get a TIN*, later.

Note: If the account is in more than one name, see the instructions for line 1. Also see *What Name and Number To Give the Requester* for guidelines on whose number to enter.

Social security number

			–			–				

or

Employer identification number

8	2	–	2	7	1	2	5	8	4

Part II Certification

Under penalties of perjury, I certify that:

1. The number shown on this form is my correct taxpayer identification number (or I am waiting for a number to be issued to me); and
2. I am not subject to backup withholding because: (a) I am exempt from backup withholding, or (b) I have not been notified by the Internal Revenue Service (IRS) that I am subject to backup withholding as a result of a failure to report all interest or dividends, or (c) the IRS has notified me that I am no longer subject to backup withholding; and
3. I am a U.S. citizen or other U.S. person (defined below); and
4. The FATCA code(s) entered on this form (if any) indicating that I am exempt from FATCA reporting is correct.

Certification instructions. You must cross out item 2 above if you have been notified by the IRS that you are currently subject to backup withholding because you have failed to report all interest and dividends on your tax return. For real estate transactions, item 2 does not apply. For mortgage interest paid, acquisition or abandonment of secured property, cancellation of debt, contributions to an individual retirement arrangement (IRA), and generally, payments other than interest and dividends, you are not required to sign the certification, but you must provide your correct TIN. See the instructions for Part II, later.

Sign Here | **Signature of U.S. person** ▶ Derek Dykes | **Date** ▶ 08/06/2024

General Instructions

Section references are to the Internal Revenue Code unless otherwise noted.

Future developments. For the latest information about developments related to Form W-9 and its instructions, such as legislation enacted after they were published, go to *www.irs.gov/FormW9*.

Purpose of Form

An individual or entity (Form W-9 requester) who is required to file an information return with the IRS must obtain your correct taxpayer identification number (TIN) which may be your social security number (SSN), individual taxpayer identification number (ITIN), adoption taxpayer identification number (ATIN), or employer identification number (EIN), to report on an information return the amount paid to you, or other amount reportable on an information return. Examples of information returns include, but are not limited to, the following.

- Form 1099-INT (interest earned or paid)
- Form 1099-DIV (dividends, including those from stocks or mutual funds)
- Form 1099-MISC (various types of income, prizes, awards, or gross proceeds)
- Form 1099-B (stock or mutual fund sales and certain other transactions by brokers)
- Form 1099-S (proceeds from real estate transactions)
- Form 1099-K (merchant card and third party network transactions)
- Form 1098 (home mortgage interest), 1098-E (student loan interest), 1098-T (tuition)
- Form 1099-C (canceled debt)
- Form 1099-A (acquisition or abandonment of secured property)

Use Form W-9 only if you are a U.S. person (including a resident alien), to provide your correct TIN.

If you do not return Form W-9 to the requester with a TIN, you might be subject to backup withholding. See What is backup withholding, *later.*

Ron DeSantis, Governor

Melanie S. Griffin, Secretary

Florida dbpr

STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

CONSTRUCTION INDUSTRY LICENSING BOARD

THE GENERAL CONTRACTOR HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 489, FLORIDA STATUTES

DYKES, DEREK STEVEN

BLACKWATER CONSTRUCTION SERVICES, LLC
3403 NW 97TH BLVD., STE. 20
GAINESVILLE FL 32606

LICENSE NUMBER: CGC1533394

EXPIRATION DATE: AUGUST 31, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 06/03/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.

Drug Free Workplace Certification

AFFIDAVIT ON DRUG FREE WORKPLACE. THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

This sworn statement is submitted to the City of Dade City by Derek Dykes - President (print individual's name and title) for Blackwater Construction Services LLC, 82-2712584, whose Federal Employer Identification Number (FEIN) is _____.

I understand that no person or entity shall be awarded or receive a City of Dade City contract for public improvements, procurement of goods or services (including professional services), or a City lease, franchise, concession or management agreement, or shall receive a grant of City monies unless such person or entity has submitted a written certification to the City that it will provide a drug free workplace by:

(1) providing a written statement to each employee notifying such employee that the unlawful manufacture, distribution, dispensation, possession or use of a controlled substance as defined by §893.02(4), *Florida Statutes*, as the same may be amended from time to time, in the person's or entity's workplace is prohibited specifying the actions that will be taken against employees for violation of such prohibition. Such written statement shall inform employees about:

(i) the dangers of drug abuse in the work place;
(ii) the person's or entity's policy of maintaining a drug free environment at all its workplaces, including but not limited to all locations where employees perform any task relating to any portion of such contract, business transaction or grant;
(iii) any available drug counseling, rehabilitation, and employee assistance programs; and
(iv) the penalties that may be imposed upon employees for drug abuse violations.

(2) Requiring the employee to sign a copy of such written statement to acknowledge his or her receipt of same and advice as to the specifics of such policy. Such person or entity shall retain the statements signed by its employees. Such person or entity shall also post in a prominent place at all of its workplaces a written statement of its policy containing the foregoing elements (i) through (iv).

(3) Notifying the employee in the statement required by subsection (1) that as a condition of employment the employee will:

(i) abide by the terms of the statement; and
(ii) notify the employer of any criminal drug statute conviction for a violation occurring in the workplace no later than five (5) days after such a conviction.

(4) Notifying the City within ten (10) days after receiving notice under subsection (3) from an employee or otherwise receiving actual notice of such conviction.

(5) Imposing appropriate personnel action against such employee up to and including termination; or requiring such employee to satisfactorily participate in a drug abuse assistance or rehabilitation program approved for such purposes by a federal, state, or local health, law enforcement, or other appropriate agency.

(6) Making a good faith effort to continue to maintain a drug free workplace through implementation of sections (1) through (5) stated above.

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CITY OF DADE CITY IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT ANY CONTRACT OR BUSINESS TRANSACTION SHALL PROVIDE FOR SUSPENSION OF PAYMENTS, OR TERMINATION, OR BOTH, IF THE CITY DETERMINES THAT:

(1)Such person or entity has made false certification.

(2)Such person or entity violates such certification by failing to carry out the requirements of sections (1), (2), (3), (4), (5), or (6); or

(3)Such a number of employees of such person or entity have been convicted of violations occurring in the work place as to indicate that such person or entity has failed to make a good faith effort to provide a drug free work place.

_____
Signature

STATE OF FLORIDA
COUNTY OF Alachua

Sworn and subscribed before me this 4th **day of** December**, 2025 by**

Derek Dykes

who appeared before me in person X **(check this line if appropriate) or by online notarization** _____ **(check this line if appropriate) and is personally known to me** X **(check this line if appropriate) OR produced the following type of identification to prove identity:**

_____

Marangely Cruz
_____
[Print, type, or stamp commissioned name of Notary Public]

My commission expires: _____

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

SWORN STATEMENT ON PUBLIC ENTITY CRIMES

SECTION 287.133(3)(a), FLORIDA STATUTES

THIS FORM MUST BE SIGNED AND SWORN TO IN THE PRESENCE OF A NOTARY PUBLIC OR OTHER OFFICIAL AUTHORIZED TO ADMINISTER OATHS.

1. This sworn statement is submitted to the City of Dade City

by Derek Dykes President
[print individual's name and title]

for Blackwater Construction Services LLC
[print name of entity submitting sworn statement]

whose business address is:
3403 NW 97th Blvd Ste 20
Gainesville FL 32606

and (if applicable) its Federal Employer Identification Number (FEIN) is 82 2712584
(If the entity has no FEIN, include the Social Security Number of the individual signing this sworn

statement: _____)

2. I understand that a "public entity crime" as defined in Paragraph 287.133(1)(g), Florida Statutes, means a violation of any state or federal law by a person with respect to and directly related to the transaction of business with any public entity or with an agency or political subdivision of any other state or the United States, involving antitrust, fraud, theft, bribery, collusion, racketeering, conspiracy, or material misrepresentation.

3. I understand that "convicted" or "conviction" as defined in Paragraph 287.133(1)(b), Florida Statutes, means a finding of guilt or a conviction or a public entity crime, with or without an adjudication of guilt, in any federal or state trial court of record relating to charges brought by indictment of information after July 1, 1989, as a result of a jury verdict, nonjury trial, or entry of a plea of guilty or nolo contendere.

4. I understand that an "affiliate" as defined in Paragraph 287.133(1)(a), Florida Statutes, means:

a. A predecessor or successor of a person convicted of a public entity crime; or

b. An entity under the control of any natural person who is active in the management of the entity and who has been convicted of a public entity crime. The term "affiliate" includes those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an affiliate. The ownership by one person of shares constituting a controlling interest in another person, or a pooling of equipment or income among persons when not for fair market value under an arm's length agreement, shall be a prima facie case that one person controls another person. A person who knowingly enters into a Team with a person who has been convicted of a public entity crime in Florida during the preceding 36 months shall be considered an affiliate.

5. I understand that a "person" as defined in Paragraph 287.133(1)€, Florida Statures, means any natural person or entity organized under the laws of any state or of that United States with the legal power to enter into a binding contract and which bids or applies to bid on contracts for the provision of goods or services let by a public entity, or which otherwise transacts or applies to transact business with a public entity. The term "person" includes

those officers, directors, executives, partners, shareholders, employees, members, and agents who are active in the management of an entity.

6. Based on information and belief, the statement that I have marked below is true in relation to the entity submitting this sworn statement. **[Indicated which statement applies.]**

_X_ Neither the entity submitting this sworn statement, nor any officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, not any affiliate of the entity, has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989.

_____ This entity submitting this sworn statement, or one or more of its officers, directors, executives, partners, shareholders, employees, members, or agents who are active in the management of the entity, or an affiliate of the entity has been charged with and convicted of a public entity crime subsequent to July 1, 1989. However, there has been a subsequent proceeding before a Hearing Officer of the State of Florida, Division of Administrative Hearings and the Final Order entered by the Hearing Officer determined that it was not in the public interest to place the entity submitting this sworn statement on the convicted vendor list. **[attach a copy of the final order]**

I UNDERSTAND THAT THE SUBMISSION OF THIS FORM TO THE CONTRACTING OFFICER FOR THE PUBLIC ENTITY IDENTIFIED IN PARAGRAPH 1 ABOVE IS FOR THAT PUBLIC ENTITY ONLY AND, THAT THIS FORM IS VALID THROUGH DECEMBER 31 OF THE CALENDAR YEAR IN WHICH IT IS FILED. I ALSO UNDERSTAND THAT I AM REQUIRED TO INFORM THE PUBLIC ENTITY PRIOR TO ENTERING INTO A CONTRACT IN EXCESS OF THE THRESHOLD AMOUNT PROVIDED IN SECTION 287.017, FLORIDA STATUTES, FOR CATEGORY TWO OF ANY CHANGE IN THE INFORMATION CONTAINED IN THIS FORM.

_____
Signature of Entity Submitting Sworn Statement

Sworn to and subscribed before me this 4th day of December, 2025.

Personally known Derek Dykes

or produced identification _____ Notary Public – State of

_____

_____ My commission expires

_____
(type of identification)

Marangely Cruz
(Printed, typed or stamped commissioned name notary public)

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

NON-COLLUSION AFFIDAVIT

State of FL Bid # 2602-FA

County of Alachua

I state that I am President of Blackwater Construction Services LLC
(Title) (Name of my firm)

and that I am authorized to make this affidavit on behalf of my firm, and its owners, directors, and officers. I am the person responsible in my firm for the price(s) and the amount of this bid.

I state that:

1) The price(s) and amount of this bid have been arrived at independently and without consultation, communication or agreement with any other contractor, bidder or potential bidder.

2) Neither the price(s) nor the amount of this bid, and neither the approximate price(s) nor approximate amount of this bid, have been disclosed to any other firm or person who is a bidder or potential bidder and they will not be discussed before bid opening.

3) No attempt has been made or will be made to induce any firm or person to refrain from bidding on this contract, or to submit a bid higher than this bid, or to submit any intentionally high or noncompetitive bid or other form of complementary bid.

4) The bid of my firm is made in good faith and not pursuant to any agreement or discussion with, or inducement from, any firm or person to submit a complementary or other noncompetitive bid.

5) Blackwater Construction Services LLC its affiliates, subsidiaries, officers directors (Name of Firm) and employees are not currently under investigation by any governmental agency and have not in the last four years been convicted or found liable for any act prohibited by State or Federal law in any jurisdiction, involving conspiracy or collusion with respect to bidding on any public contract, except as follows:

I state that Blackwater Construction Services LLC (Name of Firm) understands and acknowledges that the above representations are material and important and will be relied on by City of Dade City (Name of Public Entity) in awarding the contract(s) for which this bid is submitted. I understand that my firm understands that any misstatement in this affidavit is and shall be treated as fraudulent concealment from City of Dade City (Name of Public Entity) of the true facts relating to the submission for this contract.

Derek Ayles - President (Name and Company Position)

SWORN TO AND SUBSCRIBED BEFORE ME
THIS 4th DAY OF December, 2025

Marangely Cruz

My Commission Expires

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

HUMAN TRAFFICKING AFFIDAVIT

In compliance with Section 787.06(13), Florida Statutes, this affidavit must be completed by an officer or representative of a nongovernmental entity that is executing, renewing, or extending a contract with the City of Dade City (the "Governmental Entity").

The undersigned, on behalf of the entity listed below (the "Nongovernmental Entity"), hereby attests under penalty of perjury as follows:

1. I am over the age of 18 and I have personal knowledge of the matters set forth herein.

2. I am an officer or representative of Blackwater Construction Services LLC, a non-governmental entity and I am authorized to provide this affidavit on behalf of Nongovernmental Entity.

3. Nongovernmental Entity, and any of its subsidiaries or affiliates, do not use coercion for labor or services, as those terms are defined in Section 787.06, *Florida Statutes*, as may be amended from time to time.

4. If, at any time in the future, Nongovernmental Entity does use coercion for labor or services, Nongovernmental Entity will immediately notify Governmental Entity and no contracts may be executed, renewed, or extended between the parties.

5. I have read the foregoing affidavit and confirm that the facts stated in it are true, and are made for the benefit of, and reliance by Governmental Entity.

Company: Blackwater Construction Services LLC

Authorized Signature: _____ Date: 12/4/2025

Printed Name: Derek Dykes

Title: President

STATE OF Florida
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of ☒ physical presence or ☐ online notarization, this 4th day of December, 2025, by Derek Dykes, as President on behalf of the company/corporation. They ☒ are personally known to me or ☐ have produced _____ as identification.

Notary Public Signature

(Affix Notary Stamp or Seal)

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

Print, Type or Stamp Name of Notary: Marangely Cruz

My commission expires: _____

CONFLICT OF INTEREST AFFIDAVIT

By the signature below, the Proposer, and its employees, officers and/or agents, certifies, and hereby discloses, that, to the best of its knowledge and belief, all relevant facts, concerning past, present or currently planned interest or activity (financial, contractual, organizational or otherwise) which relates to the proposed work and bears on whether the Proposer and/or any of its employees, officers and/or agents, has a possible conflict, have been fully disclosed.

Additionally, the Proposer and its employees, officers and/or agents, agree to immediately notify in writing the City of Mount Dora Purchasing Office, if any actual or potential conflict of interest arises during the solicitation process.

Blackwater Construction Services LLC
Company

3403 NW 97th Blvd Ste 20
Address

Authorized Signature

Gainesville FL 32606
City, State, Zip Code

Derek Dykes - President
Printed Name & Title

352 644 3453
Telephone No.

derek@blackwatercsllc.com
Email

Fax No.

STATE OF FLORIDA
COUNTY OF Alachua

The foregoing instrument was acknowledged before me by means of [X] physical presence or [ ] online notarization of Derek Dykes, as President, of Blackwater Construction Svc, who personally swore or affirmed that he/she is authorized to execute this Agreement and thereby bind the Firm, and who is personally known to me or who produced _____ as identification, and who did/did not take an oath this 4th day of December, 2024.

(stamp)

NOTARY PUBLIC

Notary Public State of Florida
Marangely Cruz
My Commission HH 562825
Expires 6/18/2028

It's important to us to build lasting partnerships rooted in trust, transparency, and results. With decades years of experience, a proven track record across healthcare, education, municipal, and commercial sectors, and a deep bench of qualified professionals, we bring the right expertise to every phase of your project.

We understand that budgets matter. Timelines matter. And having a responsive team who communicates clearly and executes precisely is what ultimately delivers peace of mind. That's why we approach every job with proactive planning, hands-on leadership, and a commitment to doing what we say we'll do.

If you're looking for a construction partner who values collaboration, respects your goals, and knows how to get the job done, on time and on budget, we'd love the opportunity to speak with you.

Let's schedule a discovery meeting

We're happy to share additional project details or qualifications

Want to see our work firsthand? Ask us about a project tour.

We look forward to the chance to bring your vision to life.

Derek Dykes
President, Blackwater Construction Services
derek@blackwatercsllc.com
352-644-3453

BLACKWATER
CONSTRUCTION SERVICES

BLACKWATER
CONSTRUCTION SERVICES

BLACKWATER
CONSTRUCTION SERVICES
3043
PARKING BY DISABLED PERMIT ONLY
HEAVY DUTY MEDIUM

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Peter Altman, Finance Officer

Re: Florida DOT Promissory Note Second Amendment

Date: June 9, 2026

RECOMMENDED ACTION

Amend the previously approved Promissory Note to reflect a reduction in total cost to the City. This replaces the previous amendment and includes a clause that makes the original promissory note at the higher rate null and void.

BACKGROUND SUMMARY/ANALYSIS

Construction of the US 98 Bypass required relocation of the City's Utilities. Updated cost information was provided, allowing Staff to properly budget repayment of the expenses of the project. The City has already paid the costs associated with engineering for the utility relocations, reducing the promissory note in amount equal to $271,873.32. The new total cost is $4,545,393.98

FDOT has prepared a replacement promissory note to void the higher dollar amount promissory note.

ATTACHMENTS

Dade City Promissory Note 04.21.26

FUNDING

The City's future budgets will need to reflect the payments as they come due.

(“ ”) is made and entered into this _____ day of _____, 202__, by and between a utility agency/owner (“ ”), and the , a state agency, (“ ”), collectively referred to as the “Parties”.

, the Department is authorized to enter into contracts and agreements and accept installment reimbursements from utilities for costs associated with the relocation of those utilities located in the Department’s Right-of-Way.

, the City is duly authorized to execute and deliver this Note;

, The Department and the City hereby agree to voluntarily cancel the promissory note entered into by the Parties on February 10, 2026, attached hereto, and replace it with this Note, which reflects the remaining balance of actual costs of $4,545,393.98.

in consideration of the mutual covenants herein, and for other good and valuable consideration, its receipt and sufficiency being hereby acknowledged, the Parties agree as follows:

This Note is issued in replacement of the promissory note entered into by the Parties on February 10, 2026, (“Prior Note”). Upon execution of this Note, the Prior Note is hereby cancelled and shall be of no further force or effect.

The City whose address is 38020 Meridian Avenue, Dade City, Florida 33525, County of Pasco County, State of Florida, promises to pay without set off, deduction, or counterclaim of any kind or nature to the Department, its successors and assigns, the sum of four million, five hundred forty-five thousand, three hundred ninety-three dollars and 98/100 cents ($4,545,393.98) herein “Principal,” payable in fourteen (14) equal successive annual installments of three hundred three thousand dollars and 00/100 cents ($303,000.00) and one final payment of three hundred three thousand, three hundred ninety-three dollars and 98/100 cents ($303,393.98) herein “Installment Payment,” commencing on October 25, 2026, and continuing on the same day of each and every year thereafter until paid in full. If the City finds the means to repay the principal earlier, it will endeavor to do so.

: In the event that any Installment Payment is not received by the Department within 90 calendar days after the due date, the entire unpaid principal balance shall become immediately due and payable at the option of the Department.

Sums larger than the Installment Payment may be paid at any time if there is not a default under this Note. The payment of any larger sums in addition to the payments required in this Note shall not relieve the City of the obligation to pay the periodic Installment Payments provided for in this Note, unless the Parties agree in writing at the time of payment that the larger sums are to be applied to the advance payment of the periodic Installment Payment next maturing in the order of their due dates.

The City waives presentment and demand for payment, notice of dishonor, protest, and notice of protest of this Note.

In case of default, the City shall pay all costs and expenses arising out of or related to this Note, including but not limited to, attorneys' fees and other fees paid or incurred by the Department, and/or adjudged by a court of competent jurisdiction as a consequence of such nonpayment.

Any delay by the Department in enforcing any covenant or right under this Note shall not be deemed a waiver of any covenant or right. A waiver by the Department of any particular provision of this Note shall not be deemed a continuing waiver of the particular provision or a waiver of any other provision of this Note, and except as so expressly waived, all provisions of this Note shall continue in full force and effect.

This Note may be prepaid at any time in whole or in part without penalty. This Note shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida and the City expressly submits to its jurisdiction and to the jurisdiction and venue of the Circuit Court in Leon County, Florida.

The Parties agree to service of process by mail on the addresses set forth herein.

City notification shall be made to:

Department notification and payment shall be made to:

If any provision of this Note is held to be invalid, illegal, or unenforceable in any respect or to any extent by a court of competent jurisdiction, such provision(s) shall, to such extent, be held as though not contained in this Note, but the Note shall nevertheless remain valid, legal, and enforceable in all other respects and to such an extent as may be permissible. In addition, any such invalidity, illegality or unenforceability shall not affect any other provisions of this Note, and this Note must be construed as if the invalid, illegal or unenforceable provisions had never been contained in this Note.

This Note may not be changed or terminated orally. Any amendment to or modification of any provision of this Note must be made in writing and signed by the Parties.

STATE OF FLORIDA
DEPARTMENT OF TRANSPORTATION

BY: _____
Jared W. Perdue, P.E.
SECRETARY

ATTEST: _____
EXECUTIVE SECRETARY

CITY OF DADE

BY: _____
Scott Black
MAYOR

ATTEST: _____

Office of Comptroller Review:

BY: _____

FDOT Legal Review:

BY: _____

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Peter Altman, Finance Officer

Re: Ordinance 2026-14: AN ORDINANCE BY THE CITY OF DADE CITY, FLORIDA, ADOPTED PURSUANT TO SECTION 125.01(1)(q), FLORIDA STATUTES, CONSENTING TO THE INCLUSION OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE COUNTY-WIDE PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT, AS ADOPTED BY THE BOARD OF COUNTY COMMISSIONERS OF PASCO COUNTY, FLORIDA, AND THEREAFTER AMENDED; PROVIDING FOR THE CITY TO BE INCLUDED WITHIN SAID MUNICIPAL SERVICE TAXING UNIT FOR A SPECIFIED TERM OF YEARS; PROVIDING FOR SEVERABILITY, AND EFFECTIVE DATE.

Date: June 9, 2026

RECOMMENDED ACTION

Staff recommends review, discussion, and initial decision on first reading on Ordinance 2026-14 consenting to the inclusion of the City of Dade City within Pasco County's Parks, Recreation, and Natural Resources Municipal Services Taxing Unit (MSTU).

BACKGROUND SUMMARY/ANALYSIS

Pasco County is planning to activate their parks MSTU in their fiscal year 2027 budget. The proposed action would include the millage rate range between 0.4686 - 0.5048. The net result of the millage is being proposed to have no or negligible effect on the County's overall property tax to the citizens. The stated purpose of the MSTU is to separate the operations and capital activities of the Parks & Recreation Services Department from the other County operations. The document prepared by the County shows that this action would possibly push the City's cumulative millage rate (including the County's Fire and Recreation MSTU proposed millage rates) to 9.5 mills, depending on the budget outcome of the County.

The City does not have a Parks & Recreation Department and as such has relied on the County's recreation staff to provide programing and supervision at the Naomi Jones facilities. Continued services from the County would be at risk if the City fails to participate in the funding of local and county wide recreational facilities. In the upcoming budget and for future years, holding the millage rate steady or reducing it will be critical to the budget process.

The City Commission has expressed concern regarding the State Charter Amendment on the November ballot that would reduce ad valorem revenue from homesteaded residential properties. While the outcome of the ballot question is unknown, alternative revenue options such as non-ad valorum special assessments would likely play a more prominent role in the City's budget going forward. In addition, the recent growth of commercial development and annexation in the City will help to increase taxable real property and increase sales tax revenue.

ATTACHMENTS

Ordinance 2026-14 County MSTU

FUNDING

No funding from the City is required resulting from this action.

BY THE CITY COMMISSION OF THE CITY OF DADE CITY
ORDINANCE NO. 2026-14

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, CONSENTING TO THE INCLUSION OF ALL OF THE INCORPORATED AREA OF THE CITY OF DADE CITY, FLORIDA, WITHIN THE PASCO COUNTY PARKS, RECREATION, AND NATURAL RESOURCES MUNICIPAL SERVICE TAXING UNIT; PROVIDING FOR ANNUAL RENEWAL OF SUCH CONSENT FOR A PERIOD OF TEN YEARS; PROVIDING FOR SEVERABILITY, CONFLICTS, AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Section 125.01(1)(q) and (r), *Florida Statutes*, authorizes counties to establish municipal service taxing units whereby a county may levy a tax within the county to cover the cost of certain municipal services, including the provision of recreation services and facilities; and

WHEREAS, on June 4, 2024, the Pasco County Board of County Commissioners (the "BOCC") adopted Pasco County Ordinance No. 24-26, as codified in the Pasco County Code of Ordinances under Chapter 102, Article VIII, creating the Parks, Recreation, and Natural Resources Municipal Service Taxing Unit ("Parks MSTU"), the boundaries of which includes all unincorporated areas of Pasco County, Florida; and

WHEREAS, pursuant to Pasco County Code Sec. 102-453, revenues derived from ad valorem taxes levied within the MSTU shall be used for the provision of all the Parks, Recreation, and Natural Resources Department's operations, programs, and functions; and

WHEREAS, under Section 125.01(1)(q), *Florida Statutes*, the boundaries of a municipal service taxing unit may include all or part of the boundaries of a municipality if the affected municipality consents by ordinance to be included therein; and

WHEREAS, Pasco County has expressed interest in including the City of Dade City within the boundaries of the Parks MSTU, subject to the adoption of an ordinance of consent by the City Commission of the City of Dade City (the "City Commission"); and

WHEREAS, the City Commission has determined that the inclusion of the incorporated area of the City of Dade City within such municipal service taxing unit by Pasco County for the purpose of providing recreation services and facilities is in the best interest of the citizens and property owners within the incorporated area of the City.

NOW THEREFORE, BE IT ORDAINED by the City Commission of the City of Dade City, Florida, as follows:

SECTION 1. Recitals. The above recitals are hereby adopted as the legislative findings of the City Commission.

SECTION 2. Intent, Purpose, and Consent. It is the intent, purpose, and effect of this Ordinance to comply with the provisions of Section 125.01(1)(q), *Florida Statutes*. The City

Commission hereby consents to the inclusion of all territory within the incorporated municipal boundaries of the City of Dade City, as may be amended from time to time, within the Parks MSTU, which was established pursuant to enabling legislation adopted by the Board of County Commissioners of Pasco County. The purpose of this Ordinance is to authorize the City's inclusion in the Parks MSTU in order to enable Pasco County to fund the provision of recreation services and facilities within the territorial limits of the City for the benefit of the Dade City residents. The City Commission finds that the provision of recreation services and facilities serves an essential municipal purpose.

SECTION 3. Duration and Annual Renewal; Procedure for Withdrawal of Consent. Request and consent of the City Commission given to Pasco County by this Ordinance shall be deemed given in advance for a term of ten (10) years, beginning December 31, 2026, through December 31, 2036, unless such request and consent is subsequently withdrawn as provided herein. The City may only withdraw such consent for any subsequent fiscal year by adopting an ordinance withdrawing its consent and providing a certified copy of such ordinance to the Pasco County Administrator, or the Administrator's designee, prior to May 1st proceeding the fiscal year for which consent is being withdrawn.

SECTION 4. Severability. The provisions of this Ordinance are severable and if any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 5. Conflicts. All ordinances or parts thereof in conflict herewith are, to the extent of such conflict, repealed.

SECTION 6. Effective Date. This Ordinance shall take effect immediately upon final adoption by the City Commission of the City of Dade City, Florida.

FIRST READING _____

SECOND READING_____

PASSED AND ADOPTED this _____ day of _____ 2026.

_____
Scott Black, Mayor

ATTEST:

_____
Angelia Guy, City Clerk

Approved as to form:

_____
Patrick Brackins, City Attorney

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Re: ORDINANCE NO. 2026-07: ORDINANCE NO. 2026-07: AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 70 - PLANNING, ARTICLE I – IN GENERAL, OF THE CITY'S CODE OF ORDINANCES; AMENDING SECTION 70-1 - COMPREHENSIVE PLAN ADOPTED; COPIES ON FILE, UPDATING THE TITLE AND STATUTORY REFERENCE TO THE "COMMUNITY PLANNING ACT" AS SET FORTH IN SECTION 163.3161, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

Date: June 9, 2026

RECOMMENDED ACTION

Approve the Ordinance amending Chapter 70, Section 70-1 of the Code of Ordinances to update the statutory reference from the "Comprehensive Planning Act of 1975" to the "Community Planning Act" pursuant to Section 163.3161, Florida Statutes.

BACKGROUND SUMMARY/ANALYSIS

Background:

Section 70-1 of the City's Code of Ordinances currently references the "Comprehensive Planning Act of 1975." Florida law has since been revised and replaced with the "Community Planning Act," codified in Part II of Chapter 163, Florida Statutes.
The proposed ordinance updates the City Code to reflect the current statutory citation and terminology contained in Section 163.3161, Florida Statutes.

Analysis:

The amendment is administrative in nature and does not alter the City's Comprehensive Plan, land development regulations, or planning procedures. The update is intended to:

- Maintain consistency with current Florida law;
- Correct outdated statutory references within the Code;
- Improve clarity and legal accuracy within Chapter 70.

This amendment is considered a housekeeping update to the City's Code of Ordinances.

ATTACHMENTS

Chapter 70 Planning act update (aol rev)
business-impact-estimate 2026-07
Legal AD

FUNDING
Funding costs will be minimal. Legal and and codification should be less than $500.00 and paid though Clerk Publications Budget.

CITY COMMISSION OF THE CITY OF DADE CITY
ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 70 - PLANNING, ARTICLE I – IN GENERAL, OF THE CITY'S CODE OF ORDINANCES; AMENDING SECTION 70-1 - COMPREHENSIVE PLAN ADOPTED; COPIES ON FILE, UPDATING THE TITLE AND STATUTORY REFERENCE TO THE "COMMUNITY PLANNING ACT" AS SET FORTH IN SECTION 163.3161, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, The City of Dade City has adopted and maintains a Comprehensive Plan pursuant to Florida law; and

WHEREAS, The State of Florida amended the "Comprehensive Planning Act of 1975" and renamed it the "Community Planning Act", codified in Part II of Chapter 163, Florida Statutes; and

WHEREAS, Section 163.3161, Florida Statutes, establishes the Community Planning Act as the governing law for local government comprehensive planning; and

WHEREAS, Chapter 70 of the Code of Ordinances of the City of Dade City contains statutory references that should be corrected for accuracy and consistency with current Florida law.

Note: Underlined words constitute new text of the City of Dade City Code of Ordinances, asterisks (***) indicate an omission from the original text, which is intended to remain unchanged, and ~~strikethroughs~~ constitute deletions from the Code of Ordinances.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA:

SECTION 1. Legislative findings and intent. The City of Dade City has complied with all requirements and procedures of Florida law in processing this Ordinance. The above recitals are hereby adopted as the legislative findings and intent.

SECTION 2. Amendment to Chapter 70, Article I, Section 70-1. – Comprehensive plan adopted; copies on file. Chapter 70, Article I, Section 70-1 of the Code of Ordinances of the City of Dade City is hereby amended to read as follows:

***

Sec. 70-1. – ~~Comprehensive plan adopted; copies on file.~~ Community Planning Act.

(a) ~~The comprehensive plan for the city, entitled "Dade City Comprehensive Plan," a copy of which is incorporated in this section by reference, including various maps, which are an integral part of the plan, is hereby adopted for the area of jurisdiction of the city pursuant to the Local Government Comprehensive Planning Act of 1975.~~ This chapter is adopted pursuant to the provisions of the Community Planning Act, as set forth in Section 163.3161, *Florida Statutes*, and other applicable provisions of Part II, Chapter 163, Florida Statutes, as may be amended from time to time.

***

SECTION 3. Conflicts. All ordinances or parts of ordinances in conflict herewith are hereby repealed to the extent of such conflict.

SECTION 4. Severability. If any section, sentence, phrase, word, or portion of this Ordinance is determined to be invalid, unlawful, or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Ordinance not otherwise determined to be invalid, unlawful, or unconstitutional.

SECTION 5. Codification. It is the intent of the City Commission that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Dade City, Florida, and that the sections of this ordinance may be renumbered or re-lettered to accomplish such intent.

SECTION 6. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

FIRST READING _____

SECOND READING_____

PASSED AND ADOPTED this _____ day of _____, 2026

_____
SCOTT BLACK, MAYOR

ATTEST:

_____
ANGELIA GUY, CITY CLERK

Approved as to form:

_____
PATRICK BRACKINS, CITY ATTORNEY

Business Impact Estimate

Proposed ordinance's title/reference:

CITY COMMISSION OF THE CITY OF DADE CITY
ORDINANCE NO. 2026-07

AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 70 - PLANNING, ARTICLE I – IN GENERAL, OF THE CITY'S CODE OF ORDINANCES; AMENDING SECTION 70-1 - COMPREHENSIVE PLAN ADOPTED; COPIES ON FILE, UPDATING THE TITLE AND STATUTORY REFERENCE TO THE "COMMUNITY PLANNING ACT" AS SET FORTH IN SECTION 163.3161, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the city is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the city is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- X The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Part II of Chapter 163, Florida Statutes, relating to growth policy, county and municipal planning, and land development regulation, including zoning, development orders, development agreements and development permits;
  b. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  c. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  d. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the city hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of public purpose, such as serving the public health, safety, morals and welfare):

The ordinance update will bring the City of Dade City's code into compliance with Florida Statutes 163.3161 to update the term to Community Planning Act in Chapter 70.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the city, if any: N/A
(a) An estimate of direct compliance costs that businesses may reasonably incur: N/A
(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible; $0
(c) An estimate of the city's regulatory costs, including estimated revenues from any new charges or fees to cover such costs. N/A

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance: N/A

4. Additional information the governing body deems useful (if any):

The proposed ordinance is a generally applicable ordinance to comply with Florida Statutes.

Tampa Bay Times
tampabay.com

CITY OF DADE CITY
NOTICE OF PUBLIC HEARINGS TO CONSIDER

LEGAL NOTICE IS HEREBY GIVEN that the City Commission of the City of Dade City, Florida will hold a public hearing on Tuesday, May 26, 2026, in the City Commission Chambers at City Hall 38020 Meridian Avenue, Dade City, Florida, 33525 beginning at 5:30 p.m., or as soon thereafter as the ordinance may be heard, and will consider the adoption of an ordinance to amend and update Chapter 70 -Planning

AT THE REQUEST OF THE ENTIRE COMMISSION

ORDINANCE NO. 2026-07
AN ORDINANCE OF THE CITY OF DADE CITY, FLORIDA, AMENDING CHAPTER 70 - PLANNING, ARTICLE I – IN GENERAL, OF THE CITY'S CODE OF ORDINANCES; AMENDING SECTION 70-1 - COMPREHENSIVE PLAN ADOPTED; COPIES ON FILE, UPDATING THE TITLE AND STATUTORY REFERENCE TO THE "COMMUNITY PLANNING ACT" AS SET FORTH IN SECTION 163.3161, FLORIDA STATUTES; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING AN EFFECTIVE DATE.

The full text of the ordinance can be obtained from the City Clerk in City Hall, located at 38020 Meridian Avenue, and may be inspected by the public from 8 a.m. to 5 p.m. weekdays. All interested parties may appear at the public hearing and may be heard with respect to the proposed ordinance or may submit written comments to the City Commission at P.O. Box 1355, Dade City, Florida 33526-1355 by mail, or in person at the above referenced address. **If you require reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5052 at least 48 hours prior to the public hearing.**

PLEASE NOTE: This is a public meeting. Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meeting or hearing, they will need a record of the proceedings, and for such purpose, they will need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based pursuant to Section 286.0105, Florida Statutes.

Publish: May 20, 2026 89142

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY CREATING SECTION 4.3.4 (N), MOBILE FOOD VENDING ; ESTABLISHING A PROCESS FOR THE REVIEW AND STANDARDS OF MOBILE FOOD VENDING OPERATIONS WITHIN THE CITY OF DADE CITY ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Date: June 9, 2026

RECOMMENDED ACTION

Approve second reading of Ordinance 2026-04 amending the Land Development Regulations to establish mobile food vending regulations within city limits.

BACKGROUND SUMMARY/ANALYSIS

The City of Dade City has received multiple inquiries regarding mobile food vending operations, signaling a growing interest in the regulation of these activities. At present, the City does not have any specific regulations governing mobile food vending. In response to these inquiries and as part of a broader effort to modernize and improve the City's land development regulations, City staff has proposed updates to the Land Development Regulations (LDRs) that will introduce guidelines and standards for mobile food vending operations.

These updates aim to ensure that mobile food vendors operate in a safe, organized, and compatible manner with surrounding neighborhoods and businesses. This report outlines the proposed changes and provides context based on the City's comprehensive planning goals. The proposed regulations define different types of mobile food vendors, including food trucks, food carts, and food trailers, and set standards for their operation, location, and waste management.

Mobile food vendors will need permission to operate in residential areas governed by homeowners associations (HOAs), and they will be limited to operating for no more than four hours on public rights-of-way unless they are part of a special event. Operations are restricted to the hours between 6:00 AM and 10:00 PM, and vendors must ensure they do not obstruct traffic or safety features like fire hydrants.

The regulations also require vendors to provide trash receptacles, remove all litter, and ensure daily waste disposal. For those wishing to establish permanent sites for multiple food vendors, such as food truck courts, applicants will need to submit a site plan to the city and ensure the provision of necessary amenities like parking and restroom facilities.

Overall, these updates aim to support Dade City's economic development, reduce urban sprawl, and ensure mobile food operations are safe, orderly, and compatible with surrounding areas.

The Planning Board held a public hearing at the May 6, 2026 meeting and voted 5-0 recommending approval of the proposed Ordinance. Members present were Barker, Levings, Lambert, Simon and Jennings.

The City Commission held a public hearing at the May 26, 2026 meeting and voted 3-1 to approve the proposed regulations with direction to staff to modify the ordinance language in regards to amplified sound, creating additional standards for the location of food trucks in the Central Business District.

Staff has amended the language to read "Mobile food vending operations are prohibited on the public rights-of-way in the Central Business District unless associated with a special event as permitted by the City of Dade City."

ATTACHMENTS

Attachment A - Ordinance 2026-04

Attachment B - Affidavit of Publishing (1)

Attachment C - Business Impact Statement (1)

Attachment B - Planning Board Agenda Memo

FUNDING

No funding is needed for this item.

BY THE CITY COMMISSION
ORDINANCE NO. 2026-04

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY CREATING SECTION 4.3.4 (N), MOBILE FOOD VENDING ; ESTABLISHING A PROCESS FOR THE REVIEW AND STANDARDS OF MOBILE FOOD VENDING OPERATIONS WITHIN THE CITY OF DADE CITY ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Law and its home rule powers, the City of Dade City may regulate land use matters within the City's jurisdictional limits through the adoption of Land Development Regulations; and

WHEREAS, the City of Dade City acknowledges the need to regulate food truck operations to ensure public health and safety, mitigate traffic concerns, and ensure compatibility with residential and commercial areas.

WHEREAS, the City of Dade City recognizes the importance of regulating the location and operation of food trucks to ensure pedestrian safety, minimize noise disturbances, and prevent congestion in high-traffic areas.

WHEREAS, the City of Dade City desires to encourage the growth of the food truck industry while balancing community interests and maintaining the aesthetic quality of public spaces.

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on May 6, 2026, for the purpose of providing recommendations to the City Commission with regard to this Ordinance and recommended that the Commission adopt the amendments to the City's Land Development Regulations as set forth herein in **Exhibit "A"** attached hereto; and

WHEREAS, the City of Dade City finds that the amendments to its Land Development Regulations, as set forth herein, are consistent with all applicable policies of the City's Comprehensive Plan; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

Section 1. The findings set forth in the recitals above are adopted and fully incorporated herein by reference.

Section 2. Article 4, Section 4.3.4(N), "Mobile Food Vending" of the City of Dade City Land Development Regulations, is hereby created as provided in attached **Exhibit A**.

Note: Underlined words constitute new text of the City of Dade City Land Development Regulations, asterisks (***) indicate an omission from the original text, which is intended to remain unchanged, and ~~strikethroughs~~ constitute deletions from the Land Development Regulations.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Codification. The provisions of this Ordinance and revisions to the City of Dade City Land Development Regulations, as set forth in Exhibit A, shall be codified. The sections, divisions, and provisions of this Ordinance and the Land Development Regulations may be renumbered or re-lettered as deemed appropriate by the codifier.

Section 5. **Scrivener's Errors.** Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

Section 6. Savings Clause. All prior actions of the City pertaining to the City of Dade City Land Development Regulations and relating to technical codes are hereby ratified and affirmed consistent with the provisions of this Ordinance.

Section 7. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED this ____ day of _____, 2026.

FIRST READING: _____
SECOND READING: _____

_____
Scott Black, MAYOR

ATTEST:

_____
Angelia Guy, CITY CLERK

Approved as to form:

_____
Patrick Brackins, CITY ATTORNEY

Exhibit A

* * * * *

4.3.4 (N) Mobile Food Vending

(1) ***Definitions***

(A) ***Food Trucks-*** A motorized vehicle that is a public food service establishment and that is self-propelled or otherwise movable from place to place and includes self-contained utilities, including, but not limited to, gas, water, electricity, or liquid waste disposal.

(B) ***Food Cart-*** A mobile food kitchen with wheels that are pushed by hand or bike that are set up on the street to prepare and sell food. These typically have a limited area of operation and do not contain a full-sized kitchen. These typically sell prepacked meals/ snacks or drinks and are equipped with heating elements, steamers, boilers, deep fryers or warmers.

(D) ***Food Trailer-*** A non-motorized trailer that requires a separate vehicle to tow, that is a public food service establishment, that includes self-contained utilities such as gas, water, electricity or liquid waste disposal.

(2) ***Regulations***

(A) Mobile food operations are not allowed for more than 4 hours on public rights-of-way throughout the city, unless associated with special event.

(B) Mobile food vending operations are prohibited on the public rights-of-way in the Central Business District unless associated with a special event as permitted by the City of Dade City.

(C) For mobile food operations operating between sunset and sunrise, all lighting must be reasonably contained on site without disruption to residential areas or traffic flow.

(D) Shall not:

i. Obstruct designated clear sight triangles

ii. Impede safe movement of vehicle and pedestrian traffic, parking lot circulation or access to any sidewalk

iii. Sell alcohol, unless during a permitted temporary event and in accordance with all other state and local requirements

iv. Provide amplified music, announcements or other forms of disruptive sound not in compliance with **Ordinance 42, Article II** .

v. Located at one location within the city more than 30 days consecutively, and 90 days cumulative per year; otherwise, the operation will be deemed permanent use under this code and will become subject to all other applicable requirements of this code

vi. Operate **before 6:00 AM and after 10:00 PM** unless a part of a temporary event. These hours of operation include times for both set-up and close-out procedures.

vii. Located within **10 feet** or obstruct a fire hydrant or fire escape

(E) Seating areas, if provided, shall be a safe distance from the mobile food service operations and a safe distance from any customer parking and ingress/egress points

(F) Mobile food operations located **within or abutting residential districts** must not begin operations before 8:00 AM, nor operate after 8:00 PM, unless there is a sound and light barrier between the mobile food operations and the abutting residential use.

(G) Mobile food operations within residential areas governed by a HOA must obtain permission from the HOA to operate.

(H) Community Development Districts and Property Owners' Associations shall use the same requirements and procedures listed in the code to allow mobile food operations on their property.

(I) A-frame signs are permitted to be used for purposes of advertising

(3) ***Trash***

(A) Trash and recyclable receptacles shall be provided and, at a minimum, emptied daily. All trash is to be removed from the site daily. Dumpsters of existing businesses shall not be used without permission of that business(es).

(B) Prior to moving a mobile food unit from a sales location, a mobile food vendor shall pick up and remove all litter, trash and waste related to the mobile vendor's sales or distributions and within an area encompassing a radius of **one hundred (100) feet from** the sales or distribution area. Mobile food units shall be equipped with, or operate in an area with, a suitable trash container readily accessible to the public, in which the mobile food vendor's customers may deposit any litter, trash or waste related to the vendor's sales or distributions.

(4) ***Food Truck Courts***

(A) Persons seeking to develop a permanent site on non-residential private property for the location of multiple mobile food operations simultaneously shall apply to construct a "Food Truck Court." Food Truck Courts shall, at a minimum, provide restroom facilities, drinking fountains, trash and recycling receptacles, shade and seating. A Preliminary Site Plan (PSP) must be submitted to the city for its review.

(B) Food Truck Courts are required to provide on-site parking. Parking calculations are based on seating for patrons.

* * * * *

85076

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Deirdre Bonett who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-04 was published in said newspaper by print in the issues of 04/15/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____

Sworn to and subscribed before me this **04/15/2026**

Signature of Notary of Public

Personally known **X** or produced identification.

Type of identification produced _____

Notary Public State of Florida
Jean M Mitotes
My Commission HH 577686
Expires 7/31/2028

NOTICE OF PUBLIC HEARINGS

The City of Dade City proposes to hear and approve the following ordinances on the following dates and times:

ORDINANCE 2026-04

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY CREATING SECTION 4.3.4 (N), MOBILE FOOD VENDING; ESTABLISHING A PROCESS FOR THE REVIEW AND STANDARDS OF MOBILE FOOD VENDING OPERATIONS WITHIN THE CITY OF DADE CITY; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

On May 06, 2026 at 5:30 p.m., the Planning Board will hold a public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider amendments to the Land Development Regulations as outlined in Exhibit A of the ordinance.

On May 26, 2026, at 5:30 p.m., the City Commission will hold the first public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, for the approval of the Land Development Regulations' amendment as outlined in Exhibit A of the ordinance.

On June 09, 2026, at 5:30 p.m., the City Commission will hold the second and adoption public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, for the final approval of the amendments to the Land Development Regulations as outlined in Exhibit A of the ordinance.

Project Name: Mobile Food Vending Regulations for the City of Dade City

Agent of Record: City of Dade City

Information concerning these matters are on file and also available for examination through the Dade City Community and Economic Development office, 38020 Meridian Avenue, Dade City FL 33525, Monday through Friday, during regular business hours, 8 a.m. to 5 p.m. Please contact (352) 523-5052 to request an appointment to view the documents, submit written comments or evidence prior to the public hearing, or to discuss any questions or concerns regarding the proposed amendment to the Land Development Regulations as outlined in Exhibit A of the ordinance. All affected parties are advised to appear and be heard. Only those persons who have land adjacent to the land subject to the application is an affected party in accordance with the requirements of the Dade City Land Development Regulations shall be qualified as affected parties for the purpose of examining witnesses during the noted public hearings. To view meeting agendas and virtual meeting login information, please visit https://dadecityfl.civicweb.net/Portal/.

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meetings, they will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is based pursuant to Section 286.0105, Florida Statutes.

If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5052 at least 48 hours prior to the public hearing.

April 15, 2026 85076

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2026-04

ORDINANCE TITLE: Land Development Code Amendments

DEPARTMENT: Community and Economic Development

MEETING DATE: May 26, 2026 (First Reading)
June 09, 2026 (Second Reading)

Proposed ordinance's title/reference:

ORDINANCE NO: 2026-04

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 4 OF THE LAND DEVELOPMENT REGULATIONS BY CREATING SECTION 4.3.4 (N), MOBILE FOOD VENDING ; ESTABLISHING A PROCESS FOR THE REVIEW AND STANDARDS OF MOBILE FOOD VENDING OPERATIONS WITHIN THE CITY OF DADE CITY ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Dade City;
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The City of Dade City has been receiving inquiries about operating mobile food vending operations within municipal limits. Currently, Dade City does not have any regulations for mobile food vending, and this ordinance will ensure mobile food vendors act in good faith in respect for the surrounding community.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: $0

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: $0

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $0

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance will be applicable to all mobile food vending operations in the city. Approval of this ordinance ensures orderly and safe mobile food vending operations in Dade City.

AGENDA MEMO – PLANNING BOARD

TO: Honorable Chair and Members of the Planning Board
FROM: Isaiah Hollinshead, Planner II
RE: Ordinance Amending the Land Development Regulations to Establish Mobile Food Vending Regulations
DATE: May 6, 2026

RECOMMENDED ACTION

Provide a recommendation of approval to the City Commission for Ordinance 2026-04 amending the Land Development Regulations to establish mobile food vending regulations within city limits.

BACKGROUND SUMMARY/ANALYSIS

The City of Dade City has received multiple inquiries regarding mobile food vending operations, signaling a growing interest in the regulation of these activities. At present, the City does not have any specific regulations governing mobile food vending. In response to these inquiries and as part of a broader effort to modernize and improve the City's land development regulations, City staff has proposed updates to the Land Development Regulations (LDRs) that will introduce guidelines and standards for mobile food vending operations.

These updates aim to ensure that mobile food vendors operate in a safe, organized, and compatible manner with surrounding neighborhoods and businesses. This report outlines the proposed changes and provides context based on the City's comprehensive planning goals. The proposed regulations define different types of mobile food vendors, including food trucks, food carts, and food trailers, and set standards for their operation, location, and waste management.

Mobile food vendors will need permission to operate in residential areas governed by homeowners associations (HOAs), and they will be limited to operating for no more than four hours on public rights-of-way unless they are part of a special event. Operations are restricted to the hours between 6:00 AM and 10:00 PM, and vendors must ensure they do not obstruct traffic or safety features like fire hydrants.

The regulations also require vendors to provide trash receptacles, remove all litter, and ensure daily waste disposal. For those wishing to establish permanent sites for multiple food vendors, such as food truck courts, applicants will need to submit a site plan to the city and ensure the provision of necessary amenities like parking and restroom facilities.

Overall, these updates aim to support Dade City's economic development, reduce urban sprawl, and ensure mobile food operations are safe, orderly, and compatible with surrounding areas.

Future Land Use Standards for Review

The following Goals, Objectives, and Policies were brought into consideration when creating the proposed land development regulations to ensure compatibility with the long-term objectives outlined in the Dade City Comprehensive Plan.

Policy FLU 1.2.3 – Dade City will preserve its established neighborhoods by supporting and encouraging compact and compatible commercial development that provides goods and services to nearby residents.

Staff findings: The creation of these standards will support compact commercial development (mobile food vending) that has the potential to serve nearby residents.

Policy FLU 1.3.2 – The Land Development Regulations for Dade City will support its current development patterns and protect its natural resources.

Staff findings: The creation of these standards will support current development patterns, and reduce sprawl by encouraging mobile food vending in city limits.

Objective FLU 3.1 – Dade City will discourage and/or reduce urban sprawl by encouraging infill and redevelopment that provides neighborhood uses and appropriate destination businesses

Staff findings: The creation of these standards will reduce urban sprawl by allowing mobile food vending in city limits. Mobile food vending operations will be attractive and provide alternative food options for visitors and Dade City alike.

Policy FLU 3.3.6 – Dade City seeks to position itself for renewed economic success by leveraging existing physical, cultural and natural resources that will attract private sector investment.

Staff findings: By adopting these Land Development Regulations, Dade City is positioning itself as an economic magnet attracting mobile food vending operators to the City. Mobile food vending operations in the city will help fuel the local economy.

Policy FLU 3.3.7 – Dade City will continue to develop incentives which attract development in the Community Redevelopment Area.

Staff findings: These Land Development Regulations will help to create orderly development of mobile food vending operations city-wide.

Objective FLU 4.1 – Dade City seeks to facilitate economic development strategies that result in a diverse local economy that delivers essential goods and services and quality, high wage jobs for its residents.

Staff findings: By adopting these Land Development Regulations, this will attract mobile food vending operations which will fuel the local economy via supporting small business.

ATTACHMENTS

Attachment A – Ordinance 2026-04
Attachment B – Affidavit of Publishing
Attachment C – Business Impact Statement

FUNDING

Funding is not required for this item.

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS BY REVISING SECTION 6.3 FENCING STANDARDS, REMOVING THE PROHIBITION FOR CHAIN LINK FENCES WITHIN CITY LIMITS ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

Date: June 9, 2026

RECOMMENDED ACTION

Approve Ordinance 2026-06 amending the Land Development Regulations to remove Chain Link fences from the prohibited fence types.

BACKGROUND SUMMARY/ANALYSIS

Staff was directed by the City Commission on April 14, 2026 to review prohibited fencing materials within the City. The City has received multiple inquiries regarding fencing materials within the city limits, and despite being a prohibited fencing material, chain link fences exist throughout the city. The prohibition of chain link fences has been determined to be an undue burden on property owners, as they are more cost effective and better suited for the weather in Florida. This revision will remove chain link fences from being a prohibited fence material and eliminate any confusion regarding whether they are an allowable fence type in city limits. Furthermore, the approval of this ordinance will bring all existing properties with chain-link fences into compliance with the current Land Development Regulations.

Additionally, this ordinance amended section 6.2.3(K)(6) by removing chain link fences from the list of fences not permitted, and amended a scrivener's error in section 6.3.3(1)(c) as demonstrated in Exhibit A of the Ordinance.

The Planning board held a public hearing on May 6, 2026 and voted 3-2 with Board Members Lambert Barker and Jennings in the affirmative and Board Members Levings and Simon in opposition to approve the proposed amendments.

The City Commission held a public hearing on May 26, 2026 and voted 4-0 to approve the proposed amendment with direction to staff to modify section 6.3.3(A) to not allow chain link fences in the Front Yard area. Chain link fencing will be permitted on the street side yard on corner lots.

ATTACHMENTS

Attachment A - Ordinance 2026-06

Attachment B - Affidavit of Publishing

Attachment C - Business Impact Statement

FUNDING

Funding is not required for this item.

BY THE CITY COMMISSION
ORDINANCE NO. 2026-06

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS BY REVISING SECTION 6.3 FENCING STANDARDS, REMOVING THE PROHIBITION FOR CHAIN LINK FENCES WITHIN CITY LIMITS ; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, pursuant to Florida Law and its home rule powers, the City of Dade City may regulate land use matters within the City's jurisdictional limits through the adoption of Land Development Regulations; and

WHEREAS, the City of Dade City acknowledges the need to revise the portion of the land development regulations amending materials prohibited for fences

WHEREAS, the City of Dade City recognizes the need to provide consistency amongst the land development code and existing development.

WHEREAS, the City of Dade City desires to remove the prohibition for chain-link fences as it is a cheaper and longer lasting alternative to other fencing materials.

WHEREAS, the Dade City Planning Board held a public hearing with all required public notice on May 6 2026, for the purpose of providing recommendations to the City Commission with regard to this Ordinance and recommended that the Commission adopt the amendments to the City's Land Development Regulations as set forth herein in **Exhibit "A"** attached hereto; and

WHEREAS, the City of Dade City finds that the amendments to its Land Development Regulations, as set forth herein, are consistent with all applicable policies of the City's Comprehensive Plan; and

NOW THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AS FOLLOWS:

Section 1. The findings set forth in the recitals above are adopted and fully incorporated herein by reference.

Section 2. Article 6, Sections 6.3, "Fencing Materials" of the City of Dade City Land Development Regulations, is hereby created as provided in attached **Exhibit A**.

Note: Underlined words constitute new text of the City of Dade City Land Development Regulations, asterisks (***) indicate an omission from the original text, which is intended to remain unchanged, and ~~strikethroughs~~ constitute deletions from the Land Development Regulations.

Section 3. Conflicts. All ordinances or parts of ordinances in conflict with this ordinance are hereby repealed to the extent of such conflict.

Section 4. Codification. The provisions of this Ordinance and revisions to the City of Dade City Land Development Regulations, as set forth in Exhibit A, shall be codified. The sections, divisions, and provisions of this Ordinance and the Land Development Regulations may be renumbered or re-lettered as deemed appropriate by the codifier.

Section 5. Scrivener's Errors. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, in consultation with the City Attorney and City Clerk, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

Section 6. Savings Clause. All prior actions of the City pertaining to the City of Dade City Land Development Regulations and relating to technical codes are hereby ratified and affirmed consistent with the provisions of this Ordinance.

Section 7. Severability. Should any word, phrase, sentence, subsection, or section be held by a court of competent jurisdiction to be illegal, void, unenforceable, or unconstitutional, then that word, phrase, sentence, subsection, or section so held shall be severed from this Ordinance and all other words, phrases, sentences, subsections, or sections shall remain in full force and effect.

Section 8. Effective Date. This Ordinance shall become effective immediately upon its passage and adoption.

SIGNATURES ON NEXT PAGE

PASSED AND ADOPTED this ____ day of _____, 2026.

FIRST READING: _____
SECOND READING: _____

_____
Scott Black, MAYOR

ATTEST:

_____
Angelia Guy, CITY CLERK

Approved as to form:

_____
Patrick Brackins, CITY ATTORNEY

Exhibit A

* * * * *

6.2.3 Landscape Standards

(K) **Screening Standards.**

* * * * *

(6) **Wooden Fence.** When wood fences are used, a solid wood fence of treated wood or rot-resistant wood, such as cypress or redwood, shall be used. ~~Chain link~~, barbed wire, stock wire, hog wire, chicken wire, and similar type fences are not permitted.

(7) **Masonry Walls.** When masonry walls are used, they shall be constructed of brick, textured concrete masonry units, or stucco block.

6.3.3 Fence Locations and Height Limits

All fences and walls shall conform to the following standards.

(A) **Residential Districts.**

1) Front Yard ~~(Figure 6.3.3-1, Zone A)~~ – a fence having height no greater than 4 feet in height may be constructed in the front yard, running parallel with the property line.
    a) Fence must be located 2 feet from the property line.
    b) Fence must have a 50% opacity such as a picket fence. No solid fences or chain link fences are permitted in this area.
    c) A fence having a height of not more than six (6) feet high and with less than 50% opacity may be constructed running parallel to the property line on one of the street frontage yards of a corner lot or a lot with a double or triple street frontage, provided:
        i. The fence is set back half the distance from the property line to the nearest ~~structure~~ setback on the property. Structures does not include accessory structures.
    d) All fences adjacent to streets, driveways and alleys must conform to Section 7.2.6 – Visibility Clearance.
2) Rear Yard and Side Yard – a fence having a height no greater than 6 (six) feet in height may be constructed along the rear and side yard property line.
    a) The side yard fencing may not extend past the required front yard setback line.

6.3.4 Perimeter Fences Abutting Public Rights-of-Way

For purposes of this subsection, "perimeter fences and walls" shall mean any fence or wall that is 42 inches (3.5 feet) or more in height and within 50 feet of the edge of the right-of-way of an arterial or collector road. Development that abuts arterial or collector roads is not generally required to have perimeter fences and walls between the primary structures and the abutting arterial or collector road, except where such fences or walls are required to meet the screening requirements of Section 6.3.3. Where a landowner/developer chooses to install perimeter fences and walls, they shall comply with the following standards.

General Standards.

(1) ***Uniform Style.*** The perimeter fences and walls for a single development shall be of a uniform style that meets the standards of this subsection in order to provide visual interest in an orderly manner.

(2) ***Not located Between Utility Easement and Arterial or Collector Road.*** Perimeter fences and walls shall not be located between the utility easement and an arterial or collector road.

(3) ***Maintained in Safe and Attractive Condition.*** Perimeter fences and walls shall be maintained in a safe and attractive condition, including but not limited to replacement of missing, decayed, or broken structural and decorative elements, structural maintenance to prevent and address sagging, and repainting.

(4) ***Materials.*** Perimeter fences and walls visible from the public right-of-way shall consist of the following materials: wood, stone, brick, wrought iron, or products designed to resemble these materials;~~ chain link is prohibited.~~

(5) ***Maximum Length of Unbroken Wall Plane.***

*****

85817

Tampa Bay Times

Published Daily

STATE OF FLORIDA} ss
COUNTY OF PASCO County

Before the undersigned authority personally appeared Jean Mitotes who on oath says that he/she is a Legal Advertising Representative of the Tampa Bay Times a daily newspaper printed in St. Petersburg, in Pasco County, Florida that the attached copy of advertisement being a Legal Notice in the matter ORDINANCE 2026-06 was published in said newspaper by print in the issues of 04/22/26 or by publication on the newspaper's website, if authorized.

Affiant further says that the website or newspaper complies with all legal requirements for publication in chapter 50, Florida Statutes. Affiant further says the said Tampa Bay Times is a newspaper published in Pasco County, Florida and that the said newspaper has heretofore been continuously published in said Pasco County, Florida each day and has been entered as a second class mail matter at the post office in said Pasco County, Florida for a period of one year next preceding the first publication of the attached copy of advertisement, and affiant further says that he/she neither paid nor promised any person, firm or corporation any discount, rebate, commission or refund for the purpose of securing this advertisement for publication in the said newspaper.

Signature of Affiant _____
Sworn to and subscribed before me this **04/22/2026**

Signature of Notary of Public
Personally known **X** or produced identification.
Type of identification produced _____

DEIRDRE A. BONETT
Notary Public - State of FLORIDA
Commission # HH601171
My Commission Expires Jan. 04, 2029

NOTICE OF PUBLIC HEARINGS

The City of Dade City proposes to hear and approve the following ordinances on the following dates and times:

ORDINANCE 2026-06

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS BY REVISIONG SECTION 6.3 FENCING STANDARDS, REMOVING THE PROHIBITION FOR CHAIN LINK FENCES WITHIN CITY LIMITS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

On May 06, 2026 at 5:30 p.m., the Planning Board will hold a public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, to consider amendments to the Land Development Regulations as outlined in Exhibit A of the ordinance.

On May 26, 2026, at 5:30 p.m., the City Commission will hold the first public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, for the approval of the Land Development Regulations' amendment as outlined in Exhibit A of the ordinance.

On June 09, 2026, at 5:30 p.m., the City Commission will hold the second and adoption public hearing at City Commission Chambers, 38020 Meridian Avenue, Dade City, Florida, for the final approval of the amendments to the Land Development Regulations as outlined in Exhibit A of the ordinance.

Project Name: Revision of Fence Regulations for the City of Dade City

Agent of Record: City of Dade City

Information concerning these matters are on file and also available for examination through the Dade City Community and Economic Development office, 38020 Meridian Avenue, Dade City FL 33525, Monday through Friday, during regular business hours, 8 a.m. to 5 p.m. Please contact (352) 523-5052 to request an appointment to view the documents, submit written comments or evidence prior to the public hearing, or to discuss any questions or concerns regarding the proposed amendment to the Land Development Regulations as outlined in Exhibit A of the ordinance. All affected parties are advised to appear and be heard. Only those persons who have land adjacent to the land subject to the application is an affected party in accordance with the requirements of the Dade City Land Development Regulations shall be qualified as affected parties for the purpose of examining witnesses during the noted public hearings. To view meeting agendas and virtual meeting login information, please visit https://dadecityfl.civicweb.net/Portal/.

Should any interested party seek to appeal any decision made by the City Commission with respect to any matter considered at such meetings, they will need a record of the proceedings, and may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which an appeal is based pursuant to Section 286.0105, Florida Statutes.
If you are a person with a disability who requires reasonable accommodation in order to participate in this meeting, please contact the City Clerk at (352) 523-5052 at least 48 hours prior to the public hearing.
April 22, 2026 85817

ORDINANCE BUSINESS IMPACT ESTIMATE

Florida Statutes, Section 166.041(4)

ORDINANCE NUMBER: ORDINANCE NO: 2026-06

ORDINANCE TITLE: Land Development Code Amendments

DEPARTMENT: Community and Economic Development

MEETING DATE: May 26, 2026 (First Reading)
June 09, 2026 (Second Reading)

Proposed ordinance's title/reference:

ORDINANCE NO: 2026-06

AN ORDINANCE BY THE CITY COMMISSION OF THE CITY OF DADE CITY, FLORIDA, AMENDING ARTICLE 6 OF THE LAND DEVELOPMENT REGULATIONS BY REVISING SECTION 6.3 FENCING STANDARDS, REMOVING THE PROHIBITION FOR CHAIN LINK FENCES WITHIN CITY LIMITS; PROVIDING FOR LEGISLATIVE FINDINGS; PROVIDING FOR CODIFICATION; PROVIDING FOR SCRIVENER'S ERRORS; PROVIDING A SAVINGS CLAUSE; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

This Business Impact Estimate is provided in accordance with section 166.041(4), Florida Statutes. If one or more boxes are checked below, this means the City is of the view that a business impact estimate is not required by state law[1] for the proposed ordinance, but the City is, nevertheless, providing this Business Impact Estimate as a courtesy and to avoid any procedural issues that could impact the enactment of the proposed ordinance. This Business Impact Estimate may be revised following its initial posting.

- ☐ The proposed ordinance is required for compliance with Federal or State law or regulation;
- ☐ The proposed ordinance relates to the issuance or refinancing of debt;
- ☐ The proposed ordinance relates to the adoption of budgets or budget amendments, including revenue sources necessary to fund the budget;
- ☐ The proposed ordinance is required to implement a contract or an agreement, including, but not limited to, any Federal, State, local, or private grant or other financial assistance accepted by the municipal government;
- ☐ The proposed ordinance is an emergency ordinance;
- ☐ The ordinance relates to procurement; or
- ☐ The proposed ordinance is enacted to implement the following:
  a. Development orders and development permits, as those terms are defined in s. 163.3164, and development agreements, as authorized by the Florida Local Government Development Agreement Act under ss. 163.3220-163.3243;
  b. Comprehensive plan amendments and land development regulation amendments initiated by an application by a private party other than the City of Dade City;
  c. Sections 190.005 and 190.046, Florida Statutes, regarding community development districts;
  d. Section 553.73, Florida Statutes, relating to the Florida Building Code; or
  e. Section 633.202, Florida Statutes, relating to the Florida Fire Prevention Code.

[1] See Section 166.041(4)(c), Florida Statutes.

In accordance with the provisions of controlling law, even notwithstanding the fact that an exemption noted above may apply, the City hereby publishes the following information:

1. Summary of the proposed ordinance (must include a statement of the public purpose, such as serving the public health, safety, morals, and welfare):

The City of Dade City was directed by the City Commission to review prohibited fencing materials and made the determination to remove chain link fences from prohibited fencing materials. The city has multiple properties with chain-link fences which are considered non-conforming. By approving the ordinance, this will make all properties in the city compliant with the Land Development Regulations.

2. An estimate of the direct economic impact of the proposed ordinance on private, for-profit businesses in the City, if any:

(a) An estimate of direct compliance costs that businesses may reasonably incur: $0

No direct impact to general businesses.

(b) Any new charge or fee imposed by the proposed ordinance or for which businesses will be financially responsible: $0

No new charges or fees are set forth in the ordinance.

(c) An estimate of the City's regulatory costs, including estimated revenues from any new charges or fees to cover such costs: $0

No additional regulatory costs, staff administration only.

3. Good faith estimate of the number of businesses likely to be impacted by the proposed ordinance:

This ordinance is not anticipated to affect businesses.

4. Additional information the governing body deems useful (if any):

The proposed ordinance will be applicable to all properties within the city, and will make all existing properties with chain-link fences compliant with the Land Development Regulations within the city,

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Catherine Ralston, Community & Economic Development Director

Re: Appointment of a Planning Board Member to fill one vacancy

Date: June 9, 2026

RECOMMENDED ACTION

Appoint one new member to the Planning Board to fill a vacancy

BACKGROUND SUMMARY/ANALYSIS

The Planning Board consists of seven (7) members and serves as the Local Planning Agency for Quasi-Judicial procedures. Included in membership is one (1) member representative from the Pasco County School District. For five (5) of the positions, one (1) seat is appointed by each Commissioner and two (2) additional members are appointed at large by a consensus of a majority of the Commission. All terms are for four (4) years. Planning Commission members shall be residents of the City of Dade City.

Member Johnathan McKeen-Chaff was appointed to the Planning Board in March 2025 by Mayor Scott Black. Mr. McKeen-Chaff has four un-excused absences the past five months, which, per the Planning Board by-laws requires him to be removed and replaced with a new member.

FUNDING

Funding for this item is not required.

AGENDA MEMO
City Commission

To: Honorable Mayor and Members of the City Commission

From: Marieke vanErven, City Manager

Through: Peter Altman, Finance Officer

Re: Fiscal Year ended September 30th, 2024 Audit Report Presentation

Date: June 9, 2026

RECOMMENDED ACTION

Receive a summary presentation from Carr, Riggs & Ingram Audit Firm of the FY24 Audit, and accept the audit as delivered.

BACKGROUND SUMMARY/ANALYSIS

John J. Brielmaier, CPA will present the fiscal year ended September 30,2024 Audit to the Commission. With the oversight of the Audit Committee and the assistance of our consulting team, the City was able to avoid the levels of losses of State Revenue that we incurred last year. We are moving directly into our fiscal year 2025 reporting process with a goal of completion in the current fiscal year. With the increased staffing and consulting services approved by the Commission, we are confident of our ability to get caught up with our reporting requirements.

ATTACHMENTS

FY 2024 Dade City Audit Report

FUNDING

The Audit is a required procedure which is budgeted through the Finance Department

City of Dade City, Florida

Financial Statements and Independent Auditor's Reports

For the Year Ended September 30, 2024

FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

CITY OF DADE CITY
DADE CITY, FLORIDA

SEPTEMBER 30, 2024

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FINANCIAL STATEMENTS
AND
INDEPENDENT AUDITOR'S REPORT

CITY OF DADE CITY
DADE CITY, FLORIDA

SEPTEMBER 30, 2024

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CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
4010 West Boy Scout Boulevard
Suite 475
Tampa, FL 33607

813.855.3036
CRIadv.com

INDEPENDENT AUDITOR'S REPORT

Honorable Mayor, Members of the City Commission, and City Management

City of Dade City, Florida

Report on the Audit of the Financial Statements

Opinions

We have audited the accompanying financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Dade City, Florida (the "City"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise the City's basic financial statements as listed in the table of contents.

In our opinion, based on our audit, the financial statements referred to above present fairly, in all material respects, the respective financial position of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of the City of Dade City, Florida, as of September 30, 2024, and the respective changes in financial position, and, where applicable, cash flows thereof for the year then ended in accordance with accounting principles generally accepted in the United States of America.

Basis for Opinions

We conducted our audit in accordance with auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States. Our responsibilities under those standards are further described in the Auditor's Responsibilities for the Audit of the Financial Statements section of our report. We are required to be independent of the City of Dade City, Florida and to meet our other ethical responsibilities, in accordance with the relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our audit opinions.

Responsibilities of Management for the Financial Statements

Management is responsible for the preparation and fair presentation of the financial statements in accordance with accounting principles generally accepted in the United States of America, and for the design, implementation, and maintenance of internal control relevant to the preparation and fair presentation of financial statements that are free from material misstatement, whether due to fraud or error.

In preparing the financial statements, management is required to evaluate whether there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for twelve months beyond the financial statement date, including any currently known information that may raise substantial doubt shortly thereafter.

Auditor's Responsibilities for the Audit of the Financial Statements

Our objectives are to obtain reasonable assurance about whether the financial statements as a whole are free from material misstatement, whether due to fraud or error, and to issue an auditor's report that includes our opinions. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards and *Government Auditing Standards* will always detect a material misstatement when it exists. The risk of not detecting a material misstatement resulting from fraud is higher than for one resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Misstatements are considered material if there is a substantial likelihood that, individually or in the aggregate, they would influence the judgment made by a reasonable user based on the financial statements.

In performing an audit in accordance with generally accepted auditing standards and *Government Auditing Standards*, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material misstatement of the financial statements, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding the amounts and disclosures in the financial statements.
- Obtain an understanding of internal control relevant to the audit in order to design audit procedures that are appropriate in the circumstances, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control. Accordingly, no such opinion is expressed.
- Evaluate the appropriateness of accounting policies used and the reasonableness of significant accounting estimates made by management, as well as evaluate the overall presentation of the financial statements.
- Conclude whether, in our judgment, there are conditions or events, considered in the aggregate, that raise substantial doubt about the City's ability to continue as a going concern for a reasonable period of time.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit, significant audit findings, and certain internal control-related matters that we identified during the audit.

Required Supplementary Information

Accounting principles generally accepted in the United States of America require that the management's discussion and analysis and schedules listed in the table of contents as "required supplementary information" be presented to supplement the basic financial statements. Such information is the responsibility of management and, although not a part of the basic financial statements, is required by the Governmental Accounting Standards Board who considers it to be an essential part of financial reporting for placing the basic financial statements in an appropriate operational, economic, or historical context. We have applied certain limited procedures to the required supplementary information in accordance with auditing standards generally accepted in the United States of America, which consisted of inquiries of management about the methods of preparing the information and comparing the information for consistency with management's responses to our inquiries, the basic financial statements, and other knowledge we obtained during our audit of the basic financial statements. We do not express an opinion or provide any assurance on the information because the limited procedures do not provide us with sufficient evidence to express an opinion or provide any assurance.

Supplementary Information

Our audit was conducted for the purpose of forming opinions on the financial statements that collectively comprise the City's basic financial statements. The accompanying combining and individual nonmajor fund financial statements and schedules, and the schedule of expenditures of federal awards, as required by Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards*, are presented for purposes of additional analysis and are not a required part of the basic financial statements. Such information is the responsibility of management and was derived from and relates directly to the underlying accounting and other records used to prepare the basic financial statements. The information has been subjected to the auditing procedures applied in the audit of the basic financial statements and certain additional procedures, including comparing and reconciling such information directly to the underlying accounting and other records used to prepare the basic financial statements or to the basic financial statements themselves, and other additional procedures in accordance with auditing standards generally accepted in the United States of America. In our opinion, the combining and individual nonmajor fund financial statements, and the schedule of expenditures of federal awards are fairly stated, in all material respects, in relation to the basic financial statements as a whole.

Other Reporting Required by *Government Auditing Standards*

In accordance with *Government Auditing Standards*, we have also issued our report dated May 22, 2026, on our consideration of the City's internal control over financial reporting and on our tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements and other matters. The purpose of that report is solely to describe the scope of our testing of internal control over financial reporting and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the City's internal control over financial reporting or on compliance. That report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering City's internal control over financial reporting and compliance.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Tampa, Florida
May 22, 2026

CITY OF DADE CITY, FLORIDA
MANAGEMENT'S DISCUSSION AND ANALYSIS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

This section provides a discussion and analysis of the financial activities for the City of Dade City, Florida (the City) for October 1, 2023 through September 30, 2024. Please read this information in conjunction with the audited financial statements, which follow this discussion.

FINANCIAL HIGHLIGHTS

- The assets and deferred outflows of the City exceeded their liabilities and deferred inflows, resulting in a net position of $90.25 million. Of this amount, $11.81 million is unrestricted and may be used to meet the City's ongoing obligations to citizens and creditors.
- Governmental activities had program revenues of $12,007,192, general revenues of $10,902,468, and net transfers of $615,230. Total expenses were $10,220,708.
- Business-type activities had program revenues of $7,533,039, general revenues of 598,264, and net transfers of (615,230). Total expenses were $6,642,785.
- The County-wide one-cent infrastructure surtax (discretionary tax) generated revenues of $1,753,754, an increase of $47,125 from the previous year.

USING THIS REPORT

Statement No. 34 of the Governmental Accounting Standards Board (GASB 34) establishes financial reporting requirements for state and local governments throughout the United States. The intent of GASB 34 is to make financial statements more comprehensive and easier to understand and use.

The financial statements consist of four parts:

- Government-wide financial statements – These statements report information about the City as a whole and have a longer-term viewpoint. The Statement of Net Position reports the financial and capital resources of the City by showing the difference between assets and liabilities. The Statement of Activities presents information on the various functions and services of the City and how they are financed.
- Fund financial statements – These statements report information about the City by its different accounting units, called funds. The Balance Sheet for governmental funds provides information about the current financial resources of each fund. The Statement of Revenues, Expenditures, and Changes in Fund Balance shows how the activities of the year impacted the balance of financial resources available in each fund.
- Notes to the financial statements – These notes include additional information needed to provide a fair presentation and more complete understanding of the financial statements. These notes are an integral part of the basic financial statements.
- Required supplementary information (other than management's discussion and analysis) – This information gives additional details about the City's financial condition that is not included in the other statements.

STATEMENT OF NET POSITION

The primary government has two parts, governmental activities and business-type activities, which are described in more detail under the fund analysis section.

Net position may serve over time as a useful indicator of a government's financial position and condition. Assets and deferred outflows exceeded liabilities and deferred inflows by $90,247,638 at September 30, 2024, compared to $76,070,896 on September 30, 2023, an increase of $14,177,470.

Net investment in capital assets, such as buildings, equipment, and infrastructure, make up 53.5%, or $48.32 million, of total net position. An additional $30.12 million, or 33.4%, of net position is legally restricted for certain purposes and uses. The balance of $11.81 million, or 13.1%, in net position is unrestricted and available to meet the City's ongoing obligations.

	Governmental Activities		Business-Type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
Assets:						
Current and Other Assets	$ 35,763,187	$ 28,215,962	$ 11,581,957	$ 11,163,922	$ 47,345,144	$ 39,379,884
Capital Assets	28,898,002	25,826,548	32,365,486	29,565,784	61,263,488	55,392,332
Total Assets	**64,661,189**	**54,042,510**	**43,947,443**	**40,729,706**	**108,608,632**	**94,772,216**
Deferred Outflow of Resources	**233,709**	**1,933,106**	**3,070**	**2,491**	**236,779**	**1,935,597**
Liabilities:						
Current and Other Liabilities	1,442,898	3,933,470	1,429,582	1,319,287	2,872,480	5,252,757
Net Pension Liability and OPEB	815,865	3,392,155	73,904	63,220	889,769	3,455,375
Long-Term Liabilities	1,391,995	1,717,273	12,154,764	9,930,715	13,546,759	11,647,988
Total Liabilities	**3,650,758**	**9,042,898**	**13,658,250**	**11,313,222**	**17,309,008**	**20,356,120**
Deferred Inflow of Resources	**1,288,765**	**281,525**	**-**	**-**	**1,288,765**	**281,525**
Net Position:						
Net Investment in Capital Assets	28,032,976	23,886,385	20,287,920	19,624,653	48,320,896	43,511,038
Restricted	28,257,017	19,332,069	1,864,593	1,312,117	30,121,610	20,644,186
Unrestricted	3,665,382	3,432,739	8,139,750	8,482,205	11,805,132	11,914,944
Total Net Position	**$ 59,955,375**	**$ 46,651,193**	**$ 30,292,263**	**$ 29,418,975**	**$ 90,247,638**	**$ 76,070,168**

STATEMENT OF ACTIVITIES

The total primary government had an increase of $14,177,470 in net position as a result of activities during the fiscal year. Governmental activities had an operating surplus of $12,688,952, while net transfers increased net position by an additional $615,230. Compared to the previous year, governmental activities charges for services decreased by $8,014,428 and capital grants and contributions increased by $4,503,537 from the prior year due to reclassification of some governmental activities revenues. Operating grant revenues increased from $0 to $1,953,764 for governmental activities due to the recognition of American Rescue Plan grant funds. Program expenses for the total primary government increased by $1,271,716. Business-type activities had an increase in net position of $873,288, which is net of a $615,230 transfer out to cover overhead and other governmental activities.

Excluding grants, charges for services are the majority of revenues of the business-type activities, while taxes and intergovernmental revenues primarily fund the governmental activities.

	Governmental Activities		Business-Type Activities		Total Government	
	2024	2023	2024	2023	2024	2023
REVENUE						
Program Revenue:						
Charges for Services	$ 473,661	$ 8,488,089	$ 7,336,002	$ 6,232,059	$ 7,809,663	$ 14,720,148
Operating Grants	1,953,764	-	-	-	1,953,764	-
Capital Grants	9,579,767	5,076,230	197,037	15,400	9,776,804	5,091,630
General Revenue:						
Property Taxes	3,899,311	3,329,871	-	-	3,899,311	3,329,871
Other Taxes and Fees	5,286,609	4,968,823	-	-	5,286,609	4,968,823
Intergovernmental Revenues	416,837	440,238	-	-	416,837	440,238
Other Revenues	1,299,711	426,931	598,264	148,897	1,897,975	575,828
Total Revenues	**22,909,660**	**22,730,182**	**8,131,303**	**6,396,356**	**31,040,963**	**29,126,538**
EXPENSES						
Program Expenses:						
General Government	3,405,694	3,145,697	-	-	3,405,694	3,145,697
Public Safety	4,278,951	4,502,653	-	-	4,278,951	4,502,653
Physical Environment	464,012	156,074	6,642,785	5,599,092	7,106,797	5,755,166
Transportation	1,201,393	1,436,320	-	-	1,201,393	1,436,320
Culture and Recreation	828,105	751,941	-	-	828,105	751,941
Interest on Long Term Debt	42,553	-	-	-	42,553	-
Total Expenses	**10,220,708**	**9,992,685**	**6,642,785**	**5,599,092**	**16,863,493**	**15,591,777**
Excess Deficiency Before Transfers	12,688,952	12,737,497	1,488,518	797,264	14,177,470	13,534,761
Net Transfers	615,230	319,748	(615,230)	(319,748)	-	-
Change in Net Position	**13,304,182**	**13,057,245**	**873,288**	**477,516**	**14,177,470**	**13,534,761**
Net Position - September 30, 2023	**46,651,193**	**33,593,948**	**29,418,975**	**28,941,459**	**76,070,168**	**62,535,407**
Net Position - September 30, 2024	**$ 59,955,375**	**$ 46,651,193**	**$ 30,292,263**	**$ 29,418,975**	**$ 90,247,638**	**$ 76,070,168**

FUND ACTIVITY

Governmental activities include the general fund and the special revenue funds. The general fund is where most of the City's basic services are reported, including public safety, public works, and City administration. Special revenue funds are used to record receipts that are legally restricted in their uses, such as impact fees and certain taxes. The City reports the General Fund, Water and Sewer Impact Fee Fund, and Transportation Impact Fee Fund and major governmental funds.

Business-type activities are City services that charge fees to pay the costs of those services. In the City, that includes the Public Utility Fund, and the sanitation fund. Also, the City reports the Building Fund, which issues building permits and enforces the Florida Building Code, as a major enterprise fund. The Public Utility Fund charges rates and fees that pay the costs of providing the water and sewer service. The City has been awarded a combination of grant and loan funding for some utility improvement projects. The enterprise funds transfer monies to the general fund for overhead allocation charges and other administrative services in support of the enterprise funds. The sanitation fund is responsible for garbage collection through a service agreement with an outside contractor.

MAJOR FUNDS – GOVERNMENTAL

General Fund

The General Fund is the chief operating fund of the City. At the end of the current fiscal year, unassigned fund balance of the General Fund was $2,106,477. In addition, $3,515,748 was committed to provide the Reserve Funds which are maintained for future expenditures and to provide for unanticipated needs. The total General Fund Balance of 6,060,164 is $323,069 or 5.6% higher than the FY2023 General Fund Balance of $5,737,095. Total General Fund Revenues increased from $9,987,676 in FY2023 to $11,773,154 in FY2024 for a 17.9% increase. This was primarily from Property tax revenues as new higher value homes were built along with general appreciation of existing homes.

Water and Sewer Impact Fee Fund

Water and Sewer Impact Fees are collected from new commercial and residential developments to increase the capacity of the systems to accommodate new growth without impact on existing customers. The Water and Sewer Impact Fee Fund Balance are $19,525,429 on September 30, 2024, and is a Special Revenue Restricted Fund. Total revenue depends on the number of permits issued which resulted in a decrease in revenues from $6,716,482 to $6,350,725 for a decrease of 5%.

Transportation Impact Fee Fund

Transportation Impact Fees are collected from new commercial and residential developments to increase the capacity of the transportation system to accommodate new growth without impact on existing residents. The Transportation Impact Fee Fund Balance is $4,804,785 on September 30, 2024, and is a Special Revenue Restricted Fund. Total revenue depends on the number of permits issued which resulted in an increase in revenues from $1,114,446 to $1,358,794 for an increase of 21.9%.

MAJOR FUNDS – PROPRIETARY

Public Utility Fund

The Public Utility Fund provides Water and Sanitary Sewer services. Charges for services increased $700,088 which was offset by corresponding increase in general operating expenses of $618,709. This increase in charges for services is in line with the increase in customers. Equipment and supplies as well as equipment maintenance increased approximately $500,000 over the prior year due to aging infrastructure, increased customer repairs and service needs.

Sanitation Fund

The Sanitation Fund had a minimal decrease in net position of $129,776 from the prior year. Operating expenses were greater than operating revenues by $93,976 in the current year. The City's rates were not sufficient to cover operational costs of the sanitation system. The Commission occasionally reviews the rate to adjust for increase costs from the service provider.

Building Fund

The net position of the Building Fund increased by $541,017 due to increased activity resulting in increased permit and inspection fees. Expenses were in line with the prior year.

GENERAL FUND BUDGET VARIATIONS

	Original 2024 Budget	Final 2024 Budget	Actual 2024 Results	Actual 2023 Results
REVENUE				
Taxes and Special Assessments	$ 5,775,575	$ 6,025,575	$ 6,545,567	$ 5,453,568
License and Permits	50,000	50,000	38,602	40,956
Intergovernmental Revenues	6,231,720	6,071,720	3,680,527	3,431,431
Charges for Services	127,500	197,500	208,016	138,465
Fines and Forfeitures	33,500	25,200	28,856	37,081
Contributions and Donations	-	-	602,976	400,000
Investment Earnings (Losses)	315,000	315,000	341,850	322,370
Miscellaneous Revenue	179,000	179,000	173,084	115,303
Pension Contributions - State	100,000	100,000	153,676	48,502
SBITA Issued	-	-	-	971,019
Proceeds from Issuance of Debt	-	-	-	315,338
Transfers in	1,367,880	1,316,780	1,167,290	966,062
Total Revenues and Transfers In	**14,180,175**	**14,280,775**	**12,940,444**	**12,240,095**
EXPENDITURES				
Current:				
General Government	2,904,365	3,096,965	2,775,881	2,572,871
Public Safety	4,682,825	4,682,825	4,548,667	4,131,427
Transportation	811,970	811,970	775,236	787,849
Culture and Recreation	653,880	653,880	664,816	567,949
Debt Service	-	-	409,961	55,911
Capital Outlay	5,009,950	5,009,950	3,287,021	2,299,102
Transfers Out	-	159,235	155,793	131,050
Total Expenditures	**14,062,990**	**14,414,825**	**12,617,375**	**10,546,159**
Increase (Decrease) in Fund Balance	**$ 117,185**	**$ (134,050)**	**$ 323,069**	**$ 1,693,936**

Significant variations between the final budget and the actual results in the general fund are due to:

- Actual taxes and special assessment revenues exceeded the budgeted amount by $595,992, as population growth brought higher valued residential houses onto the property tax roll during fiscal year 2024. Charges for Services and investment earnings outperformed expectations.
- The Capital Improvement Plans (CIP) provided for projects that spanned several years. The implementation of a major new road construction project was affected due to lengthy right of way acquisition negotiations. Other projects were also delayed due to internal and external conditions.

CAPITAL ASSET AND LONG-TERM DEBT ACTIVITY

CAPITAL ASSETS

The City lists capital assets totaling $61.26 million. Most of those assets ($32.37 million) are in the utility system improvements and infrastructure. Amounts in the following table are shown net of accumulated depreciation, where applicable.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Land and Easements	$ 2,027,797	$ 2,027,797	$ 217,862	$ 117,862	$ 2,245,659	$ 2,145,659
Buildings	5,440,655	5,040,167	4,929,141	5,145,706	10,369,796	10,185,873
Improvements	11,436,303	7,823,282	14,099,105	14,368,693	25,535,408	22,191,975
Construction in Progress	2,823,930	4,818,752	8,815,400	5,394,523	11,639,330	10,213,275
Equipment	3,757,182	2,588,009	4,268,361	4,485,574	8,025,543	7,073,583
Infrastructure	2,636,781	2,636,781	-	-	2,636,781	2,636,781
SBITA	775,354	891,760	35,617	53,426	810,971	945,186
Totals	**$ 28,898,002**	**$ 25,826,548**	**$ 32,365,486**	**$ 29,565,784**	**$ 61,263,488**	**$ 55,392,332**

Major capital asset additions were for the Dade Oaks retention pond stormwater improvement; new City park improvements at Watson Park, Community Park and Naomi Jones Park; and a new splash pad and bathroom building.

LONG-TERM DEBT ACTIVITY

General government debt consists of a financed clam truck, IT server, and street sweeper. There are seven outstanding long-term debt obligations in the Public Utility Fund. Two of the debt obligations are loans from the United States Department of Agriculture, Rural Development, made under a grant/loan program for water and wastewater system improvements. The City has five open-loan agreements with the State Revolving Fund for water system and wastewater system improvements. The City anticipates acquiring additional funding from Rural Development and the State Revolving Fund in future years.

	Governmental Activities		Business-Type Activities		Total Primary Government	
	2024	2023	2024	2023	2024	2023
Notes payable	$ 154,047	$ 315,338	$ 5,785,268	$ 5,902,821	$ 5,939,315	$ 6,218,159
Revenue bonds	-	-	3,685,917	3,770,549	3,685,917	3,770,549
SBITA payable	710,979	917,096	44,574	64,848	755,553	981,944
FDOT payable	-	-	2,504,700	-	2,504,700	-
Vehicle Financing	-	-	57,107	112,449	57,107	112,449
Totals	**$ 865,026**	**$ 1,232,434**	**$ 12,077,566**	**$ 9,850,667**	**$ 12,942,592**	**$ 11,083,101**

POTENTIAL IMPACTS ON FUTURE FINANCIAL CONDITION

Beginning with fiscal year 2004-2005, Pasco County has been charging a millage amount for fire services inside the City limits. This millage rate is counted against the City's overall millage cap of ten mills, which restricts the millage rate that Dade City will be able to charge for other municipal services. However, the City's millage rate of 7.00 is well below the legal limit.

In 2004, the voters of Pasco County approved a local government infrastructure surtax, which added an additional penny to the County sales tax rate through December 2014. These funds are shared by the County, the School Board, and the municipalities within the County, and may only be used for infrastructure improvements and capital. Voters renewed the tax for another ten years in November 2012. In November of 2022, 65% of the County voters approved an additional extension of the sales tax also known as "Penny For Pasco" until the year 2039. Funds from Penny For Pasco are being used to pay for transportation and parks, environmental lands, economic development projects and capital upgrades.

The American Rescue Plan Act of 2022 (ARPA) was a $1.9 trillion economic stimulus package passed by United States Congress (H.R. 1319) and signed into law on March 11, 2022. It was the intention of the federal government to hasten the United States' recovery from the economic and health effects of the COVID-19 pandemic and the ongoing recession. ARPA established two fiscal recovery funds to distribute money to states, local governments, tribal governments and U.S. territories: 1) $219.8 billion to the Coronavirus State Fiscal Recovery Fund and 2) $130.2 billion to the Coronavirus Local Fiscal Recovery Fund, which was split among counties, metropolitan cities and non-entitlement units of local government. Of the total $130.2 billion appropriation under the Coronavirus Local Fiscal Recovery Fund, cities received $65.1 billion in population-adjusted payments, with additional adjustments for Community Development Block Grant (CDBG) recipients. Dade City received a total of $3,675,264 as of fiscal year 2023. Funds were required to be fully obligated for expenditure by December 31, 2024. All Funds were expended on Personnel Costs under the project expenditure category - Revenue Replacement, and the project expenditure subcategory - Provision of Government Services, over the 12-month period ending March 31, 2024. The $3,675,264 (the entire ARPA stimulus package) received was expended as of September 30, 2024.

New residential development within the City has been on an upward trend. Community Development Districts (CDDs), which are independent special districts and are established in accordance with Chapter 190 of Florida Statutes account for much of the rapid expansion of residential housing in the City. These new developments will initially generate more permit and impact fees to be used to expand the City's and County's essential services capacities. After completion, new housing will provide increases in tax revenues and revenues through charges for services and other assessments. There will also be increases in expenses to provide City services for those developments.

Commercial development and downtown redevelopment projects are expected to increase because of the growing population, and several new roadways and bypass improvements will create new opportunities for private investment. The anticipated increased tax base sets the stage for continued reduction in the City's tax millage rate.

REQUESTS FOR ADDITIONAL INFORMATION

This financial report is designed to provide a general overview of the City of Dade City's finances for all those with an interest in the government's finances. Questions concerning any of the information provided in this report or requests for additional information should be addressed to the Finance Department at 38020 Meridian Avenue, Dade City, Florida 33525.

BASIC FINANCIAL STATEMENTS

CITY OF DADE CITY, FLORIDA
STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

	Primary Government		
	Governmental Activities	Business-Type Activities	Total
Assets			
Cash and Cash Equivalents	$ 29,539,851	$ 3,201,945	$ 32,741,796
Cash with Fiscal Agent	-	128,534	128,534
Restricted Cash	-	2,602,179	2,602,179
Investments	4,334,560	4,068,124	8,402,684
Receivables, Net	486,481	780,628	1,267,109
Internal Balances	(303,598)	303,598	-
Due from Other Governments	842,103	380,615	1,222,718
Prepaids	76,200	-	76,200
Inventories	51,612	116,334	167,946
Net Pension Asset	735,978	-	735,978
Capital Assets Not Being Depreciated:			
Land and Easements	2,027,797	217,862	2,245,659
Infrastructure	2,636,781	-	2,636,781
Construction in Progress	2,823,930	8,815,400	11,639,330
Capital Assets, Net of Accumulated Depreciation	21,409,494	23,332,224	44,741,718
Total Capital Assets	28,898,002	32,365,486	61,263,488
Total Assets	64,661,189	43,947,443	108,608,632
Deferred Outflows of Resources			
OPEB Related Items	9,668	3,070	12,738
Pension Related Items	224,041	-	224,041
Total Deferred Outflows of Resources	233,709	3,070	236,779
Total Assets and Deferred Outflows of Resources	64,894,898	43,950,513	108,845,411
Liabilities			
Accounts Payable and Accrued Expenses	1,309,304	539,826	1,849,130
Due to Other Governments	15,633	-	15,633
Deposits	29,010	889,756	918,766
Unearned Revenues	88,951	-	88,951
Long-Term Liabilities:			
Due Within One Year	380,178	480,083	860,261
Due in More Than One Year	1,011,817	11,674,681	12,686,498
Net Pension Liabilities	583,107	-	583,107
Net OPEB Liability	232,758	73,904	306,662
Total Liabilities	3,650,758	13,658,250	17,309,008
Deferred Inflows of Resources			
Pension Related Items	1,288,765	-	1,288,765
Total Deferred Inflows	1,288,765	-	1,288,765
Total Liabilities and Deferred Inflows of Resources	4,939,523	13,658,250	18,597,773
Net Position			
Net Investment in Capital Assets	28,032,976	20,287,920	48,320,896
Restricted for:			
Other Purposes	28,257,017	1,864,593	30,121,610
Unrestricted	3,665,382	8,139,750	11,805,132
Total Net Position	$ 59,955,375	$ 30,292,263	$ 90,247,638

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Functions/Programs	Expenses	Program Revenues: Charges for Services	Program Revenues: Operating Grants and Contributions	Program Revenues: Capital Grants and Contributions	Net (Expense) Revenue and Change in Net Position: Governmental Activities	Net (Expense) Revenue and Change in Net Position: Business-Type Activities	Net (Expense) Revenue and Change in Net Position: Total
Primary Government							
Governmental Activities:							
General Government	$ 3,405,694	$ 136,699	$ 1,903,500	$ 51,360	$ (1,314,135)	$ -	$ (1,314,135)
Public Safety	4,278,951	204,845	-	171,311	(3,902,795)	-	(3,902,795)
Physical Environment	464,012	675	50,264	6,399,880	5,986,807	-	5,986,807
Transportation	1,201,393	70,127	-	1,710,485	579,219	-	579,219
Culture and Recreation	828,105	61,315	-	1,246,731	479,941	-	479,941
Interest on Long Term Debt	42,553	-	-	-	(42,553)	-	(42,553)
Total Governmental Activities	10,220,708	473,661	1,953,764	9,579,767	1,786,484	-	1,786,484
Business-Type Activities:							
Sanitation	631,872	537,896	-	-	-	(93,976)	(93,976)
Building	466,208	1,072,032	-	-	-	605,824	605,824
Public Utility	5,544,705	5,726,074	-	197,037	-	378,406	378,406
Total Business-Type Activities	6,642,785	7,336,002	-	197,037	-	890,254	890,254
Total Primary Government	$ 16,863,493	$ 7,809,663	$ 1,953,764	$ 9,776,804	1,786,484	890,254	2,676,738
General Revenues							
Taxes:							
Property Taxes					3,899,311	-	3,899,311
Sales Taxes					425,504	-	425,504
Franchise Fees					980,454	-	980,454
Communication Tax					328,616	-	328,616
State Shared Revenues (Undesignated)					343,886	-	343,886
Fuel Tax					413,447	-	413,447
Discretionary Tax					1,753,754	-	1,753,754
Utility Tax					1,040,948	-	1,040,948
Intergovernmental Revenues					416,837	-	416,837
Net Investment Earnings (Losses)					1,117,722	598,264	1,715,986
Miscellaneous					181,989	-	181,989
Transfers (Net)					615,230	(615,230)	-
Total General Revenues and Transfers					11,517,698	(16,966)	11,500,732
Change in Net Position					13,304,182	873,288	14,177,470
Net Position, Beginning of Year					46,651,193	29,418,975	76,070,168
Net Position, End of Year					$ 59,955,375	$ 30,292,263	$ 90,247,638

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	General Fund	Water and Sewer Impact Fee Fund	Transportation Impact Fee Fund	Non-Major Governmental Funds	Total Governmental Funds
Assets					
Cash and Cash Equivalents	$ 6,174,971	$ 16,235,666	$ 4,071,031	$ 3,058,183	$ 29,539,851
Investments	378,330	3,119,138	695,672	141,420	4,334,560
Accounts Receivable	251,767	170,625	38,082	26,007	486,481
Due from Other Funds	300,116	-	-	171,470	471,586
Due from Other Governments	739,267	-	-	102,836	842,103
Prepaids	76,200	-	-	-	76,200
Inventory	51,612	-	-	-	51,612
Total Assets	7,972,263	19,525,429	4,804,785	3,499,916	35,802,393
Liabilities and Fund Balances					
Liabilities					
Accounts Payable and Accrued Expenses	1,186,815	-	-	122,489	1,309,304
Due to Other Funds	-	-	-	775,184	775,184
Due to Other Governments	15,633	-	-	-	15,633
Deposits	29,010	-	-	-	29,010
Unearned Revenues	88,951	-	-	-	88,951
Total Liabilities	1,320,409	-	-	897,673	2,218,082
Deferred Inflows of Resources					
Grants	591,690	-	-	-	591,690
Total Deferred Inflows of Resources	591,690	-	-	-	591,690
Fund Balances (Deficit)					
Non-Spendable	127,812	-	-	-	127,812
Restricted for:					
Police Education	18,513	-	-	-	18,513
Forfeiture Fund	22,596	-	-	-	22,596
Special Revenue	-	19,525,429	4,804,785	3,149,716	27,479,930
Committed to:					
Reserve Policy	3,515,748	-	-	-	3,515,748
Tree Fund	11,360	-	-	-	11,360
Park and Recreation	151,359	-	-	-	151,359
Mausoleum Care	14,140	-	-	-	14,140
Market Place	2,002	-	-	-	2,002
Assigned to:					
Dog Park	4,417	-	-	-	4,417
Retirement Reserve	85,000	-	-	-	85,000
Wellness Reserve	740	-	-	-	740
Unassigned (Deficit)	2,106,477	-	-	(547,473)	1,559,004
Total Fund Balances	6,060,164	19,525,429	4,804,785	2,602,243	32,992,621
Total Liabilities, Deferred Inflows, and Fund Balances	$ 7,972,263	$ 19,525,429	$ 4,804,785	$ 3,499,916	$ 35,802,393

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
RECONCILIATION OF THE BALANCE SHEET OF GOVERNMENTAL FUNDS
TO THE STATEMENT OF NET POSITION
SEPTEMBER 30, 2024

Total Fund Balance for Governmental Funds	$ 32,992,621
Amounts Reported for Governmental Activities in the Statement of Net Position are Different Because:	
Capital assets used in governmental activities are not financial resources and, therefore, are not reported in the funds. The costs of the assets are $41,079,087, and the accumulated depreciation is $12,181,085.	28,898,002
Deferred inflows and outflows of resources related to pensions and OPEB are not recognized in the governmental funds; however, they are recorded in the statement of net position as follows:	
Deferred Inflow of Resources:	
Pension Related	(1,288,765)
Deferred Outflow of Resources:	
OPEB Related	9,668
Pension Related	224,041
Amount for earned but unavailable revenues recognized as revenue of the current period.	591,690
A pension asset is a financial resource that represents excess plan assets.	735,978
Long-term liabilities are not due and payable in the current period and, accordingly, are not reported as fund liabilities. Interest on long-term debt is not accrued in governmental funds, but rather is recognized as an expenditure when due. All liabilities, both current and long-term, are reported in the statement of net position. Long-term liabilities at year-end consist of:	
Notes Payable	(154,047)
OPEB Liability	(232,758)
Net Pension Liability	(583,107)
SBITA Payable	(710,979)
Landfill Post-Closure Costs	(27,960)
Compensated Absences	(499,009)
Net Position of Governmental Activities	$ 59,955,375

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES,
AND CHANGES IN FUND BALANCES
GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	General Fund	Water and Sewer Impact Fee Fund	Transportation Impact Fee Fund	*Formerly Major* Community Redevelopment Agency	*Formerly Major* Stormwater Fund	Non-Major Governmental Funds	Total Governmental Funds
Revenues							
Taxes, Impact Fees, and Special Assessments	$ 6,545,567	$ 5,800,686	$ 1,232,529	$ -	$ -	$ 2,334,486	$ 15,913,268
Licenses and Permits	38,602	-	-	-	-	-	38,602
Intergovernmental Revenue	3,680,527	-	-	-	-	406,743	4,087,270
Charges for Services	208,016	-	-	-	-	-	208,016
Fine and Forfeitures	28,856	-	-	-	-	-	28,856
Pension Contributions - State	153,676	-	-	-	-	-	153,676
Donations and Contributions	602,976	-	-	-	-	-	602,976
Investments Earnings	341,850	550,039	126,265	-	-	99,568	1,117,722
Miscellaneous Revenue	173,084	-	-	-	-	-	173,084
Total Revenues	11,773,154	6,350,725	1,358,794	-	-	2,840,797	22,323,470
Expenditures							
Current:							
General Government	2,775,881	-	-	-	-	-	2,775,881
Public Safety	4,548,667	-	-	-	-	-	4,548,667
Physical Environment	-	-	-	-	-	427,054	427,054
Transportation	775,236	-	-	-	-	27,500	802,736
Culture and Recreation	664,816	-	-	-	-	-	664,816
Capital Outlay	3,287,021	-	-	-	-	1,201,424	4,488,445
Debt Service:		-					
Principal Payments	367,408	-	-	-	-	-	367,408
Interest	42,553	-	-	-	-	-	42,553
(Total Expenditures)	(12,461,582)	-	-	-	-	(1,655,978)	(14,117,560)
Excess (Deficiency) of Revenues Over (Under) Expenditures	(688,428)	6,350,725	1,358,794	-	-	1,184,819	8,205,910
Other Financing Sources (Uses)							
Transfers in	1,167,290	-	-	-	-	155,793	1,323,083
Transfers (out)	(155,793)	-	-	-	-	(552,060)	(707,853)
Total Other Financing Sounrces (Uses)	1,011,497	-	-	-	-	(396,267)	615,230
Net Change in Fund Balances	323,069	6,350,725	1,358,794	-	-	788,552	8,821,140
Fund Balances (Deficit), Beginning - Original	5,737,095	13,174,704	-	297,845	(855,859)	5,817,696	24,171,481
Adjustment - Nonmajor to Major	-	-	3,445,991	-	-	(3,445,991)	-
Adjustment - Major to Nonmajor	-	-	-	(297,845)	855,859	(558,014)	-
Fund Balances, Beginning - Adjusted	5,737,095	13,174,704	3,445,991	-	-	1,813,691	24,171,481
Fund Balances, End of Year	$ 6,060,164	$ 19,525,429	$ 4,804,785	$ -	$ -	$ 2,602,243	$ 32,992,621

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
RECONCILIATION OF THE STATEMENT OF REVENUES, EXPENDITURES, AND CHANGES IN FUND BALANCES OF GOVERNMENTAL FUNDS TO THE STATEMENT OF ACTIVITIES
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Amounts Reported for Governmental Activities in the Statement of Activities are Different Because:		
Net Change in Fund Balances - Total Governmental Funds	$	8,821,140
Governmental funds report capital outlays as expenditures. However, in the statement of activities, the cost of those assets is allocated over their estimated useful lives and reported as depreciation expense. This is the amount of capital asset additions recorded in the current year.		4,545,268
Under the modified accrual basis of accounting, governmental revenues are recognized when both the measureable and available criteria have been met. Those revenues earned in the current year were not recognized since the availability criteria was not met. Under full accrual accounting, all revenues would be recognized.		586,190
Depreciation expense on capital assets is reported in the government-wide statement of activities and changes in net position, but it does not require the use of current financial resources. Therefore, depreciation expense is not reported as an expenditure in the governmental funds.		(1,473,814)
Cash Pension and OPEB contributions and related deferred inflows and outflows changed as follows:		
Change in Deferred Inflows of Resources:		
Pension Related		(1,007,240)
Change in Outflows of Resources:		
OPEB Related		2,394
Pension Related		(1,701,791)
SBITA liability unpaid as of fiscal year-end is recorded in long-term debt activity.		(105,511)
The issuance of long-term debt (e.g., bonds, leases, SBITAs) provides current financial resources to governmental funds, while the repayment of the principal of long-term debt consumes the current financial resources of governmental funds.		
The following principal repayments of long-term debt occurred during the year:		
Principal Repayments:		
Note Payable & SBITA Liability		367,408
Some expenses reported in the statement of activities do not require the use of current financial resources and, therefore, are not reported as expenditures in the governmental funds. The amounts comprising the difference in the treatment of expenses are:		
Change in Compensated Absences		(42,130)
Change in Net Pension Liabilities		2,624,719
Change in Net Pension (Asset)		735,978
Change in OPEB Liabilities		(48,429)
Change in Net Position of Governmental Activities	$	13,304,182

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - GENERAL FUND
BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes and Special Assessments	$ 5,775,575	$ 6,025,575	$ 6,545,567	$ 519,992
Licenses and Permits	50,000	50,000	38,602	(11,398)
Intergovernmental Revenue	6,231,720	6,071,720	3,680,527	(2,391,193)
Charges for Services	127,500	197,500	208,016	10,516
Fine and Forfeitures	33,500	25,200	28,856	3,656
Pension Contributions - State	100,000	100,000	153,676	53,676
Contributions and Donations	-	-	602,976	602,976
Investment Earnings (Losses)	315,000	315,000	341,850	26,850
Miscellaneous Revenue	179,000	179,000	173,084	(5,916)
Total Revenues	12,812,295	12,963,995	11,773,154	(1,190,841)
Expenditures				
Current:				
General Government	2,904,365	3,096,965	2,775,881	321,084
Public Safety	4,682,825	4,682,825	4,548,667	134,158
Transportation	811,970	811,970	775,236	36,734
Culture and Recreation	653,880	653,880	664,816	(10,936)
Capital Outlay	5,009,950	5,009,950	3,287,021	1,722,929
Debt Service	-	-	409,961	(409,961)
(Total Expenditures)	(14,062,990)	(14,255,590)	(12,461,582)	1,794,008
Excess (Deficiency) of Revenues Over (Under) Expenditures	(1,250,695)	(1,291,595)	(688,428)	603,167
Other Financing Sources (Uses)				
Transfers in	1,367,880	1,316,780	1,167,290	(149,490)
Transfers (out)	-	(159,235)	(155,793)	3,442
Total Other Financing Sources (Uses)	1,367,880	1,157,545	1,011,497	(146,048)
Net Change in Fund Balances	117,185	(134,050)	323,069	457,119
Fund Balances, Beginning of Year	(117,185)	134,050	5,737,095	5,603,045
Fund Balances, End of Year	$ -	$ -	$ 6,060,164	$ 6,060,164

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - WATER AND SEWER IMPACT FEE FUND
BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes and Special Assessment	$ 5,300,000	$ 5,300,000	$ 5,800,686	$ 500,686
Investments Earnings	-	-	550,039	550,039
Total Revenues	5,300,000	5,300,000	6,350,725	1,050,725
Expenditures				
Current:				
Capital Outlay	2,928,215	2,928,215	-	2,928,215
(Total Expenditures)	(2,928,215)	(2,928,215)	-	2,928,215
Excess (Deficiency) of Revenues Over (Under) Expenditures	2,371,785	2,371,785	6,350,725	3,978,940
Fund Balances, Beginning of Year	(2,371,785)	(2,371,785)	13,174,704	15,546,489
Fund Balances, End of Year	$ -	$ -	$ 19,525,429	$ 19,525,429

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES - TRANSPORTATION IMPACT FEE FUND
BUDGET AND ACTUAL
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Budgeted Amounts		Actual	Variance with
	Original	Final	Amounts	Final Budget
Revenues				
Taxes and Special Assessment	$ 1,000,000	$ 1,000,000	$ 1,232,529	$ 232,529
Investments Earnings	-	-	126,265	126,265
Total Revenues	1,000,000	1,000,000	1,358,794	358,794
Expenditures				
Current:				
Transportation	-	-	-	-
(Total Expenditures)	-	-	-	-
Excess (Deficiency) of Revenues Over (Under) Expenditures	1,000,000	1,000,000	1,358,794	358,794
Fund Balances, Beginning of Year	(1,000,000)	(1,000,000)	3,445,991	4,445,991
Fund Balances, End of Year	$ -	$ -	$ 4,804,785	$ 4,804,785

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS
SEPTEMBER 30, 2024

	Business-Type Activities			
	Public Utility Fund	**Sanitation Fund**	**Building Fund**	**Totals**
Assets				
Current Assets:				
Cash and Cash Equivalents	$ 1,510,773	$ 339,461	$ 1,351,711	$ 3,201,945
Cash with Fiscal Agent	128,534	-	-	128,534
Investments	3,750,464	91,875	225,785	4,068,124
Accounts and Interest Receivable, Net	754,798	13,365	12,465	780,628
Due from Other Governments	380,615	-	-	380,615
Due from Other Funds	303,598	-	-	303,598
Inventory	116,334	-	-	116,334
Total Current Assets	6,945,116	444,701	1,589,961	8,979,778
Restricted Assets:				
Cash and Cash Equivalents	2,602,179	-	-	2,602,179
Total Restricted Assets	2,602,179	-	-	2,602,179
Non-Current Assets:				
Capital Assets:				
Land and Easements	217,862	-	-	217,862
Buildings	9,131,773	-	-	9,131,773
Improvements Other Than Buildings	23,255,744	-	-	23,255,744
Machinery Equipment and Vehicles	10,593,559	-	74,266	10,667,825
Right to Use Asset - SBITA	66,783	-	-	66,783
Construction in Process	8,815,400	-	-	8,815,400
Less Accumulated Depreciation	(19,755,424)	-	(34,477)	(19,789,901)
Total Non-Current Assets	32,325,697	-	39,789	32,365,486
Total Assets	41,872,992	444,701	1,629,750	43,947,443
Deferred Outflows of Resources				
Other Postemployment Benefit Related Items	2,386	-	684	3,070
Total Deferred Outflows of Resources	2,386	-	684	3,070
Total Assets and Deferred Outflows	$ 41,875,378	$ 444,701	$ 1,630,434	$ 43,950,513

Continued

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUNDS - Continued
SEPTEMBER 30, 2024

	Business-Type Activities			
	Public Utility Fund	Sanitation Fund	Building Fund	Totals
Liabilities and Net Position				
Current Liabilities (Payable from Current Assets):				
Accounts Payable	$ 303,010	$ 62,625	$ 7,754	$ 373,389
Accrued Salary Related Expenses	52,064	-	21,024	73,088
Interest Payable	93,349	-	-	93,349
Compensated Absences, Current Portion	9,236	-	10,064	19,300
SBITA Liability, Current Portion	23,285	-	-	23,285
Financed Purchase, Current Portion	57,107	-	-	57,107
Notes Payable, Current Portion	292,747	-	-	292,747
Revenue Bonds Payable, Current Portion	87,644	-	-	87,644
Total Current Liabilities	918,442	62,625	38,842	1,019,909
Long-Term Liabilities:				
Payable from Restricted Assets - Customer Deposits	889,756	-	-	889,756
Compensated Absences	27,707	-	30,191	57,898
OPEB Liability	57,435	-	16,469	73,904
SBITA Liability	21,289	-	-	21,289
Notes Payable	7,997,221	-	-	7,997,221
Revenue Refunding Bonds	3,598,273	-	-	3,598,273
Total Long-Term Liabilities	12,591,681	-	46,660	12,638,341
Total Liabilities	13,510,123	62,625	85,502	13,658,250
Total Liabilities	13,510,123	62,625	85,502	13,658,250
Net Position				
Net Investment in Capital Assets	20,248,131	-	39,789	20,287,920
Restricted for:				
Debt Service	359,450	-	-	359,450
Building Department	-	-	1,505,143	1,505,143
Unrestricted	7,757,674	382,076	-	8,139,750
Total Net Position	$ 28,365,255	$ 382,076	$ 1,544,932	$ 30,292,263

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF REVENUES, EXPENSES, AND
CHANGES IN NET POSITION
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds			
	Public Utility Fund	**Sanitation Fund**	**Building Fund**	**Total**
Operating Revenues				
Charges for Services	$ 5,705,896	$ 537,896	$ 1,072,032	$ 7,315,824
Miscellaneous Revenue	20,178	-	-	20,178
Total Operating Revenues	5,726,074	537,896	1,072,032	7,336,002
Operating Expenses				
Personal Services	1,593,183	-	411,183	2,004,366
Contractual Services	361,390	-	5,187	366,577
General Operating	2,254,067	631,872	38,379	2,924,318
Depreciation and Amortization	1,060,623	-	11,459	1,072,082
Total Operating Expenses	(5,269,263)	(631,872)	(466,208)	(6,367,343)
Operating Income (Loss)	456,811	(93,976)	605,824	968,659
Non-Operating Revenues (Expenses)				
Capital Contribution - Grant Proceeds	197,037	-	-	197,037
Investment Earnings	539,971	17,200	41,093	598,264
Interest Expense	(275,442)	-	-	(275,442)
Total Non-Operating Revenues (Expenses)	461,566	17,200	41,093	519,859
Income (Loss) Before Transfers	918,377	(76,776)	646,917	1,488,518
Transfers (out)	(456,330)	(53,000)	(105,900)	(615,230)
Total Transfers	(456,330)	(53,000)	(105,900)	(615,230)
Change in Net Position	462,047	(129,776)	541,017	873,288
Net Position, Beginning of Year	27,903,208	511,852	1,003,915	29,418,975
Net Position, End of Year	$ 28,365,255	$ 382,076	$ 1,544,932	$ 30,292,263

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds			
	Public Utility Fund	**Sanitation Fund**	**Building Fund**	**Total**
Cash Flows from Operating Activities				
Cash Received from Customers	$ 5,624,498	$ 533,721	$ 1,059,567	$ 7,217,786
Cash Payments to Suppliers and Service Providers	(2,629,746)	(614,172)	(41,039)	(3,284,957)
Cash Payments to Employees for Salaries and Benefits	(1,511,479)	-	(401,481)	(1,912,960)
Net Cash Provided by (Used in) Operating Activities	1,483,273	(80,451)	617,047	2,019,869
Cash Flows from Non-Capital Financing Activities				
Transfers to Other Funds	(456,330)	(53,000)	(105,900)	(615,230)
Net Cash (Used in) Non-Capital Financing Activities	(456,330)	(53,000)	(105,900)	(615,230)
Cash Flows from Capital and Related Financing Activities				
Acquisition of Capital Assets	(1,367,084)	-	-	(1,367,084)
Non-Operating Capital Grant Proceeds	35,326	-	-	35,326
Principal Paid on Debt	(439,644)	-	-	(439,644)
Interest Paid on Debt	(275,442)	-	-	(275,442)
Net Cash (Used in) Capital and Related Financing Activities	(2,046,844)	-	-	(2,046,844)
Cash Flows from Investing Activities				
(Purchase) of Investments	(1,756,793)	(91,875)	(225,785)	(2,074,453)
Interest on Investments	539,971	17,200	41,093	598,264
Net Cash (Used in) Investing Activities	(1,216,822)	(74,675)	(184,692)	(1,476,189)
Net Increase (Decrease) in Cash and Cash Equivalents	(2,236,723)	(208,126)	326,455	(2,118,394)
Cash and Cash Equivalents, Beginning of Year	6,478,209	547,587	1,025,256	8,051,052
Cash and Cash Equivalents, End of Year	$ 4,241,486	$ 339,461	$ 1,351,711	$ 5,932,658
Cash and Cash Equivalents	$ 1,510,773	$ 339,461	$ 1,351,711	$ 3,201,945
Restricted Cash and Cash Equivalents	2,602,179	-	-	2,602,179
Cash with Fiscal Agent	128,534	-	-	128,534
Total	$ 4,241,486	$ 339,461	$ 1,351,711	$ 5,932,658

Continued

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF CASH FLOWS
PROPRIETARY FUNDS - Continued
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Business-Type Activities Enterprise Funds			
	Public Utility Fund	Sanitation Fund	Building Fund	Total
Reconciliation of Operating Income to Net Cash Provided by (Used in) Operating Activities				
Operating Income	$ 456,811	$ (93,976)	$ 605,824	$ 968,659
Adjustments to Reconcile Operating Income to Net Cash Provided by (Used in) Operating Activities:				
Depreciation Expense	1,060,623	-	11,459	1,072,082
(Increase) Decrease in Accounts Receivable	(167,212)	(4,175)	(12,465)	(183,852)
(Increase) Decrease in Deferred Outflows	(456)	-	(123)	(579)
(Increase) Decrease in Prepaids	49,050	-	2,150	51,200
(Increase) Decrease in Inventory	(5,770)	-	-	(5,770)
Increase (Decrease) in Customer Deposits	65,636	-	-	65,636
Increase (Decrease) in Accounts Payable and Accrued Expenses	(51,745)	17,700	6,615	(27,430)
Increase (Decrease) in Interest Payable	72,089	-	-	72,089
Increase (Decrease) in Compensated Absences	(4,201)	-	1,351	(2,850)
Increase (Decrease) in OPEB Liability	8,448	-	2,236	10,684
Total Adjustments	1,026,462	13,525	11,223	1,051,210
Net Cash Provided by (Used in) Operating Activities	$ 1,483,273	$ (80,451)	$ 617,047	$ 2,019,869
Non-Cash Activities				
FDOT Utility relocation project grant	$ 2,504,700	$ -	$ -	$ 2,504,700

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF NET POSITION
FIDUCIARY FUNDS - PENSION TRUST FUNDS
SEPTEMBER 30, 2024

	Total
Assets	
Cash and Cash Equivalents	$ 257,205
Investments	21,567,093
Contributions Receivable	188,561
Interest and Dividends Receivable	5,448
Total Assets	22,018,307
Net Position - Held in Trust for Pension Benefits	$ 22,018,307

The accompanying notes to financial statements are an integral part of this statement.

CITY OF DADE CITY, FLORIDA
STATEMENT OF CHANGES IN NET POSITION
FIDUCIARY FUNDS - PENSION TRUST FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Total
Additions	
Contributions:	
Employer	$ 672,619
Insurance Premium Tax - State	172,329
Employee	27,065
Total Contributions	872,013
Net Investment Earnings	4,045,467
Total Additions	4,917,480
Deductions	
Benefits Paid	828,740
Administrative Expenses	148,315
Total Deductions	977,055
Change in Net Position	3,940,425
Net Position - Beginning of Year	18,077,882
Net Position - End of Year	$ 22,018,307

The accompanying notes to financial statements are an integral part of this statement.

NOTES TO BASIC FINANCIAL STATEMENTS

NOTES TO FINANCIAL STATEMENTS
CITY OF DADE CITY, FLORIDA

Note 1 - Description and Summary of Significant Accounting Policies

Reporting Entity
The City of Dade City (the City) was incorporated June 5, 1889, under the laws of the State of Florida, Chapter 3957 (No. 111).

The financial statements of the government have been prepared in conformity with accounting principles generally accepted in the United States of America as applied to governmental units. The Governmental Accounting Standards Board (GASB) is the accepted standard-setting body for establishing governmental accounting and financial reporting principles.

The accompanying financial statements present the City and its blended component unit, an entity for which the City is considered financially accountable. Blended component units, although legally separate entities are, in substance, part of the City's operations.

The City's financial statements should allow users to distinguish between the primary government and its component unit. However, some component units, because of the closeness of their relationships with the City should be blended as though they were part of the City. Otherwise, component units should be discretely presented.

Blended Component Unit Governmental Type—the Dade City Community Redevelopment Agency (the Agency) was created by City Resolution No. 538 as authorized by Part III of Chapter 163 of the Florida State Statutes for the purpose of rehabilitation, conservation, and redevelopment of certain slum and blighted areas in order to serve the interest of public health, safety, morals, and welfare of the community residents. The members of the Agency Board are the City Commission. The Agency is fiscally dependent on the City and the City Commission approves the Agency's annual budget. The Agency is presented as a special revenue fund in the accompanying financial statements.

The City's municipal Firefighters' Pension Trust Fund and the City's municipal Police Officers' Pension Trust Fund were created under Chapters 175 and 185, respectively, of Florida State Statutes. These trust funds are administered by five-member Board who have limited duties. Because these funds are not legally separable from the City, they are reported as part of the primary government.

Government-Wide Financial Statements
The government-wide financial statements (i.e., the statement of net position and the statement of activities) report information on all of the non-fiduciary activities of the primary government and its component units. All fiduciary activities are reported only in the fund financial statements. *Governmental Activities,* which normally are supported by taxes, intergovernmental revenues, and other non-exchange transactions, are reported separately from *Business-Type Activities,* which rely to a significant extent on fees and charges to external customers for support. Likewise, the primary government is reported separately from certain legally separate component units for which the primary government is financially accountable.

The statement of activities demonstrates the degree to which the direct expenses of a given function or segment is offset by program revenues.

Indirect expenses are allocated automatically, and certain indirect costs are included in program expenses reported for individual function and activities. Program revenues include: 1) charges to customers or applicants who purchase, use, or directly benefit from goods, services, or privileges provided by a given function or segment; and 2) grants and contributions that are restricted to meeting the operational or capital requirements of a particular function or segment. Taxes and other items not properly included among program revenues are reported instead as general revenues.

Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds. The fiduciary funds are excluded from the government-wide financial statements. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

Basis of Presentation
While separate government-wide and fund financial statements are presented, they are interrelated. The governmental activities column incorporates data from governmental funds while business-type activities incorporate data from the government's enterprise funds. Separate financial statements are provided for governmental funds, proprietary funds, and fiduciary funds, even though the latter are excluded from the government-wide financial statements. As a general rule, the effect of interfund activity has been eliminated from the government-wide financial statements.

Fund Financial Statements
The fund financial statements provide information about the City's funds, including its fiduciary funds. Separate statements for each fund category (governmental, proprietary, and fiduciary) are presented. The emphasis of fund financial statements is on major governmental and enterprise funds, each displayed in a separate column. All remaining governmental special revenue funds are aggregated and reported as non-major funds. Major individual governmental and enterprise funds are reported as separate columns in the fund financial statements.

The following are reported as major governmental funds:

- **General Fund**—This fund is the general operating fund of the City. It accounts for all financial resources of the general government, except those required to be accounted for in another fund.
- **Transportation Impact Fee Fund**—Accounts for the impact fees collected for transportation improvements and additions needed from increased City growth.
- **Water and Sewer Impact Fee Fund**—Accounts for impact fees collected for extensions of water and sewer lines.

The following are reported as major enterprise funds:

- **Public Utility Fund**—Accounts for the operation of water and wastewater facilities.
- **Sanitation Fund**—Accounts for the collection of fees for solid waste pickup and disposal activities.
- **Building Fund**—Accounts for the collection of building permit revenues and payment of expenditures associated with providing inspection related services.

The City also reports the following fund type:

- **Fiduciary Funds**—These are trust funds used to account for assets held by the City in a trustee capacity. The City maintains two Fiduciary Funds: 1) the municipal Firefighters' Pension Trust Fund and 2) the municipal Police Officers' Pension Trust Fund.

Measurement Focus and Basis of Accounting

The accounting and financial reporting treatment is determined by the applicable measurement focus and basis of accounting. Measurement focus indicates the type of resources being measured such as *current financial resources* or *economic resources.* The basis of accounting indicates the timing of transactions or events for recognition in the financial statements. The government-wide financial statements are reported using the *economic resources measurement focus* and the *accrual basis of accounting*. Revenues are recorded when earned and expenses are recorded when a liability is incurred, regardless of the timing of related cash flows. Property taxes are recognized as revenues in the year for which they are levied. Grants and similar items are recognized as revenue as soon as all eligibility requirements imposed by the provider have been met.

The governmental fund financial statements are reported using the *current financial resource measurement focus* and the *modified accrual basis of accounting*. Revenues are recognized as soon as they are both measurable and available. Revenues are considered to be available when they are collectible within the current period or soon enough thereafter to pay liabilities of the current period. For this purpose, the government considers revenues to be available if they are collected within 60 days of the end of the current fiscal period. Expenditures generally are recorded when a liability is incurred, as under accrual accounting. However, debt service expenditures, as well as expenditures related to compensated absences, and claims and judgments, are recorded only when payment is due. General capital asset acquisitions are reported as expenditures in governmental funds. Issuance of long-term debt and financed purchases are reported as other financing sources.

Property taxes, sales taxes, franchise taxes, licenses, and interest associated with the current fiscal period are all considered to be susceptible to accrual and so have been recognized as revenues of the current fiscal period. Entitlements are recorded as revenues when all eligibility requirements are met, including any time requirements, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). Expenditure-driven grants are recognized as revenue when the qualifying expenditures have been incurred and all other eligibility requirements have been met, and the amount is received during the period or within the availability period for this revenue source (within 60 days of year-end). All other revenue items are considered to be measurable and available only when cash is received by the government.

Proprietary funds are reported using the *economic resources measurement focus* and the *accrual basis of accounting*.

Proprietary funds record both operating and non-operating revenues and expenses. Operating revenues are those that are obtained from the operations of the proprietary fund such as user fees. Non-operating revenues are not related to the operations of the proprietary fund and include interest income and grants.

Operating expenses represent the cost of operations, which includes depreciation. Non-operating expenses are not related to operations, such as interest expense.

The preparation of financial statements in conformity with accounting principles generally accepted in the United States of America requires management to make estimates and assumptions that affect certain reported amounts and disclosures. Accordingly, actual results could differ from those estimates.

Budgetary Information
The annual budget formally adopted by the City Commission serves as the legal authorization for expenditures. Legal budgetary authority and control is established on a fund basis in accordance with Florida Statutes 129.03. The adopted budget can only be changed by a budget amendment or a budget supplement. Management can transfer appropriations within a department without the City Commission approval unless the transfer affects a budgeted reserve. Pursuant to Florida Statutes 129.06, budget amendments require the approval of the City Commission whenever the effect of the amendment is to increase the total appropriations of the fund, to transfer monies between the lower of the department or fund level, or to transfer budgeted reserve funds.

The City's annual budgetary process is governed by Florida Statutes, Chapters 129 and 200. The total of the estimated receipts, including balances brought forward, must equal the total of the appropriations and reserves, therefore, enabling a balanced budget. During the budgeting process, budgets are prepared on a basis consistent with accounting principles generally accepted in the United States of America. All appropriations lapse at year-end.

The original budget is the first complete appropriated budget. The final budget is the original budget adjusted by all reserves, transfers, allocations, supplemental appropriations, and other legally authorized executive changes applicable to the fiscal year, whenever legally authorized.

Encumbrances
Encumbrance accounting, under which purchase orders, contracts, and other commitments for the expenditure of monies are recorded in order to reserve that portion of the applicable appropriation, is employed as an extension of formal budgetary integration in the general and special revenue funds. Encumbrances outstanding at year-end are reported in the fund financial statements as assigned fund balances since they do not constitute expenditures of liabilities.

Cash and Cash Equivalents
The City considers cash and cash equivalents to be cash on hand, certificates of deposits, demand deposits, and highly liquid investments, including those held as restricted assets, with original maturities of three months or less when purchased except for non-traded certificates of deposits with a maturity of less than one year.

Investments
Investments, including pension funds, are stated at fair value-quoted market price or the best available estimate thereof.

Inventories and Prepaid Items
Inventories are determined by physical count and are valued at cost using the first-in, first-out method. The cost is recorded as an expenditure using the consumption method at the time the individual inventory items are used.

Certain payments to vendors represent costs applicable to future accounting periods and are recorded as prepaid items in both government-wide and fund financial statements.

Subscription-Based Information Technology Arrangements (SBITAs)
The City is a user of subscription-based software throughout its operations. To account for these types of subscription arrangements, a right-to-use intangible asset is recognized along with a corresponding SBITA liability. Right-to-use SBITA intangible assets are reported with capital assets and SBITA liabilities are reported with long-term liabilities on the government-wide and proprietary fund financial statements. At commencement of a subscription, the City initially measures the SBITA liability at present value of total payments over the subscription term. The SBITA asset is measured as the value of the SBITA liability, adjusted for any prepayments, plus certain initial direct development costs.

Capital Assets
Capital assets, which include property, plant and equipment, right to use intangible asset, and infrastructure assets (e.g. roads, bridges, sidewalks, and similar items) are reported in the applicable governmental or business-type activities columns in the government-wide financial statements as well as the proprietary fund financial statements.

The City has established the following thresholds for additions to capital assets and estimated useful lives for depreciation purposes:

Assets	Threshold	Years
Land	$ 5,000	N/A
Buildings	5,000	10-50
Infrastructure	50,000	10-50
Equipment	5,000	5-20

Capital assets are recorded at historical cost or estimated historical cost if purchased or constructed. Donated capital assets are recorded at acquisition cost on the date of donation. Interest incurred during the construction phase of capital assets in business-type activities is expensed.

Depreciation is calculated using the straight-line method over the estimated useful lives of the related assets. Right to use SBITAs are amortized over the length of the agreement term. Depreciation is charged as an expense against the operations of the governmental and business-type activities in the government-wide financial statements. Depreciation of assets in the proprietary funds is also charged as an expense at the fund level. Since the purpose of the governmental fund level statements is to show the sources and uses of current assets, capital assets, and depreciation are not shown.

GASB Statement No. 34 requires the City to report and depreciate new infrastructure assets. Infrastructure assets include roads, bridges, underground pipe (other than related to utilities), traffic signals, etc. These infrastructure assets are likely to be the largest asset class of the City. Neither their historical cost nor related depreciation were reported in the financial statements prior to the implementation of GASB Statement No. 34. The retroactive reporting of infrastructure is not required for the City. The City has elected to implement the general provisions of GASB Statement No. 34 prospectively and has elected not to implement any infrastructure retroactively.

Net Position Flow Assumption
Sometimes the government will fund outlays for a particular purpose from both restricted (e.g., restricted bond or grant proceeds) and unrestricted resources. In order to calculate the amounts to report as restricted - net position and unrestricted - net position in the government-wide and proprietary fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied.

It is the government's policy to consider restricted-net position to have been depleted before unrestricted-net position is applied.

Fund Balance Flow Assumptions
Sometimes the government will fund outlays for a particular purpose from both restricted and unrestricted resources (the total of committed, assigned, and unassigned fund balances). In order to calculate the amounts to report as restricted, committed, assigned, and unassigned fund balance in the governmental fund financial statements, a flow assumption must be made about the order in which the resources are considered to be applied. It is the City's policy to consider restricted fund balance to have been depleted before using any of the components of unrestricted fund balance. Further, when the components of unrestricted fund balance can be used for the same purpose, committed fund balance is depleted first, followed by assigned fund balance. Unassigned fund balance is applied last.

Governmental Fund Balances
In the fund financial statements, governmental funds report aggregate amounts for five classifications of fund balances based on the constraints imposed on the use of these resources. The non-spendable fund balance classification includes amounts that cannot be spent because they are either: (a) not in spendable form - prepaid items or inventories; or (b) legally or contractually required to be maintained intact. The City has the following minimum reserve requirements:

- Minimum balances for restricted reserve funds will be 100% of the unexpended balance of the restricted reserve funds.

- Minimum balances for limited reserve funds will be 25% of the original budget of a fund for the current fiscal year. If an authorized use causes limited reserve funds to fall below the minimum balance, the amount below the minimum should be repaid, within one calendar year of its use, unless specific funding for that use has not been received within that time.

- Minimum balances for assigned reserve funds will be the amount currently assigned for each specific purpose.

- The cost basis will be used to determine minimum balance requirements for reserve funds that have been invested.

The spendable portion of the fund balance comprises the remaining four classifications: restricted, committed, assigned, and unassigned.

- *Restricted Fund Balance*—This classification reflects the constraints imposed on resources either: (a) externally by creditors, grantors, contributors, by laws, or regulations of other governments; or (b) imposed by law through constitutional provisions or enabling legislation.

- *Committed Fund Balance*—These amounts can be used only for specific purposes determined by a formal action of City Commissioners, the City's highest level of decision-making authority. Commitments may be established, modified, or rescinded only through ordinances or resolutions approved by City Commissioners.

- *Assigned Fund Balance*—This classification reflects the amounts constrained by the City's "intent" to be used for specific purposes. Under the City's adopted policy, only City Commissioners may assign amounts for specific purposes. Assigned fund balances include all remaining amounts (except negative balances) that are reported in governmental funds, other than the general fund, that are not classified as non-spendable and are neither restricted nor committed.

- *Unassigned Fund Balance*—This fund balance is the residual classification for the general fund and includes deficit fund balances.

When expenditure is incurred for purposes for which both restricted and unrestricted fund balance is available, the City considers restricted funds to have been spent first. When expenditure is incurred for which committed, assigned, or unassigned fund balances are available, the City considers amounts to have been spent first out of committed funds, then assigned funds, and finally unassigned funds, as needed, unless City Commissioners have provided otherwise in their commitment or assignment actions.

Compensated Absences

The City recognizes a liability for compensated absences for leave time that has been earned for services previously rendered by employees, and accumulates and is allowed to be carried over to subsequent years. Both the current and long-term portion of compensated absences are accrued and reported in the government-wide and proprietary fund financial statements. A liability for compensated absences is recorded in the governmental funds only if the liability has matured because of employee resignations, retirements or terminations.

Long-Term Obligations
In the government-wide financial statements and proprietary fund financial statements, material discount, and premiums related to long-term debt are deferred and amortized over the life of the bonds using the straight-line method of accounting. Discount, premium, and issuance costs related to debt in the governmental fund financial statements are recorded as expenditures when paid and, therefore, are not accounted for in subsequent periods.

State and federal laws and regulations require the Sanitary Landfill to place a final cover on the landfill cells when they stop accepting waste and to perform certain maintenance and monitoring functions at the site for thirty years after closure. Although closure and post-closure care costs will be paid only near or after the date that the landfill stops accepting waste, the landfill reports an estimated portion of these closure and post-closure care costs as an operating expense in each period based on landfill capacity used as of each balance sheet date.

Property Taxes
Property tax collections, sales, and liens are governed by Chapter 197 of the Florida Statutes. Property taxes attach as an enforceable lien on property as of January 1. Taxes are due and payable on November 1, or as soon as the assessment rolls are available to the county tax collector. Discounts, ranging from 4% to 1%, are given for payments prior to March 1 of the following calendar year. Taxes become delinquent April 1. Taxes are collected by the Pasco County Tax Collector and remitted to the City. The tax collector sells tax certificates on all delinquent property on or before June 1 of each year and such proceeds are remitted to the City. Under this system, there remain no uncollectible delinquent taxes at year-end.

Receivables
Receivables consist of utility billings, interest and other miscellaneous receivables. Receivables are reported net of allowance for uncollectable accounts. At September 30, 2024, the allowance for uncollectable accounts in the Utility Fund was $113,928

Due from Other Governments
Receivables from other governments include amounts due for entitlements for state revenue sharing, gas taxes, sales taxes, and other amounts collected by the state on behalf of the City and various grants.

Deferred Outflows/Inflows of Resources
In addition to assets, the statement of net position will sometimes report a separate section for deferred outflows of resources. Deferred outflows of resources represent a consumption of net assets that applies to a future period(s) and so will not be recognized as an outflow of resources (expense/expenditure) until then. The City has two items that qualify for reporting in this category. In the statement of net position, the deferred outflow for pensions is an aggregate of items related to pensions and the deferred outflow for OPEB is an aggregate of items related to OPEB. The deferred outflows related to pensions and OPEB will be recognized as either expense or a reduction in the related liability in future reporting years. Details on the composition of the deferred outflows related to pensions and OPEB are further discussed in the notes. In addition to liabilities, the statement of net position will sometimes report a separate section for deferred inflows of resources. Deferred inflows of resources represent an acquisition of net assets that applies to a future period(s) and will not be recognized as an inflow of resources (revenue) until that time. In the statement of net position, the deferred inflow for pensions is an aggregate of items related to pensions. The composition of the deferred inflows related to pensions are further discussed in the notes. On the Balance Sheet for Governmental Funds, the deferred inflows for grants is related to timing of receipt of grant funds.

Government-Wide and Proprietary Fund Net Position
As of September 30, 2024, net position is classified as follows:

- *Net Investment in Capital Assets*—Consists of the historical cost of capital assets less accumulated depreciation and less any debt that remains outstanding that was used to finance those assets.
- *Restricted Net Position*—Consists of net position that is restricted by the City's creditors (for example, through debt covenants), by the state enabling legislation (through restrictions on shared revenues), by grantors (both federal and state), and by other contributors.
- *Unrestricted*—All other net position is reported in this category.

On-Behalf Payments for Fringe Benefits
The City receives on-behalf payments from the State of Florida to be used for Police Officers' and Firefighters' Retirement Plan Contributions. On-behalf payments to the City totaled $172,329 for the year ended September 30, 2024.

New Accounting Pronouncements
For fiscal year 2024, the City implemented Governmental Accounting Standards Board (GASB) Statement No. 100, *Accounting Changes and Error Corrections – an amendment of GASB Statement No. 62* along with Implementation Guide No. 2023-1, *Implementation Guidance Update 2023*. GASB 100 defines accounting changes as changes in accounting principles, changes in accounting estimates, and changes to or within the financial reporting entity, and describes the transaction or other events that constitute those changes. The changes were incorporated into the City's 2024 financial statements; however, there was no effect on beginning net position.

Implementation Guide 2023-1 provides guidance that clarifies, explains or elaborates on GASB statements for leases as well as prior implementation guidance. The changes were incorporated into the City's 2024 financials statements; however, there was no effect on beginning net position.

Future Accounting Pronouncements

The GASB has issued statements that will become effective in fiscal years 2025 and 2026. The statements include: GASB Statement No. 101, *Compensated Absences*; GASB Statement No. 102, *Certain Risk Disclosures*; GASB Statement No. 103, *Financial Reporting Model Improvements*; and GASB Statement No. 104, *Disclosure of Certain Capital Assets*. The City is currently evaluating the effects that these statements will have in its future financial statements.

Note 2 - Deposits and Investments

The City maintains a cash pool that is available for use by all funds, except the pension trust funds. Each fund type's portion of this pool is reported as Cash and Cash Equivalents. As of September 30, 2024, the City's cash and investments balances are detailed in the table below.

Type	Fair Value	Interest Risk WAM (years)	Level	Credit Ratings
Cash and Cash Equivalents - Non-Pension:				
Cash and Cash Equivalents	$ 24,747,969	N/A	N/A	N/A
Certificates of Deposits	10,723,495	N/A	N/A	N/A
Petty Cash	1,045	N/A	N/A	N/A
Total Cash and Cash Equivalents	$ 35,472,509			
Type				
Investments - Non-Pension:				
Corporate Backed Securities	$ 9,312	**	2	AAA
Government Backed Securities	5,823,454	**	2	AAA
Government Bonds	2,569,918	**	1	AAA
Total Investments	$ 8,402,684			
Type				
Pension Cash and Investments:				
Cash and Cash Equivalents	$ 257,205	N/A	N/A	N/A
Investments:				
Equity Mutual Funds	14,411,572	N/A	1	N/A
Fixed Income Mutual Funds	7,155,521	8.15	1	AA
Total Investments	21,567,093			
Total Pension Cash and Investments	21,824,298			
Total	$ 65,699,491			
Entity-Wide Cash and Cash Equivalents	$ 32,741,796			
Entity-Wide Non-Pension Investments	8,402,684			
Entity-Wide Restricted Cash	2,602,179			
Cash with Fiscal Agent	128,534			
Pension Cash	257,205			
Pension Investments	21,567,093			
Total	$ 65,699,491			

** Securities investments held in Wells Fargo liquidated within one year of fiscal yearend.

Fair Value Hierarchy

The City holds assets that are defined as short-term investments. The City's investments are recorded at fair value unless the investment qualifies as an external investment pool under the guidance in GASB Statement No. 79. The fair value hierarchy categorizes the inputs to valuation techniques used to measure fair value into three levels:

Level 1—Inputs are quoted prices (unadjusted) for identical assets or liabilities in active markets that a government can access at the measurement date.

Level 2—Inputs are inputs other than quoted prices included within Level 1 that are observable for an asset or liability, either directly or indirectly.

Level 3—Inputs are unobservable inputs for an asset or liability. The fair value hierarchy gives the highest priority to Level 1 inputs and the lowest priority to Level 3 inputs. If a price for an identical asset or liability is not observable, a government should measure fair value using another valuation technique that maximizes the use of relevant observable inputs and minimizes the use of unobservable inputs.

Custodial Credit Risk—Cash Deposits
At September 30, 2024, the City's deposits were entirely covered by federal depository insurance or by collateral pledged with the State Treasurer pursuant to Chapter 280, Florida Statutes. Under this Chapter, in the event of default by a participating financial institution (a qualified public depository), all participating institutions are obligated to reimburse the governmental entity for the loss. Authorized investments per the City's policy are: local government surplus trust fund, or any intergovernmental investment pool authorized pursuant to the *Florida Inter-Local Cooperation Act*, SEC registered money market funds with highest credit quality ratings from a national recognized rating agency, interest bearing time deposits or savings accounts in qualified public depositories, direction obligations of the United States Treasury, Federal agencies and instrumentalities, securities of, or other interest in, any open-end or closed-end management type investment company or investment trust registered under the *Investment Company Act of 1940*, as amended, and overnight repurchase agreements that are collateralized by approved investments - maintaining liquidity.

Interest Rate Risk
As a means of limiting its exposure to fair value losses arising from rising interest rates, the City's investment policy is structured so that securities mature to meet anticipated cash requirements for ongoing operations.

Credit Risk
Statute 218.415 of the State of Florida allows municipalities to invest in the following:

- The Local Government Surplus Funds Trust Fund, or any intergovernmental investment pool authorized pursuant to the *Florida Inter-Local Cooperation Act*, as provided in the Florida Statute 163.01.
- Securities and Exchange Commission-registered money market funds with the highest credit quality rating from a nationally recognized rating agency.
- Savings accounts in state-certified qualified public depositories, as defined in Florida Statute 280.02.
- Certificates of deposit in state-certified qualified public depositories, as defined in Florida Statute 280.02.
- Direct obligations of the U.S. Treasury.
- Federal agencies and instrumentalities.
- Other investments authorized by a written policy adopted under Florida Statute 218.415.

Statutes 175 and 185 of the State of Florida permit investments by the Police and Firefighter Pension funds as follows:

- Time or savings accounts of a national bank, a state bank insured by the Bank Insurance fund, or a savings, building, and loan association insured by the Savings Association Insurance fund, which is administered by the Federal Deposit Insurance Corporation (FDIC), or state or federal chartered credit union whose share accounts are insured by the National Credit Union Share Insurance fund.
- Obligations of the United States or obligations guaranteed as to principal and interest by the government of the United States.
- Bonds issued by the State of Israel.
- Bonds, stocks, or other evidences of indebtedness issued or guaranteed by a corporation organized under the laws of the United States, any state or organized territory of the United States, or the District of Columbia, provided:
    - The Corporation is listed on any one or more of the recognized national stock exchanges or on the National Market System of the NASDAQ Stock Market and, in the case of bonds only, holds a rating in one of the three highest classifications by a major rating service.
    - The Board of Trustees shall not invest more than 5% of its assets in the common stock or capital stock of any one issuing corporation, nor shall the aggregate investment in any one issuing corporation exceed 5% of the outstanding capital stock of that corporation, or the aggregate of its investments under this subparagraph at cost 50% of the assets of the fund.

Concentrations of Credit Risk
The City's policy does not limit the amount the City may invest in any one issuer; however, the City does not hold more than 5% of investments with any single investment.

Foreign Currency Risk
The City does not have a formal investment policy that limits its investment in foreign currency. The City has no investments which are exposed to foreign currency risk at September 30, 2024.

Note 3 - Interfund Transactions and Due to/Due From

Interfund Transfers
Transfers between funds are primarily to finance various budgeted projects and provide payment to the General Fund from the proprietary funds for their share of administrative overhead. Individual interfund transfers were as follows:

	Transfers in	Transfers (out)
General Fund	$ 1,167,290	$ 155,793
Non-Major Special Revenue Funds	155,793	552,060
Business-Type Activities:		
Public Utility	-	456,330
Sanitation	-	53,000
Building	-	105,900
Total Transfers in/(out)	$ 1,323,083	$ 1,323,083

Due to/Due From

Individual due to/due from were as follows:

	Due To	Due From
General Fund	$ -	$ 300,116
Non-Major Special Revenue Funds	775,184	171,470
Business-Type Activities:		
Public Utility	-	303,598
Total Due To/Due From	$ 775,184	$ 775,184

Due to/due from between funds are primarily to provide short-term liquidity for funds in a near cash deficit position.

Note 4 - Capital Assets

Capital asset activity for the year ended September 30, 2024, was as follows:

	Beginning Balance	Additions	Deletions	Transfers/ Adjustments	Ending Balance
Governmental-Type Activities					
Capital Assets Not Being Depreciated:					
Land	$ 2,027,797	$ -	$ -	$ -	$ 2,027,797
Construction in Process	4,818,752	3,521,510	-	(5,516,332)	2,823,930
Infrastructure	2,636,781	-	-	-	2,636,781
Total Capital Assets, Not Depreciated	9,483,330	3,521,510	-	(5,516,332)	7,488,508
Capital Assets Being Depreciated/Amortized:					
Buildings	8,224,035	-	-	810,898	9,034,933
Infrastructure	11,541,541	51,349	-	4,379,427	15,972,317
Machinery and Equipment	6,313,894	972,409	-	326,007	7,612,310
Intangible Right-to-Use Software Subscription	971,019	-	-	-	971,019
Total Capital Assets, Depreciated	27,050,489	1,023,758	-	5,516,332	33,590,579
Less Accumulated Depreciation for:					
Buildings	(3,183,868)	(410,410)	-	-	(3,594,278)
Infrastructure	(3,718,259)	(817,755)	-	-	(4,536,014)
Machinery and Equipment	(3,725,885)	(129,243)	-	-	(3,855,128)
Intangible Right-to-Use Software Subscription	(79,259)	(116,406)	-	-	(195,665)
Total Accumulated Depreciation	(10,707,271)	(1,473,814)	-	-	(12,181,085)
Total Capital Assets, Depreciated	16,343,218	(450,056)	-	5,516,332	21,409,494
Total Governmental-Type Activities, Capital Assets, Net	$ 25,826,548	$ 3,071,454	$ -	$ -	$ 28,898,002
Business-Type Activities					
Capital Assets Not Being Depreciated:					
Land	$ 117,862	$ -	$ -	$ -	$ 117,862
Easements	-	100,000	-	-	100,000
Construction in Process	5,394,523	3,420,877	-	-	8,815,400
Total Capital Assets, Not Depreciated	5,512,385	3,520,877	-	-	9,033,262
Capital Assets Being Depreciated/Amortized:					
Buildings	9,131,773	-	-	-	9,131,773
Infrastructure	23,095,388	160,356	-	-	23,255,744
Machinery and Equipment	10,477,274	190,551	-	-	10,667,825
Intangible Right-to-Use Software Subscription	66,783	-	-	-	66,783
Total Capital Assets, Depreciated/Amortized	42,771,218	350,907	-	-	43,122,125
Less Accumulated Depreciation/Amortization for:					
Buildings	(3,986,067)	(216,565)	-	-	(4,202,632)
Infrastructure	(8,726,695)	(429,944)	-	-	(9,156,639)
Machinery and Equipment	(5,991,700)	(407,764)	-	-	(6,399,464)
Intangible Right-to-Use Software Subscription	(13,357)	(17,809)	-	-	(31,166)
Total Accumulated Depreciation/Amortization	(18,717,819)	(1,072,082)	-	-	(19,789,901)
Total Capital Assets, Depreciated/Amortized	24,053,399	(721,175)	-	-	23,332,224
Total Business-Type Activities, Capital Assets	$ 29,565,784	$ 2,799,702	$ -	$ -	$ 32,365,486

Depreciation expense was charged to functions as follows:

Governmental Activities		
General Government	$	626,397
Public Safety		225,857
Transportation		415,230
Culture and Recreation		173,456
Community Redevelopment Agency - Physical Environment		32,874
Total Depreciation Expense Governmental Activities	$	1,473,814
Business-Type Activities		
Public Utility Fund	$	1,060,623
Building Fund		11,459
Total Depreciation Expense Business-Type Activities	$	1,072,082

Note 5 - Pledged Revenues

The City has pledged certain revenues to repay certain bonds and notes outstanding as of September 30, 2024. The following table reports the revenues, sometimes net of related operating expenses, pledged for each debt issue, the amounts of such revenues received in current year, the current year principal and interest paid on the debt, the approximate percentage of each revenue, which is pledged to meet the debt obligation, the date through which the revenue is pledged under the debt agreement, and the total pledged future revenues for each debt, which is the amount of the remaining principal and interest on the bonds and notes at September 30, 2024:

Type	Revenue Pledged	Revenues (Net)	Principal and Interest Paid	Estimated Revenue Percentage Pledged	Outstanding Principal and Interest	Pledged Through
Business-Type Activities						
Revenue Bonds - 2003 - Utility System	Net Utility System Revenues - plus Franchise Fees (1)	$ 2,808,449	$ 70,933	2.50%	$ 1,264,829	2042
State Revolving Funds - DW510400 - Utility System	Net Utility System Revenues (2)	1,711,728	14,359	0.78%	93,335	2031
State Revolving Funds - WW67005P - Utility System	Net Utility System Revenues (2)	1,711,728	40,715	2.38%	203,575	2029
State Revolving Funds - WW67006P - Utility System	Net Utility System Revenues (2)	1,711,728	18,341	1.07%	110,043	2030
Revenue Bonds - 2013 - Utility System	Net Utility System Revenues - plus Franchise Fees (2)	2,738,211	161,750	5.90%	4,688,520	2053
State Revolving Funds - DW510420 - Utility System	Net Utility System Revenues (2)	1,549,977	243,773	15.73%	2,925,285	2036
State Revolving Funds - DW510411 - Utility System	Net Utility System Revenues (2)	1,549,977	12,220	0.71%	54,987	2029
State Revolving Funds - DW510412 - Utility System	Net Utility System Revenues (2)	1,549,977	-	7.25%	2,923,480	2050

(1) Net System Revenues are defined as gross revenues less operating expenses, not including depreciation.

(2) Net System Revenues are defined as gross revenues less operating expenses, not including depreciation minus previous issuances.

Note 6 - Long-Term Liabilities

The following is a summary of changes in long-term liabilities:

Type	Balance Beginning	Additions	Deletions	Ending Balance	Due Within One Year
Governmental-Type Activities					
Landfill Closure/Post-Closure	$ 27,960	$ -	$ -	$ 27,960	$ -
Note Payable - IT Server	165,338	-	(82,669)	82,669	82,669
Note Payable - Street Sweeper	150,000	-	(78,622)	71,378	71,378
SBITA Payable	917,096	-	(206,117)	710,979	101,379
Compensated Absences	456,879	42,130	-	499,009	124,752
Total	$ 1,717,273	$ 42,130	$ (367,408)	$ 1,391,995	$ 380,178
Business-Type Activities					
Financed Purchase - Vactor Truck - Direct Borrowing	$ 112,449	$ -	$ (55,342)	$ 57,107	$ 57,107
Notes Payable - Direct Placement	5,902,821	161,843	(279,396)	5,785,268	292,747
Bonds Payable - Direct Placement	3,770,549	-	(84,632)	3,685,917	87,644
FDOT Loan	-	2,504,700	-	2,504,700	-
SBITA Payable	64,848	-	(20,274)	44,574	23,285
Compensated Absences	80,048	-	(2,850)	77,198	19,300
Total	$ 9,930,715	$ 2,666,543	$ (442,494)	$ 12,154,764	$ 480,083

Governmental Activities

The compensated absences liabilities will be liquidated by the General Fund in future years.

Business-Type Activities

The following is a schedule of outstanding debt at September 30, 2024:

	Purpose of Issue	Amount Issued	Amount Outstanding	Interest Rates
State Revolving Funds - Direct Placement	Utility System	$ 9,816,661	$ 5,785,268	2.275/2.71/ 1.86/2.31/1.40 /1.02%
Series 2003 - Direct Placement	Utility System	1,275,400	856,400	4.50%
Series 2013 - Direct Placement	Utility System	3,248,000	2,829,517	3.75%
Total Business-Type Activities			$ 9,471,185	

	Business-Type Activities			Governmental-Type Activities		
	Direct Borrowing & Direct Placements			Notes Payable		
Year Ending September 30,	Principal	Interest	Total Debt Service	Principal	Interest	Total Debt Service
2025	$ 437,498	$ 170,788	$ 608,286	$ 154,047	$ 6,779	$ 160,826
2026	455,143	190,516	645,659	-	-	-
2027	518,384	183,169	701,553	-	-	-
2028	528,707	175,359	704,066	-	-	-
2029	532,101	167,313	699,414	-	-	-
2030-2034	2,479,487	720,091	3,199,578	-	-	-
2035-2039	1,908,243	522,662	2,430,905	-	-	-
2040-2044	1,462,688	329,928	1,792,616	-	-	-
2045-2049	626,197	182,553	808,750	-	-	-
2050-2054	579,844	56,081	635,925	-	-	-
Totals	$ 9,528,292	$ 2,698,460	$ 12,226,752	$ 154,047	$ 6,779	$ 160,826

The City's business-type activities incurred interest costs of $275,442, all of which were charged to operations. The schedule above includes estimated portion of current principal payments.

FDOT Loan -

During fiscal year 2024, the City entered into an agreement with the Florida Department of Transportation (FDOT) to pay for the City's portion of costs associated with relocation and improvement of existing wastewater pipe as part of FDOT's road widening of Highway 98. The City will pay back FDOT; however, the terms of this agreement are in the finalizing stage between FDOT and the City. The City's cumulative cost associated with the project as of September 30, 2024, is $2,504,700.

Note 7 – Subscription Based Information Technology Arrangement (SBITA) Liability

The City is the user of SBITAs throughout its operations. The subscriptions range from 35-120 months in length, with fixed monthly and annual payments, and interest rate of 3.75%. At September 30, 2024, the SBITA liability for governmental activities is $710,979 and for business-type activities is $44,574. Debt service requirements to maturity for the City's SBITA payable are as follows:

Year Ending	Business-Type Activities		Governmental-Type Activities	
September 30,	Principal	Interest	Principal	Interest
2025	$ 23,285	$ 817	$ 101,379	$ 25,583
2026	21,289	-	82,977	22,534
2027	-	-	86,143	19,368
2028	-	-	89,429	16,082
2029	-	-	92,841	12,670
2030-2032	-	-	258,210	16,212
Totals	$ 44,574	$ 817	$ 710,979	$ 112,449

Note 8 - State of Florida Retirement System

City employees hired prior to January 1, 1996, except for participants in the separate firefighters' and police officers' pension funds (see Note 9), participate in the State of Florida Retirement System (the System), a multiple-employer public employee retirement system. However, as discussed in Note 10, the City has elected to opt out of the System beginning with employees hired after January 1, 1996. The payroll for employees covered by the System for the year ended September 30, 2024, was $293,158; the City's total payroll was $5,840,137.

All City employees, other than those described above, participate in the System. Employees who retire at or after age 62 with 10 years of credited service, or 30 years of credited service regardless of age, are entitled to a retirement benefit equal to 1.60% to 1.68% (dependent upon age and years of service) of their average final compensation. The average final compensation is the average of the five highest fiscal years of earnings. Benefits are adjusted annually for a cost-of-living increase in the Consumer Price Index up to a maximum of 3%.

Benefits are payable monthly under one of four options elected by the participant upon retirement. The options range from a full benefit during life of the member to reduced benefits paid to survivors upon the death of the member. Benefits fully vested on reaching 6 years of service. Vested employees may retire at any time after vesting and receive a 5% benefit reduction for each year prior to normal retirement age or date. The System also provides death and disability benefits.

Contribution rates are established statewide for all participating governmental units by acts of the state legislature. These acts provide that if the accumulated funds are insufficient to pay the benefits due, future contributions to the plan will be adjusted upward accordingly. From October 1, 2023 to June 30, 2024, the City contributed 13.57% and from July 1, 2024 to September 30, 2024, the City contributed 13.63% of covered salaries. Employees are required to contribute 3% of their salary. The total contribution for the year ended September 30, 2024, and the preceding three years is as follows:

Years Ending September 30,	Total Contribution
2022	$ 31,826
2023	37,546
2024	29,030

The System's Annual Comprehensive Financial Report may be obtained from the State of Florida, Department of Management Services, and Division of Retirement.

Pension Liabilities, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions—At September 30, 2024, the City reported a net pension liability of $198,322 for its proportionate share of the net pension liability. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The City's proportionate share of the net pension liability was based on projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined. At June 30, 2024, the City's proportionate share was .000512662%, which was a decrease of .00001729 from the prior year.

Deferred Outflow of Resources and Deferred Inflow of Resources—On September 30, 2024, the City reported Deferred Outflows of Resources and Deferred Inflows of Resources related to pensions from the following sources:

	Deferred Outflow Funds	Deferred Inflow Funds
Differences Between Expected and Actual Experience	$ 20,036	$ -
Change in Assumptions	27,182	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	13,181
Changes in Proportion and Differences Between City Contributions and Proportionate Share of Contributions	27,866	45,003
City Contributions Subsequent to Measurement Date	6,004	-
Total	$ 81,088	$ 58,184

The Deferred Outflows of Resources related to pensions totaling $6,004 resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ended September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year	Total Inflows/Outflows
2025	$ (3,532)
2026	31,809
2027	(1,377)
2028	(8,683)
2029	(1,317)
Total	$ 16,900

Actuarial Assumptions

The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%	
Salary Increases	3.50%	Including Inflation
Investment Rate of Return	6.70%	Net Pension Plan Investment Expense, Including Inflation

Mortality rates were based on the PUB2010 base table varies by member category and sex, projected generationally with Scale MP-2021 details in valuation report.

The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expense and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. The target allocation and best estimates of arithmetic real rates of return for each major asset class are summarized in the following table:

Asset Class	Target Allocation	Annual Arithmetic Return
Cash	1.00%	3.30%
Fixed Income	29.00%	5.70%
Global Equity	45.00%	8.60%
Real Estate	12.00%	8.10%
Private Equity	11.00%	12.40%
Strategic Investments	2.00%	6.60%
Total	100.00%	

Discount Rate—The discount rate used to measure the total pension liability was 6.70%. The projection of cash flows used to determine the discount rate assumed that employee contributions will be made at the current contribution rate and that contributions from participating members will be made at statutorily required rates, actuarially determined. Based on those assumptions, the pension plan's fiduciary net position was projected to be available to make all projected future benefit payments of current active and inactive employees. Therefore, the long-term expected rate of return on pension plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the City's Proportionate Share of the Net Position Liability to Changes in the Discount Rate—The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 6.70%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower (5.70%) or 1-percentage-point higher (7.70%) than the current rate:

	1% Decrease 5.70%	Current Discount Rate – 6.70%	1% Increase 7.70%
City's Proportionate Share of the Net Pension Liability	$ 348,841	$ 198,322	$ 72,230

Florida Retirement System (FRS) Pension Plan Fiduciary Net Position—Detailed information about pension plan's fiduciary net position is available in the separately issued FRS Annual Comprehensive Financial Report.

Health Insurance Subsidy (HIS) Defined Benefit Pension Plan

Plan Description—The HIS Pension Plan (HIS Plan) is a defined benefit pension plan established to provide a monthly subsidy payment to retired members of any state-administered retirement system in order to assist such retired members in paying the costs of health insurance. Persons are eligible for health insurance subsidy payments who are retired under a state-administered retirement system, or a beneficiary who is a spouse or financial dependent entitled to receive benefits under a state-administered retirement system, except those individuals who are pension recipients under Sections 121.40, 237.08(18)(a), and 250.22, Florida Statutes, or recipients of health insurance coverage under Section 110.1232, Florida Statutes or any other special pension or relief act are not eligible for such pension payments. A person is deemed retired from a state-administered retirement system when he or she terminates employment with all employers participating in the FRS and:

- For a member of the FRS investment plan, the participant meets the age or service requirements to qualify for normal retirement per Section 121.021(29), Florida Statutes and meets the definition of retiree in Section 121.4501(2), Florida Statutes.
- For a member of the FRS defined benefit pension plan, or any employee who maintains creditable service under the pension plan and the investment plan, the member begins drawing retirement benefits from the pension plan.

Any person retiring on or after July 1, 2001, as a member of the FRS, including a member of the investment plan, must satisfy the vesting requirements for his or her membership class under the pension plan as administered under Chapter 121, Florida Statutes. Any person retiring due to disability must qualify for a regular or in-line-of-duty disability benefit per provisions under Chapter 112, Florida Statutes. Additionally, participants in the Senior Management Service Optional Annuity Program and the State City System Optional Retirement Program are not eligible to receive benefits from the HIS Plan.

Benefits Provided—The benefit is a monthly payment to assist retirees of state-administered retirement systems in paying their health insurance costs and is administered by the Department of Management Services, Division of Retirement.

For the fiscal year ended June 30, 2024, eligible retirees and beneficiaries received a monthly HIS payment equal to the number of years of creditable service completed at the time of retirement multiplied by $7.50. The payments are at least $45 but not more than $225 per month, pursuant to Section 112.363, Florida Statutes. To be eligible to receive a HIS benefit, a retiree under a state-administered retirement system must provide proof of health insurance coverage, which can include Medicare.

Contributions—The HIS Program is funded by required contributions from FRS participating employers as set by the Legislature. Employer contributions are a percentage of gross compensation for all active FRS members. For the fiscal year ended June 30, 2024, the contribution rate was 2.00% of payroll pursuant to Section 112.363, Florida Statutes. The state contributed 100% of its statutorily required contributions for the current and preceding three years. HIS contributions are deposited in a separate trust fund from which HIS payments are authorized. HIS benefits are not guaranteed and are subject to annual legislative appropriation. In the event the legislative appropriation or available funds fail to provide full subsidy benefits to all participants, benefits may be reduced or canceled.

The City's contributions to the HIS defined-benefit pension plan are reported as a total with the pension plan contributions listed above.

Pension Liabilities, Deferred Outflows of Resources and Deferred Inflows of Resources Related to Pensions—At September 30, 2024, the City reported a net pension liability of $83,994 for its proportionate share of the net pension liability for HIS. The net pension liability was measured as of June 30, 2024, and the total pension liability used to calculate the net pension liability was determined by an actuarial valuation as of July 1, 2024. The City's proportionate share of the net pension liability was based on projection of the City's long-term share of contributions to the pension plan relative to the projected contributions of all participating members, actuarially determined. At June 30, 2024, the City's proportionate share was .00055992%, which was a decrease of .00000182 from its proportionate share measured as of June 30, 2023.

The City reported deferred outflows of resources and deferred inflows of resources related to pensions from the following sources:

	Deferred Outflow Funds	Deferred Inflow Funds
Differences Between Expected and Actual Experience	$ 811	$ 161
Change in Assumptions	1,486	9,944
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	30
Changes in Proportion and Differences Between City Contributions and Proportionate Share of Contributions	3,084	26,282
City Contributions Subsequent to Measurement Date	917	-
Total	$ 6,298	$ 36,417

The deferred outflows of resources related to pensions totaling $917, resulting from City contributions subsequent to the measurement date, will be recognized as a reduction of the net pension liability in the year ending September 30, 2025. Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

June 30,	Inflows/Outflow
2025	$ (5,765)
2026	(5,617)
2027	(6,270)
2028	(6,039)
2029	(5,663)
Thereafter	(1,682)
Total	$ (31,036)

Actuarial Assumptions—The total pension liability in the July 1, 2024, actuarial valuation was determined using the following actuarial assumptions, applied to all periods included in the measurement:

Inflation	2.40%	
Salary Increases	3.50%	Average, Including Inflation
Investment Rate of Return	N/A	Net Pension Plan Investment Expense, Including Inflation

Mortality rates were based on the Generational PUB-2010 with Projection Scale MP-2021.

The discount rate changed from 3.65% to 3.93%.

Discount Rate—The discount rate used to measure the total pension liability was 3.93%. In general, the discount rate for calculating the total pension liability is equal to the single rate equivalent to discounting at the long-term expected rate of return for benefit payments prior to the projected depletion date. Because the HIS benefit is essentially funded on a pay-as-you-go basis, the depletion date is considered to be immediate, and the single equivalent discount rate is equal to the municipal bond rate selected by the HIS Plan sponsor. The Bond Buyer General Obligation 20-Bond Municipal Bond Index was adopted as the applicable municipal bond index.

Sensitivity of the City's Proportionate Share of the Net Pension Liability to Changes in the Discount Rate—The following presents the City's proportionate share of the net pension liability calculated using the discount rate of 3.93%, as well as what the City's proportionate share of the net pension liability would be if it were calculated using a discount rate that is 1-percentage-point lower 2.93% or 1-percentage-point higher 4.93% than the current rate:

	1% Decrease 2.93%	Current Discount Rate – 3.93%	1% Increase 4.93%
City's Proportionate Share of the Net Pension Liability	$ 95,616	$ 83,994	$ 74,346

Pension Plan Fiduciary Net Position—Detailed information about pension plan's fiduciary net position is available in the separately issued FRS Annual Comprehensive Financial Report.

Note 9 - Firefighters' and Police Officers' Pension Funds

Plan Descriptions
The City contributes to two pension trust funds, which are single-employer, defined benefit pension plans administered by the plans' Board of Trustees.

The pension plans do not issue stand-alone financial statements.

All of the City's full-time certified police and fire employees are eligible to participate in the plans. The current membership in the plans as of October 1, 2023, is comprised of the following:

Group	Firefighters	Police Officers
Inactive Plan Members or Beneficiaries Currently Receiving Benefits	22	12
Inactive Plan Members Entitled to but Not Yet Receiving Benefits	1	15
Active Plan Members	0	25
Total Participants	23	52

Summary of Plan Provisions - Firefighters and Police Officers

Eligibility	Full-time or part-time employees who are classified as Firefighters or full-time sworn Police Officers shall participate in the System as a condition of employment.
Board of Trustees	a. Two Commission Appointees. b. Two Members of the Department elected by the membership c. Fifth Member elected by other four and appointed by Commission.
Credited Service	Total years and fractional parts of years of employment with the City as a Firefighter or Police Officer (Credited Service is calculated separately for periods of full-time and part-time service).
Salary - Firefighters	Fixed compensation reportable on form W-2, plus tax deferred, tax sheltered, and tax exempt items.
Salary - Police Officers	Total W-2 earnings plus all tax deferred, tax sheltered, or tax exempt items of income. For Service after October 1, 2011, salary shall only include up to 300 hours of overtime per year and include lump sum sick and vacation time.
Average Final Compensation	Average salary for the highest 5 years during the 10 years immediately preceding retirement or termination (Average is determined separately for full-time and part-time service).
City and State Contributions	Remaining amount necessary to pay current costs and amortize past service cost, if any, as provided in Part VII of Chapter 112, Florida Statutes.
Normal Retirement	
Date	Earlier of age 55 and 10 years of Credited Service, or age 52 and 25 years of Credited Service.
Benefit-Firefighters	3.25% of Average Final Compensation times Credited Service.
Benefit-Police Officers	3.50% of Average Final Compensation times Credited Service.
Early Retirement	
Eligibility	Age 50 and 10 Years of Credited Service.
Benefit	Accrued benefit, reduced 3.0% per year.
Cost of Living Adjustment - Police Officers	Normal Retirees after June 24, 2003, receive 2% annual benefit increases each October 1, beginning on the October 1st following 1 full year of retirement.
Vesting	
Schedule	100% after 10 years of Credited Service.

Benefit Amount	Member will receive the vested portion of his (her) accrued benefit payable at the otherwise normal retirement date.

Death Benefits

Pre-Retirement:	
Vested	Monthly accrued benefit payable to designated beneficiary for 10 years.
Non-Vested	Refund of accumulated contributions without interest.
Post-Retirement	Benefits payable to beneficiary in accordance with option selected at retirement.

Disability

Eligibility	Service incurred: Covered from date of employment. Non-service incurred: 10 years of credited service. Benefit accrued to date of disability but not less than 42% of average final compensation (service incurred).

Contributions

Police Officers	Member Contributions: 1.5% of Salary.
Firefighters	Member Contributions: 1.0% of Salary.

Deferred Retirement Option Plan (Police Officers)

Eligibility	Satisfaction of normal retirement requirements.
Participation	Not to exceed 60 months.
Rate of Returns	Participants' Election (may change once): a. Interest at 6.5% per year, or b. Actual net rate of investment return (total return net of fees) credited each fiscal quarter. Members may change option once during the DROP period. The DROP balance at September 30, 2024, is $192,332.
Form of Distribution	Cash lump sum (options available) at termination of employment.

Deferred Retirement Option Plan (Firefighters)

Eligibility	Satisfaction of normal retirement requirements. Earlier of: 1) Age 55 and 10 years of credited service, or 2) Age 52 and 25 years of credited service.
Participation	Not to exceed 60 months.
Rate of Returns	Participants' Election: a. Interest at 6.5% per year, or b. Actual net rate of investment return (total return net of fees) credited each fiscal quarter. Members may change option once during the DROP period. The DROP balance at September 30, 2024, is $501,358.

Summary of Significant Accounting Policies

Basis of Accounting—The pension fund financial statements are prepared using the accrual basis of accounting. Plan member contributions are recognized in the period in which the contributions are due. Employer contributions to each plan are recognized when due and the employer has made a formal commitment to provide the contributions. Benefits and refunds are recognized when due and payable in accordance with the terms of each plan.

Method Used to Value Investments—Investments are reported at fair value. Short-term investments are reported at cost, which approximates fair value.

Securities traded on a national or international exchange are valued at the last reported sales price at current exchange rates. Investments that do not have an established market are reported at estimated fair value.

Investment Policy—The following was the Board's adopted asset allocation policy as of September 30, 2024:

	FIREFIGHTERS	POLICE OFFICERS
Asset Class	**Target Allocation**	**Target Allocation**
Domestic	50%	50%
International Equity	15%	15%
Fixed Income (Core)	15%	15%
Private Real Estate	10%	10%
Alternative Investments	5%	5%
Global Fixed Income	5%	5%
Totals	100%	100%

Concentrations—The Plans did not hold investments in any one organization that represent 5% or more of the Pension Plans' fiduciary net position.

Rate of Return—The long-term expected rate of return on pension plan investments was determined using a building-block method in which best-estimate ranges of expected future real rates of return (expected returns, net of pension plan investment expenses and inflation) are developed for each major asset class. These ranges are combined to produce the long-term expected rate of return by weighting the expected future real rates of return by the target asset allocation percentage and by adding expected inflation. Best estimates of arithmetic real rates of return for each major asset class included in the pension plans' target asset allocation as of September 30, 2024, is summarized in the following table:

	FIREFIGHTERS	POLICE OFFICERS
Asset Class	**Long-Term Expected Real Rate of Return**	**Long-Term Expected Real Rate of Return**
Domestic	7.50%	7.50%
International Equity	8.50%	8.50%
Fixed Income (Core)	2.50%	2.50%
Global Fixed Income	3.50%	3.50%
Private Real Estate	4.50%	4.50%
Alternative	6.34%	6.34%

Discount Rate—The discount rate used to measure the total pension liability was 7.00% for the Firefighters Pension and 7.00% for the Police Officers Pension.

The projection of cash flows used to determine the discount rate assumed that plan member contributions will be made at the current contribution rate and that sponsor contributions will be made at rates equal to the difference between actuarially determined contribution rates and the member rate. Based on those assumptions, the Pension Plans' fiduciary net positions were projected to be available to make all projected future benefit payments of current plan members.

Therefore, the long-term expected rate of return on Pension Plan investments was applied to all periods of projected benefit payments to determine the total pension liability.

Sensitivity of the net pension liability to changes in the discount rate:

	1% Decrease 6.00%	Current Discount Rate – 7.00%	1% Increase 8.00%
Sponsor's Net Pension Liability - Firefighters	$ 990,214	$ 300,791	$ (278,952)

	1% Decrease 6.00%	Current Discount Rate – 7.00%	1% Increase 8.00%
Sponsor's Net Pension Liability (Asset) - Police Officers	$ 1,038,549	$ (735,978)	$ (2,200,807)

Actuarial Assumptions and Methods

The total pension liability was determined by an actuarial valuation as of October 1, 2023, updated to September 30, 2024, using the following actuarial assumptions:

Mortality Rate:	*Mortality Rate Healthy Active Lives:* Female: PubS.H-2010 (Below Median) for Employees, set forward one year. Male: PubS.H-2010 (Below Median) for Employees, set forward one year. Mortality Rate Healthy Retiree Lives: Female: PubS.H-2010 for Healthy Retirees, set forward one year. Male: PubS.H-2010 (Below Median) for Healthy Retirees, set forward one year. Mortality Rate Beneficiary Lives: Female: PubG.H-2010 (Below Median) for Healthy Retirees. Male: PubG.H-2010 (Below Median) for Healthy Retirees, set back one year. Mortality Rate Disabled Lives: 80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.
Inflation Rate:	2.50% per year for Police and Fire.
Retirement Age:	Earlier of age 55 with 10 years of credited service or age 52 and 25 years of credited service. Also, any member who has reached Normal Retirement is assumed to continue employment for one additional year.
Early Retirement:	Commencing with the earliest Early Retirement Age (age 50 with 10 years of Credited Service), members are assumed to retire with an immediate subsidized benefit at the rate of 5% per year. For Firefighters, the accrued benefit is reduced by 3.0% per year.
Discount Rate:	Firefighter's Pension Plan - 7.00% Police Pension Plan - 7.00%
Investment Rate of Return:	Firefighter's Pension Plan - 7.00% Police Pension Plan - 7.00%
Termination Rate:	See Table in Required Supplementary Information.
Salary Increases:	
Firefighters	5.75% per year until the assumed retirement age.
Police Officers	Included in the Required Supplementary Information (Service Based)
Payroll Growth:	N/A
Amortization Method:	
Firefighters	Level Dollar
Funding Method:	
Firefighters	Entry Age Normal Actuarial Cost Method.
Police Officers	Aggregate Actuarial Cost Method.
Actuarial Asset Method:	Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric four-year average Market Value return (net of fees). It is possible that over time this technique will produce an insignificant bias above or below Market Value of Assets.

Contributions and Reserves

The Plans are established and operate under Florida State Statutes and City Ordinances. Chapter 175 of the Florida Statutes provides for a system of retirement plans for firefighters. Each incorporated municipality with firefighting equipment with a value exceeding $5,000 is permitted to establish a firefighters' pension fund. Chapter 175 sets forth benefits and administrative arrangements. It also provides that a tax of 1.85% of fire and windstorm premiums written in the various cities is to be collected by the state and remitted to the pension funds to partially finance the benefits. Firefighters contribute 1% of their earnings to the fund and the City, authorized by City ordinance. The City and County contributed $271,518 for the year ended September 30, 2024. The County's portion is based on the terms of the interlocal agreement.

Chapter 185 of the Florida Statutes provides for a system of retirement plans for police officers. Each incorporated municipality with police equipment with a value exceeding $500 is permitted to establish a police officers' retirement fund. Chapter 185 sets forth benefits and administrative arrangements. It also provides that certain casualty premium taxes collected by the state will be remitted to these pension funds to partially finance the benefits. Police officers contribute 1.5% of their earnings to the fund by City Ordinance. The City contributed $401,101 for the year ended September 30, 2024.

The contribution rates for members and the City are established by the state statutes and City Ordinances through actuarial valuations. The costs of administration are paid by the plans from investment earnings. The plans do not have any contracts for contributions. There are no legal or designated reserves other than the entire net position of the plans are available only for retirement benefits. At September 30, 2024, the plans held no investments of a single issuer greater than 5% or more of the plan net positions.

The payroll covered by the Police pension trust for the year ended September 30, 2024, was $1,804,353.

Net Pension Liability

The components of the net pension liability of the sponsor on September 30, 2024, were as follows:

	Police Officers' Pension	Firefighters' Pension
Total Pension Liability	$ 14,135,848	$ 7,424,523
Plan Fiduciary Net Position*	(14,871,826)	(7,123,732)
Sponsor's Net Pension Liability (Asset)	$ (735,978)	$ 300,791
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	105.21%	95.95%

* The differences between the actuarial financial statements and the pension financial statements were due to the recording of investment expense as a direct reduction of investment income and timing differences related to broker sold investments.

Deferred Outflow of Resources and Deferred Inflow of Resources—On September 30, 2024, the Sponsor reported Deferred Outflows of Resources and Deferred Inflows of Resources related to Police Officers pensions from the following sources:

	Deferred Outflow Funds	Deferred Inflow Funds
Differences Between Expected and Actual Experience	$ 136,655	$ 139,878
Changes of Assumptions	-	-
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	-	697,977
Total	$ 136,655	$ 837,855

On September 30, 2024, the Sponsor reported Deferred Outflows of Resources and Deferred Inflows of Resources related to Firefighter's pensions from the following sources:

	Deferred Outflow Funds	Deferred Inflow Funds
Net Difference Between Projected and Actual Earnings on Pension Plan Investments	$ -	$ 356,309
Total	$ -	$ 356,309

Other amounts reported as deferred outflows of resources and deferred inflows of resources related to pensions will be recognized in pension expense as follows:

Year	Police Total Inflows/Outflows	Firefighters' Total Inflows/Outflows
2025	$ 10,448	$ (30,398)
2026	175,365	106,195
2027	(524,739)	(247,996)
2028	(362,274)	(184,110)
Total	$ (701,200)	$ (365,309)

On September 30, 2024, the Sponsor reported a payable of $153,676 for the outstanding amount of contributions of the Fire Pension ($39,030) and Police Pension ($114,646) Plans required for the year ended September 30, 2024.

Financial statements for the pension funds at September 30, 2024 are as follows:

	Combining Statement of Net Position		
	Police Officers' Pension	Firefighters' Pension	Total
Assets			
Cash and Cash Equivalents	$ 196,381	$ 60,824	$ 257,205
Investments	14,519,167	7,047,926	21,567,093
Interest and Dividends Receivable	410	5,038	5,448
Due from Other Governments	140,672	47,889	188,561
Total Assets	14,856,630	7,161,677	22,018,307
Net Position - Held in Trust for Pension Benefits	$ 14,856,630	$ 7,161,677	$ 22,018,307

	Combining Statement of Changes in Net Position		
	Police Officers' Pension	Firefighters' Pension	Total
Additions			
Contributions:			
Employer	$ 401,101	$ 271,518	$ 672,619
State	128,864	43,465	172,329
Employee	27,065	-	27,065
Total Contributions	557,030	314,983	872,013
Net Investment Earnings	2,691,221	1,354,246	4,045,467
Total Additions	3,248,251	1,669,229	4,917,480
Deductions			
Benefits Paid	377,866	450,874	828,740
Administrative Expenses	88,995	59,320	148,315
Total Deductions	466,861	510,194	977,055
Change in Net Position	2,781,390	1,159,035	3,940,425
Net Position, Beginning of Year	12,075,240	6,002,642	18,077,882
Net Position, End of Year	$ 14,856,630	$ 7,161,677	$ 22,018,307

Combining Schedule – Florida Retirement System, Health Insurance Subsidy, Police Officers, and Firefighters Pension Plans

	Pension Expense	Deferred Inflows	Deferred Outflows	Net Pension Liability (Asset)
Florida Retirement System	$ 27,465	$ 58,184	$ 81,088	$ 198,322
Health Insurance Subsidy	(2,249)	36,417	6,298	83,994
Police Officers' Pension Plan	226,071	837,855	136,655	(735,978)
Firefighters' Pension Plan	6,397	356,309	-	300,791
Total	$ 257,684	$ 1,288,765	$ 224,041	$ (152,871)

Schedule of Changes in Employer's Net Pension Liability (Asset)

	Firefighters' 2024	Police Officers' 2024
Total Pension Liability		
Service Cost	$ -	$ 341,470
Interest on the Total Pension Liability	506,065	948,945
Share Plan Allocation	1,344	-
Differences Between Expected and Actual Experience	(86,956)	(186,502)
Benefit Payments, Including Refunds of Employee Contributions	(450,874)	(369,135)
Net Change in Total Pension Liability	(30,421)	734,778
Total Pension Liability, Beginning of Year	7,454,944	13,401,070
Total Pension Liability, End of Year (a)	$ 7,424,523	$ 14,135,848
Plan Fiduciary Net Position		
Contributions - Employer	$ 267,094	$ 426,660
Contributions - State	60,257	114,646
Contributions - Employee	-	27,065
Net Investment Income	1,331,819	2,661,548
Benefit Payments, Including Refunds of Employee Contributions	(450,874)	(369,135)
Administrative Expense	(43,175)	(69,501)
Net Change in Plan Fiduciary Net Position	1,165,121	2,791,283
Plan Fiduciary Net Position, Beginning of Year	5,958,611	12,080,543
Plan Fiduciary Net Position, End of Year (b)	$ 7,123,732	$ 14,871,826
Net Pension Liability (Asset) - Ending (a) - (b)	$ 300,791	$ (735,978)
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	95.95%	105.21%
Covered Payroll	$ -	$ 1,804,353
Net Pension Liability (Asset) as a Percentage of Covered Payroll	0.00%	-40.79%

Note 10 - Defined Contribution Plan

During 1995, the Florida Legislature approved a bill allowing local governments the option of withdrawing from the Florida Retirement System. In December 1995, the City passed a resolution to adopt a defined contribution plan under Section 401(a) of the Internal Revenue Code, effective for employees hired after January 1, 1996, except those covered by the Police Officers' or Firefighters' Pension Plans.

The City of Dade City Money Purchase Plan adopted the Nationwide Life Insurance Company Prototype Money Purchase Plan and appointed Public Employees Benefit Services Corporation (PEBSCO) as the Plan administrators. Changes to the Plan can be made via City Commission resolution.

The City adopted Resolution No. 2017-29, which established the City's contribution rate at 8% of all eligible employee wages. The City's contribution was $256,374 for the fiscal year ended September 30, 2024.

Note 11 - Deferred Compensation Plan

The City offers its employees a deferred compensation plan created in accordance with Internal Revenue Code Section 457. The plan, available to all City employees, permits them to defer a portion of their salary until future years. The deferred compensation is not available to employees until termination, retirement, death, or unforeseeable emergency.

The plan assets are held in trust for the employees by a third-party administrator and investments are directed by the participating employees. Therefore, the assets, liabilities, fund equity, and operations of this plan are not presented on the City's financial statements.

Note 12 - Risk Management

The City has purchased commercial insurance to cover its risk of loss on the following categories:

Type of Coverage	Limits
General/Professional Liability	$ 3,000,000
Law Enforcement Liability	3,000,000
Automobile Liability	2,000,000
Property Damage	Blanket/Replacement Cost
Worker's Compensation	Statutory

There have been no significant reductions in insurance coverage for the past three years and the City does not participate in a risk sharing pool. No settlements exceeded insurance over the past three years.

Note 13 - Contract for Solid Waste Collection

The City has an agreement with a private contractor to collect solid waste. The total expense recorded by the City under this contract for the year ended September 30, 2024, was $570,098.

Note 14 - Landfill Post-Closure Costs

Regulations of the U.S. Environmental Protection Agency (EPA) and the Florida Department of Environmental Protection (FDEP) required the City to place a final cover on its internally used debris landfill when it was closed in 1991 and perform certain maintenance and monitoring functions at the landfill site for 20 years after its closure. All amounts recognized are based on what it would cost to perform the post-closure functions in current dollars. Actual costs may be different due to inflation, changes in technology, or changes in laws and regulations.

The landfill has ceased operations and the required closure work was completed. However, in 2011, the EPA notified the City that continued monitoring and maintenance of the Landfill was required to be fulfilled by the City. The estimated future cost for post-closure maintenance is reported in the Government-wide statement of net position.

Note 15 - Commitments

The City has the following commitments outstanding for future projects as of September 30, 2024:

Projects	Contract Amount	Remaining Commitment
WWTP Improvement Phase I	$ 4,500,000	$ 4,190,710
Orange Valley Well Improvement	559,200	532,611
Morningside Drive Extension	9,890,000	8,502,343
Central Transmission Force Main	598,800	192,565
Hwy US98 Utility Pipe Relocation/Upgrade	3,066,312	385,551
10th St Well Building	271,606	186,376

Note 16 - Postemployment Benefits Other Than Pension (OPEB)

Plan Description
The OPEB Plan is a single employer benefit plan administered by the City. Pursuant to the provision of Section 112.0801, Florida Statutes, former employees who retire from the City are eligible to participate in the City administered single-employer defined benefit healthcare plan (the Retiree Health Plan). The Retiree Health Plan provides healthcare insurance for eligible retirees and their spouses through the City's group health insurance plan, which covers both active and retired members. The City subsidizes the premium rates paid by retirees by allowing them to participate in the OPEB Plan at reduced or blended group (implicitly subsidized) premium rates for both active and retired employees. These rates provide an implicit subsidy for retirees because, on an actuarial basis, their current and future claims are expected to result in higher costs to the Plan on average than those of active employees. The benefits provided under this defined benefit plan are provided until the retiree's attainment of age 65 or until such time at which the retiree discontinues coverage under the City sponsored plans, whichever is earlier. The Retiree Health Plan does not issue a stand-alone report and is not included in the report of another entity.

For the OPEB Plan, contribution requirements of the City are established and may be amended through action from the City's Commissioners. Currently, the City's OPEB benefits are unfunded, no assets are accumulated in a trust that meets the criteria in paragraph four of GASB Statement No. 75. The actual contributions are based on a pay-as-you-go financing requirement.

The actuarial valuation, dated September 30, 2023, involves estimates of the value of reported amounts and assumptions about the probability of events far into the future. Examples include assumptions about future employment, mortality, and the health care cost trend.

Amounts determined regarding the OPEB Plan are subject to constant revision as actual experience is compared with past expectations and new estimates are made about the future.

Employee Contribution Information
Retirees participating in the group insurance plans offered by the City are required to contribute 100% of the active premiums. In future years, contributions are assumed to increase at the same rate as premiums.

Employees Covered by Benefit Terms
Note that the projected employee contributions for the Dental and Vision benefits are assumed to cover the entire cost of the program.

The following employees were covered by benefit terms as of September 30, 2023, the latest actuarial measurement date:

Retirees and Beneficiaries	1
Inactive, Non-Retired Members	-
Active Members	87
Total	88

Actuarial Assumptions
Calculations are based upon the types of benefits provided under the terms of the substantive OPEB Plan at the time of the valuation and on the pattern of sharing of costs between the employer and OPEB Plan members to that point. Calculations reflect a long-term prospective, so methods and assumptions used include techniques that are designed to reduce short-term volatility in actuarial accrued liabilities and the actuarial value of assets. As authorized by GASB Statement No. 75, the City utilizes the Alternative Measurement Method, which allows the employer to use simplifications of certain assumptions in measuring the costs and liabilities.

Actuarial Assumptions:

Valuation Measurement Date	September 30, 2023
Measurement Date	September 30, 2023
Actuarial Cost Method	Entry Age Normal
Inflation	2.50%
Discount Rate	4.63%
Salary Increases	3.00%
Retirement Age	Varies based on several factors, including plan-specific retirement eligibility provisions and experience. If employees had already attained their normal retirement age as of the valuation date, they were assumed to retire one year after the valuation date.
Mortality Rate	Mortality tables used in the July 1, 2023 actuarial valuation of the Florida Retirement System for non-K-12 Instructional Regular Class members. These rates were taken from adjusted PUB-2010 mortality tables published by the Society of Actuaries with generational mortality improvements using Scale MP-2018. Adjustments to referenced tables are based on the results of a statewide experience study covering the period 2013 through 2018.
Health Care Cost Trend Rates	6.50% for FY beginning 2024, 6.25% for FY beginning 2025 and then gradually decreasing to an ultimate trend rate of 4.00%

Other Information:

Notes	Changes in assumptions and other inputs reflected the change in Total OPEB Liability include: - Discount rate changed to 4.63% (from 4.40%). There were no benefit changes during the year.

The following simplifying assumptions were made:

Retirement Age	Age 62 for general employees and age 60 for police officers; participants who have attained such age as of the valuation date are assumed to retire one year after the valuation date.
Active Member Marital Status	Assumption of marital status for active employees has been incorporated in the acceptance probability for spousal coverage. Using this approach, the percentage of future retired plan members taking spousal coverage was assumed at 25%. For active employees, spouses' genders were assumed to be opposite to the members' genders and females were assumed 3 years younger than their spouses. Covered spouse data were collected for current retired plan members as of the valuation date and were assumed to remain unchanged until the assumed death of the spouses.
Turnover	Non-group-specific age-based turnover rates derived from the withdrawal assumption used in the July 1, 2023, actuarial valuation of the Florida Retirement System for Regular Class members were used as the basis for assigning active members a probability of remaining employed until the assumed retirement age and for developing an expected future working lifetime assumption for purposes of allocating to periods the present value of total benefits to be paid.
Health Insurance Premiums	Health insurance premiums for retirees in effect October 1, 2023, were used as the basis for the calculation of the present value of total benefits to be paid. *(Age-adjusted premium for retirees were estimated using the method provided in paragraph 226c GASB Statement No. 75, as appropriate.)*

Total OPEB Liability

The measurement date for the City's total/net OPEB liability is September 30, 2023. The measurement period for OPEB cost was October 1, 2022 to September 30, 2023. The components of the City's total OPEB liability at September 30, 2024, are as follows:

Total OPEB Liability	$ 306,662
OPEB Plan Fiduciary Net Position	-
City's Total OPEB Liability	$ 306,662
OPEB Plan Fiduciary Net Position as a Percentage of Total OPEB Liability	0.00%

Changes in the OPEB Liability	**Fiscal Year 2024**
Total OPEB Liability	
Service Cost	$ 20,355
Interest on the OPEB Liability	11,573
Changes of Benefit Terms	-
Difference Between Expected and Actual Experience Of the Total OPEB Liability	(9,709)
Changes in the Assumptions and Other Inputs	46,660
Benefit Payments	(9,766)
Net Change in OPEB Liability	59,113
Total OPEB Liability - Beginning	247,549
Total OPEB Liability - Ending	$ 306,662

Sensitivity of the Total OPEB Liability to Changes in the Discount Rate

The following table presents the total OPEB liability, calculated using the discount rate of 4.63%, as well as what the City's total OPEB liability would be if it were calculated using a discount rate that is one percentage-point lower (3.63%) or one percentage-point higher (5.63%) than the current discount rate:

	1% Decrease 3.63%	**Current Trend Rate 4.63%**	**1% Increase 5.63%**
Total OPEB Liability	$ 329,383	$ 306,662	$ 285,760

Sensitivity of the Total OPEB Liability to Changes in the Healthcare Cost Trend Rates

The following table presents the total OPEB liability of the City, as well as what the City's total OPEB liability would be if it were calculated using a healthcare cost trend rate that is one percentage-point lower or one percentage-point higher that the current discount rate:

	1% Decrease	**Current Healthcare Cost Trend Rate Assumption**	**1% Increase**
Total OPEB Liability	$ 280,379	$ 306,662	$ 337,682

OPEB Expense and Deferred Outflows of Resources and Deferred Inflows of Resourced Related to OPEB

For the fiscal year ended September 30, 2024, the City recognized OPEB expense of $59,113. At September 30, 2024, the City has deferred outflows of resources of $12,738 related to OPEB for contributions subsequent to the measurement date that will be applied to the total OPEB liability in the next fiscal year.

Note 17 - American Rescue Plan Act (ARPA)

During the prior fiscal year, the City was awarded funding through the Coronavirus State and Local Fiscal Recover Funds program of the *American Rescue Plan Act* (ARPA) in the amount of $3,675,264. In fiscal year 2024, the City recognized the remaining funds of $1,950,264 for the revenue replacement provision.

Note 18 – Deficit Fund Balances

For the year ended September 30, 2024, the Stormwater Fund had a deficit fund balance of $(514,473) and the Community Redevelopment Block Grant fund had a deficit fund balance of $(33,000). These deficits will be remedied by future impact fee collections and grant reimbursements.

Note 19 – Fund Balance Adjustments

For the year ended September 30, 2024, the City reported the adjustment of beginning fund balances due to the reporting of major and nonmajor funds. The table below details the effect on the Balance Sheet – Governmental Funds for the movement of those fund balances.

	Formerly Major Governmental Fund - Community Redevelopment Agency	Formerly Major Governmental Fund - Stormwater Fund	Formerly NonMajor Governmental Fund - Transportation Impact Fee	Nonmajor Governmental Funds
Beginning Fund Balance, as Previously Reported	$ 297,845	$ (855,859)	$ -	$ 5,817,696
Nonmajor to Major	-	-	3,445,991	(3,445,991)
Major to Nonmajor	(297,845)	855,859	-	(558,014)
Beginning Fund Balance, as Adjusted	$ -	$ -	$ 3,445,991	$ 1,813,691

REQUIRED SUPPLEMENTARY INFORMATION

The following supplementary schedules present trend information regarding the retirement plans for the City's Firefighters and Police Officers, Florida Retirement System Pension Funds, and Other Postemployment Benefits. This information is necessary for a fair presentation in conformity with generally accepted accounting principles.

CITY OF DADE CITY, FLORIDA
SCHEDULE OF NET CHANGES IN THE CITY'S TOTAL OPEB LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS
(UNAUDITED)

Reporting Period Ending	Sept 30, 2024	Sept 30, 2023	Sept 30, 2022	Sept 30, 2021	Sept 30, 2020	Sept 30, 2019	Sept 30, 2018
Valuation Date	Sept 30, 2023	Sept 30, 2021	Sept 30, 2021	Sept 30, 2019	Sept 30, 2019	Sept 30, 2017	Sept 30, 2017
Measurement Date	Sept 30, 2023	Sept 30, 2022	Sept 30, 2021	Sept 30, 2020	Sept 30, 2019	Sept 30, 2018	Sept 30, 2017
Total OPEB Liability							
Service Costs	$ 20,355	$ 27,720	$ 23,991	$ 21,933	$ 20,954	$ 21,355	$ 21,801
Interest	11,573	6,318	5,941	6,254	9,887	8,703	7,640
Difference Between Expected and Actual Experience	(9,709)	-	10,696	-	(45,458)	-	-
Changes in Assumptions	46,660	(42,586)	11,190	5,374	1,164	(6,207)	(7,438)
Benefit Payments	(9,766)	(9,373)	(17,712)	(15,372)	(21,106)	(6,831)	(31,860)
Net Change in Total OPEB Liability	59,113	(17,921)	34,106	18,189	(34,559)	17,020	(9,857)
Total OPEB Liability - Beginning	247,549	265,470	231,364	213,175	247,734	230,714	240,571
Total OPEB Liability - Ending	$ 306,662	$ 247,549	$ 265,470	$ 231,364	$ 213,175	$ 247,734	$ 230,714
Covered-Employee Payroll	$ 3,964,580	$ 4,527,044	$ 3,779,671	$ 3,648,556	$ 3,661,784	$ 3,529,100	$ 3,421,000
Total OPEB Liability as a Percentage of Covered-Employee Payroll	7.74%	5.47%	7.02%	6.34%	5.82%	7.02%	6.74%

Notes to Schedule:

Note 1: GASB Statement No. 75 requires information for 10 years. However, until a full 10-year trend is compiled, the City is presenting information for only those years for which information is available.

Note 2: No assets are accumulated in a trust that meet the criteria in paragraph 4 of GASB Statement No. 75.

Note 3: Changes in assumptions and other inputs reflected in the schedule of changes in the Total OPEB Liability include:

- discount rate changed to 4.63% (from 4.40%)

CITY OF DADE CITY, FLORIDA
SCHEDULE OF CHANGES IN THE EMPLOYER'S NET PENSION
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS
(UNAUDITED)

FIREFIGHTERS' PENSION PLAN

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Service Cost	$ -	$ 17,035	$ 33,320	$ 42,946	$ 56,814	$ 53,670	$ 50,182	$ 62,305	$ 57,109	$ 73,291
Interest on the Total Pension Liability	506,065	498,330	508,352	529,176	547,203	566,394	547,748	521,734	479,195	465,906
Change in Excess State Money	-	-	-	-	-	-	-	-	(236,880)	-
Share Plan Allocation	1,344	-	-	-	-	-	-	-	118,440	-
Changes in Benefit Terms	-	-	-	-	-	(127)	-	-	-	-
Changes of Assumption	-	-	-	192,897	(137,261)	-	69,430	-	253,846	-
Differences Between Expected and Actual Experience	(86,956)	64,748	44,354	(33,933)	(29,754)	(288,677)	(32,479)	45,129	14,274	(96,908)
Benefit Payments, Including Refunds of Employee Contributions	(450,874)	(454,265)	(971,572)	(444,979)	(895,170)	(299,665)	(263,194)	(267,801)	(265,932)	(231,915)
Net Change in Total Pension Liability	(30,421)	125,848	(385,546)	286,107	(458,168)	31,595	371,687	361,367	420,052	210,374
Total Pension Liability, Beginning of Year	7,454,944	7,329,096	7,714,642	7,428,535	7,886,703	7,855,108	7,483,421	7,122,054	6,702,002	6,491,628
Total Pension Liability, End of Year (a)	$ 7,424,523	$ 7,454,944	$ 7,329,096	$ 7,714,642	$ 7,428,535	$ 7,886,703	$ 7,855,108	$ 7,483,421	$ 7,122,054	$ 6,702,002
Plan Fiduciary Net Position										
Contributions - Employer	$ 267,094	$ 212,489	$ 216,232	$ 222,033	$ 220,041	$ 241,308	$ 197,648	$ 186,045	$ 165,798	$ 176,552
Contributions - State	60,257	-	29,848	42,820	40,473	37,681	38,180	39,355	42,598	46,272
Contributions - Employee	-	819	1,307	1,598	2,739	2,868	2,706	2,948	3,215	3,817
Net Investment Income	1,331,819	696,781	(1,266,908)	1,159,299	546,857	194,876	499,603	511,409	457,863	(181,834)
Benefit Payments, Including Refunds of Employee Contributions	(450,874)	(454,265)	(971,572)	(444,979)	(895,170)	(299,665)	(263,194)	(267,801)	(265,932)	(231,915)
Administrative Expense	(43,175)	(39,054)	(38,868)	(46,671)	(36,665)	(33,948)	(35,748)	(33,164)	(31,008)	(37,380)
Net Change in Plan Fiduciary Net Position	1,165,121	416,770	(2,029,961)	934,100	(121,725)	143,120	439,195	438,792	372,534	(224,488)
Plan Fiduciary Net Position, Beginning of Year	5,958,611	5,541,841	7,571,802	6,637,702	6,759,427	6,616,307	6,177,112	5,738,320	5,365,786	5,590,274
Plan Fiduciary Net Position, End of Year (b)	$ 7,123,732	$ 5,958,611	$ 5,541,841	$ 7,571,802	$ 6,637,702	$ 6,759,427	$ 6,616,307	$ 6,177,112	$ 5,738,320	$ 5,365,786
Net Pension Liability - Ending (a) - (b)	$ 300,791	$ 1,496,333	$ 1,787,255	$ 142,840	$ 790,833	$ 1,127,276	$ 1,238,801	$ 1,306,309	$ 1,383,734	$ 1,336,216
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	95.95%	79.93%	75.60%	98.15%	89.35%	85.71%	84.23%	82.54%	80.57%	80.06%
Covered Payroll**	$ -	$ 59,154	$ 130,679	$ 159,817	$ 273,867	$ 286,806	$ 270,632	$ 294,798	$ 321,518	$ 395,515
Net Pension Liability as a Percentage of Covered Payroll	0.00%	2529.56%	1368.23%	89.39%	288.77%	393.04%	457.74%	443.12%	430.38%	337.84%

** The Covered Payroll numbers shown are in compliance with GASB Statement No. 82.

Changes of Assumptions:

For measurement date September 30, 2020, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality werechanged to the rates used in Milliman's July 1, 2019 FRS valuation report for special risk employees report for special risk employees.

For measurement date September 30, 2018, amounts reported as changes of assumptions were related to lowering the investment rates of return from 7.4% to 7.3% per year, net of investment related expenses.
For measurement date September 30, 2016, as a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the assumptions used by the FRS for special risk employees.

The inflation rate was lowered from 3.00% to 2.50%, matching the long-term inflation assumption used by the Plan's investment consultant at September 30, 2016, and remained that amount for September 30, 2017.

For measurement date September 30, 2021, the investment rate of return was lowered from 7.30% to 7.00% per year, net of investment related expenses.

Changes in Benefit Terms:

For measurement date September 30, 2019, amounts reported as changes of benefit terms resulted from the provisions of Chapter 112.1816, Florida Statutes. The Statutes state that, effective July 1, 2019, a death or disability (under the Plan's definition of total and permanent disability) for a Firefighter due to the diagnosis of cancer or circumstances that arise out of the treatment of cancer will be treated as duty-related.

Effective for the City's fiscal year ended September 30, 2020, the GASB 68 measurement date of the Pension Expense has been approved and changed from September 30, 2019 to September 30, 2020.

CITY OF DADE CITY, FLORIDA
SCHEDULE OF CHANGES IN THE EMPLOYER'S NET PENSION
LIABILITY AND RELATED RATIOS
LAST 10 FISCAL YEARS
(UNAUDITED)

POLICE OFFICERS' PENSION PLAN

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Total Pension Liability										
Service Cost	$ 341,470	$ 352,447	$ 293,700	$ 296,403	$ 305,413	$ 299,081	$ 275,150	$ 274,006	$ 232,694	$ 231,742
Interest on the Total Pension Liability	948,945	875,698	803,716	821,468	836,652	786,576	750,739	723,973	642,677	614,062
Change of Benefit Terms	-	-	-	-	-	-	55,986	-	-	-
Differences Between Expected and Actual Experience	(186,502)	175,671	195,275	(1,062,571)	(756,065)	58,762	(27,183)	(238,832)	61,548	(238,374)
Changes of Assumption	-	-	-	-	(316,749)	348,585	136,407	-	461,939	-
Contributions - Buy Back	3,250	-	-	-	-	-	-	-	-	-
Benefit Payments, Including Refunds of Employee Contributions	(372,385)	(320,547)	(325,689)	(286,723)	(267,562)	(376,821)	(681,481)	(227,666)	(223,887)	(229,801)
Net Change in Total Pension Liability	734,778	1,083,269	967,002	(231,423)	(198,311)	1,116,183	509,618	531,481	1,174,971	377,629
Total Pension Liability, Beginning of Year	13,401,070	12,317,801	11,350,799	11,582,222	11,780,533	10,664,350	10,154,732	9,623,251	8,448,280	8,070,651
Total Pension Liability, End of Year (a)	$ 14,135,848	$ 13,401,070	$ 12,317,801	$ 11,350,799	$ 11,582,222	$ 11,780,533	$ 10,664,350	$ 10,154,732	$ 9,623,251	$ 8,448,280
Plan Fiduciary Net Position										
Contributions - Employer	$ 426,660	$ 441,921	$ 283,747	$ 456,762	$ 481,488	$ 367,785	$ 268,685	$ 206,524	$ 200,903	$ 202,014
Contributions - State	114,646	-	103,497	107,538	107,783	89,739	86,523	81,333	76,053	71,372
Contributions - Employee	27,065	23,056	20,761	19,291	18,335	17,463	14,538	10,520	10,303	9,893
Contributions - Employee	3,250	-	-	-	-	-	-	-	-	-
Net Investment Income	2,661,548	1,328,513	(2,370,422)	1,840,189	709,669	266,304	690,619	766,558	664,654	(262,685)
Benefit Payments, Including Refunds of Employee Contributions	(372,385)	(320,547)	(325,689)	(286,723)	(267,562)	(376,821)	(681,481)	(227,666)	(223,887)	(229,801)
Administrative Expense	(69,501)	(49,417)	(41,959)	(46,169)	(41,920)	(39,225)	(48,459)	(37,908)	(32,953)	(35,483)
Net Change in Plan Fiduciary Net Position	2,791,283	1,423,526	(2,330,065)	2,090,888	1,007,793	325,245	330,425	799,361	695,073	(244,690)
Plan Fiduciary Net Position, Beginning of Year	12,080,543	10,657,017	12,987,082	10,896,194	9,888,401	9,563,156	9,232,731	8,433,370	7,738,297	7,982,987
Plan Fiduciary Net Position, End of Year (b)	$ 14,871,826	$ 12,080,543	$ 10,657,017	$ 12,987,082	$ 10,896,194	$ 9,888,401	$ 9,563,156	$ 9,232,731	$ 8,433,370	$ 7,738,297
Net Pension Liability (Asset) - Ending (a) - (b)	$ (735,978)	$ 1,320,527	$ 1,660,784	$ (1,636,283)	$ 686,028	$ 1,892,132	$ 1,101,194	$ 922,001	$ 1,189,881	$ 709,983
Plan Fiduciary Net Position as a Percentage of Total Pension Liability	105.21%	90.15%	86.52%	114.42%	94.08%	83.94%	89.67%	90.92%	87.64%	91.60%
Covered Payroll**	$ 1,804,353	$ 1,537,043	$ 1,384,039	$ 1,286,087	$ 1,222,327	$ 1,164,183	$ 1,105,629	$ 1,051,978	$ 1,030,263	$ 1,051,778
Net Pension Liability (Asset) as a Percentage of Covered Payroll	-40.79%	85.91%	120.00%	-127.23%	56.12%	162.53%	99.60%	87.64%	115.49%	67.50%

** The Covered Employee Payroll numbers shown are in compliance with GASB Statement No. 82, except for the September 30, 2015, measurement period, which includes DROP payroll.

Changes in Benefit Terms:

For measurement date September 30, 2018, amounts reported as changes of benefit terms resulting from the pre-retirement death were amended and the Member Contribution Rate was increased by 0.50% of payroll.

Changes of Assumptions:

For measurement date September 30, 2020, as mandated by Chapter 2015-157, Laws of Florida, the assumed rates of mortality werechanged to the rates used in Milliman's July 1, 2019 FRS valuation report for special risk employees, with appropriateadjustments made based on plan demographics

For measurement date September 30, 2019, as a result of an Actuarial Experience Study dated September 5, 2019, the Board approved the following changes:

The Investment Return Assumption was reduced from 7.3% to 7.0% per year, net of investment related expenses.

The assumed rate of individual salary increases was changed from a flat 5.5% per year to 10.0% in the first year of employment and 5.0% for all future years of service.

The assumed rates of pre-retirement withdrawal have been changed from an age-based table to an assumption of 15.0% per year during the first 5 years of employment and 2.5% per year after 5 years of employment.

The assumption that a member eligible for normal retirement on the valuation date will work one more year was eliminated.

For measurement date September 30, 2018, as a result of Chapter 2015-157, Laws of Florida, the assumed rates of mortality were changed to the assumptions used by the Florida Retirement System for special risk employees.

Additionally, the investment return assumption was reduced to 7.30% at September 30, 2017, and remained at that amount for September 30, 2018.

The inflation assumption rate was lowered from 3.00% to 2.50%, matching the long-term inflation assumption utilized by the Plan's consultant at September 30, 2016, and remained that amount for Sept 30, 2017.

Effective for the City's fiscal year ending September 30, 2020, the GASB 68 measurement date of the Pension Expense has been approved and changed from September 30, 20219 to September 30, 2020.

CITY OF DADE CITY, FLORIDA
SCHEDULE OF CONTRIBUTIONS
FIREFIGHTERS' PENSION PLAN
LAST 10 FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially Determined Contribution	$ 225,418	$ 205,845	$ 246,080	$ 264,853	$ 271,870	$ 285,464	$ 276,323	$ 211,370	$ 173,941	$ 212,983
Contributions in Relation to the Actuarially Determined Contribution	326,007	212,489	246,080	264,853	260,514	278,989	235,828	225,400	208,396	222,824
Contribution Deficiency (Excess)	$ (100,589)	$ (6,644)	$ -	$ -	$ 11,356	$ 6,475	$ 40,495	$ (14,030)	$ (34,455)	$ (9,841)
Covered Payroll	$ -	$ 59,154	$ 139,679	$ 159,817	$ 276,867	$ 286,806	$ 270,632	$ 294,798	$ 321,518	$ 395,515
Contributions as a Percentage of Covered Payroll	0.00%	359.21%	188.31%	167.72%	94.09%	97.27%	87.14%	76.46%	64.82%	56.34%

Notes to Schedule

Valuation Date	October 1, 2022 Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates

Funding Method	Entry Age Normal Actuarial Cost Method
Amortization Method	Level Dollar
Asset Valuation Method	Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric four-year average Market Value return (net of fees). It is possible that over time this technique will produce an insignificant bias above or below Market Value of Assets.
Inflation	2.5% per year.
Salary Increases	5.75% per year until the assumed retirement age - see table below. This assumption is based on an experience study issued April 25, 2011.
Interest Rate	7.0% per year compounded annually, net of investment related expenses. This assumption is supported by the target asset class allocation of the trust and the expected long-term return by asset class.
Payroll Growth	N/A
Retirement Age	Earlier of age 55 with 10 years of credited service or age 52 and 25 years of credited service. Also, any member who has reached Normal Retirement is assumed to continue employment for one additional year. These rates are deemed reasonable based on plan provisions.
Early Retirement	Commencing with the earliest Early Retirement Age (age 50 with 10 years of Credited Service), members are assumed to retire with an immediate subsidized benefit at the rate of 5% per year. These rates are deemed reasonable based on plan provisions.
Termination Rates	See Table Below. It is assumed that 75% of disablements and active Member deaths are service related. These rates are consistent with rates used in other fire plans.
Disability Rates	See Table Below. It is assumed that 75% of disablements and active Member deaths are service related.
Mortality	Mortality Rate Healthy Active Lives: Female: PubS.H-2010 (Below Median) for Employees, set forward one year. Male: PubS.H-2010 (Below Median) for Employees, set forward one year. Mortality Rate Healthy Retiree Lives: Female: PubS.H-2010 for Healthy Retirees, set forward one year. Male: PubS.H-2010 (Below Median) for Healthy Retirees, set forward one year. Mortality Rate Beneficiary Lives: Female: PubG.H-2010 (Below Median) for Healthy Retirees. Male: PubG.H-2010 (Below Median) for Healthy Retirees, set back one year. Mortality Rate Disabled Lives: 80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

CITY OF DADE CITY, FLORIDA
SCHEDULE OF CONTRIBUTIONS
POLICE OFFICERS' PENSION PLAN
LAST 10 FISCAL YEARS

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Actuarially Determined Contribution	$ 541,306	$ 465,724	$ 420,748	$ 514,435	$ 581,828	$ 457,524	$ 379,231	$ 291,398	$ 259,626	$ 263,151
Contributions in Relation to the Actuarially Determined Contribution	541,306	441,921	387,244	564,300	589,271	457,524	355,208	287,857	276,956	273,386
Contribution Deficiency (Excess)	$ -	$ 23,803	$ 33,504	$ (49,865)	$ (7,443)	$ -	$ 24,023	$ 3,541	$ (17,330)	$ (10,235)
Covered Payroll	$ 1,804,353	$ 1,537,043	$ 1,384,039	$ 1,286,087	$ 1,222,327	$ 1,164,183	$ 1,105,629	$ 1,051,978	$ 1,030,263	$ 1,051,778
Contributions as a Percentage of Covered Payroll	30.00%	28.75%	27.98%	43.88%	48.21%	39.30%	32.13%	27.36%	26.88%	25.99%

Notes to Schedule

Valuation Date	October 1, 2022 Actuarially determined contribution rates are calculated as of October 1, two years prior to the end of the fiscal year in which contributions are reported.

Methods and Assumptions Used to Determine Contribution Rates

Funding Method	Aggregate Actuarial Cost Method
Asset Valuation Method	Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric 4-year average Market Value return. It is possible that over time this technique will produce an insignificant bias above or below Market Value.
Inflation	2.50% per year.
Salary Increases	Service Based
Interest Rate	7.0% per year compounded annually, net of investment related expenses.
Payroll Growth	N/A
Retirement Age	Earlier of age 55 with 10 years of credited service or age 52 and 25 years of credited services. Also, any member who has reached Normal Retirement is assumed to continue employment for one additional year.
Actuarial Asset Method	Each year, the prior Actuarial Value of Assets is brought forward utilizing the historical geometric four-year average Market Value return (net of fees). It is possible that over time this technique will produce an insignificant bias above or below Market Vale of Assets.
Early Retirement	Commencing with the earliest Early Retirement Age (50 with 10 years of credited service), members are assumed to retire with an immediate subsidized benefit at the rate of 5% per year.
Termination Rates	See Table Below.
Disability Rates	See Table Below.
Mortality	*Mortality Rate Healthy Active Lives:* Female: PubS.H-2010 (Below Median) for Employees, set forward one year. Male: PubS.H-2010 (Below Median) for Employees, set forward one year. Mortality Rate Healthy Retiree Lives: Female: PubS.H-2010 for Healthy Retirees, set forward one year. Male: PubS.H-2010 (Below Median) for Healthy Retirees, set forward one year. Mortality Rate Beneficiary Lives: Female: PubG.H-2010 (Below Median) for Healthy Retirees. Male: PubG.H-2010 (Below Median) for Healthy Retirees, set back one year. Mortality Rate Disabled Lives: 80% PubG.H-2010 for Disabled Retirees / 20% PubS.H-2010 for Disabled Retirees.

CITY OF DADE CITY, FLORIDA
SCHEDULE OF INVESTMENT RETURNS
FIREFIGHTERS' PENSION PLAN
LAST 10 FISCAL YEARS

	September 2024	September 2023	September 2022	September 2021	September 2020	September 2019	September 2018	September 2017	September 2016	September 2015
Annual Money-Weighted Rate of Return Net of Investment Expense	22.73%	13.06%	-17.81%	17.73%	8.17%	2.95%	8.14%	9.01%	8.62%	-3.28%

CITY OF DADE CITY, FLORIDA
SCHEDULE OF INVESTMENT RETURNS
POLICE OFFICERS' PENSION PLAN
LAST 10 FISCAL YEARS

	September 2024	September 2023	September 2022	September 2021	September 2020	September 2019	September 2018	September 2017	September 2016	September 2015
Annual Money-Weighted Rate of Return Net of Investment Expense	22.21%	12.50%	-18.32%	16.75%	7.14%	2.79%	7.66%	9.10%	8.61%	-3.30%

CITY OF DADE CITY, FLORIDA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City's Proportion of the Net Pension Liability	0.000512662%	0.000685561%	0.000586492%	0.000533799%	0.000494568%	0.000491573%	0.000518104%	0.000661177%	0.000666503%	0.001169814%
City's Proportionate Share of the Net Pension Liability	$ 198,322	$ 273,174	$ 218,222	$ 40,322	$ 214,353	$ 169,291	$ 156,056	$ 195,572	$ 168,293	$ 151,119
City's Covered-Payroll	$ 293,158	$ 293,842	$ 269,524	$ 246,574	$ 243,407	$ 234,803	$ 231,851	$ 259,595	$ 261,769	$ 354,060
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Payroll	67.65%	92.97%	80.97%	16.35%	88.06%	72.10%	67.31%	75.34%	64.29%	42.68%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	83.70%	82.38%	82.89%	96.40%	78.85%	82.61%	84.26%	83.89%	84.88%	92.00%

SCHEDULE OF THE CITY'S CONTRIBUTIONS - FLORIDA RETIREMENT SYSTEM PENSION PLAN

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	$ 29,030	$ 37,546	$ 31,826	$ 25,315	$ 21,212	$ 19,829	$ 17,930	$ 21,602	$ 21,094	$ 28,525
Contributions in Relation to the Contractually Required Contribution	29,030	37,546	31,826	25,315	21,212	19,829	17,930	21,602	21,094	28,525
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's Covered-Payroll	$ 293,158	$ 280,825	$ 276,070	$ 248,634	$ 244,731	$ 237,766	$ 231,851	$ 259,258	$ 261,769	$ 354,060
Contributions as a Percentage of Covered-Payroll	9.90%	13.37%	11.53%	10.18%	8.67%	8.34%	7.73%	8.33%	8.06%	8.06%

CITY OF DADE CITY, FLORIDA
SCHEDULE OF THE CITY'S PROPORTIONATE SHARE OF THE NET PENSION LIABILITY
FLORIDA HEALTH INSURANCE SUBSIDY PENSION PLAN

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
City's Proportion of the Net Pension Liability	0.000559923%	0.000741698%	0.000740128%	0.000693628%	0.000701324%	0.000696765%	0.000709849%	0.000814424%	0.000814007%	0.001155987%
City's Proportionate Share of the Net Pension Liability	$ 83,994	$ 117,792	$ 78,391	$ 85,084	$ 85,631	$ 77,961	$ 75,131	$ 87,082	$ 94,869	$ 117,892
City's Covered-Payroll	$ 293,158	$ 293,842	$ 269,524	$ 246,574	$ 243,407	$ 234,803	$ 231,851	$ 259,595	$ 261,769	$ 354,060
City's Proportionate Share of the Net Pension Liability as a Percentage of its Covered-Payroll	28.65%	40.09%	29.08%	34.51%	35.18%	33.20%	32.40%	33.55%	36.24%	33.30%
Plan Fiduciary Net Position as a Percentage of the Total Pension Liability	4.80%	4.12%	4.81%	3.56%	3.00%	2.63%	2.15%	1.64%	0.97%	0.50%

SCHEDULE OF THE CITY'S CONTRIBUTIONS - FLORIDA HEALTH INSURANCE SUBSIDY PENSION PLAN

	2024	2023	2022	2021	2020	2019	2018	2017	2016	2015
Contractually Required Contribution	$ 29,030	$ 37,546	$ 31,826	$ 25,315	$ 21,212	$ 19,829	$ 17,930	$ 21,602	$ 21,094	$ 28,525
Contributions in Relation to the Contractually Required Contribution	29,030	37,546	31,826	25,315	21,212	19,829	17,930	21,602	21,094	28,525
Contribution Deficiency (Excess)	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -	$ -
City's Covered-Payroll	$ 293,158	$ 280,825	$ 276,070	$ 248,634	$ 244,731	$ 237,766	$ 231,851	$ 259,258	$ 261,769	$ 354,060
Contributions as a Percentage of Covered-Payroll	9.90%	13.37%	11.53%	10.18%	8.67%	8.34%	7.73%	8.33%	8.06%	8.06%

COMBINING AND INDIVIDUAL FUND STATEMENTS AND SCHEDULES

CITY OF DADE CITY, FLORIDA
COMBINING BALANCE SHEET
NON-MAJOR GOVERNMENTAL FUNDS
SEPTEMBER 30, 2024

	Special Revenue					
	Local Government Infrastructure Surtax	Public Safety Impact Fee Fund	Community Redevelopment Agency	Stormwater Fund	Community Redevelopment Block Grant	Total Non-Major Governmental Funds
Assets						
Cash and Cash Equivalents	$ 2,254,769	$ 128,339	$ 432,620	$ 240,855	$ 1,600	$ 3,058,183
Pooled Investments	103,312	38,108	-	-	-	141,420
Accounts Receivable	17,789	2,086	6,132	-	-	26,007
Due from Other Funds	171,470	-	-	-	-	171,470
Due from Other Governments	102,836	-	-	-	-	102,836
Total Assets	2,650,176	168,533	438,752	240,855	1,600	3,499,916
Liabilities and Fund Balances						
Liabilities:						
Accounts Payable and Accrued Expenses	100,808	-	6,937	2,994	11,750	122,489
Due to Other Funds	-	-	-	752,334	22,850	775,184
Total Liabilities	100,808	-	6,937	755,328	34,600	897,673
Fund Balances:						
Restricted	2,549,368	168,533	431,815	-	-	3,149,716
Unassigned	-	-	-	(514,473)	(33,000)	(547,473)
Total Fund Balances (Deficit)	2,549,368	168,533	431,815	(514,473)	(33,000)	2,602,243
Total Liabilities and Fund Balances	$ 2,650,176	$ 168,533	$ 438,752	$ 240,855	$ 1,600	$ 3,499,916

CITY OF DADE CITY, FLORIDA
COMBINING STATEMENT OF REVENUES, EXPENDITURES, AND
CHANGES IN FUND BALANCES
NON-MAJOR GOVERNMENTAL FUNDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

	Special Revenue						
	Local Government Infrastructure Surtax	Public Safety Impact Fee Fund	Community Redevelopment Agency	Stormwater Fund	Community Redevelopment Block Grant	*Formerly Nonmajor* Transportation Impact Fee Fund	Total Non-Major Governmental Funds
Revenues							
Taxes and Special Assessments	$ -	$ -	$ 166,705	$ -	$ -	$ -	$ 166,705
Intergovernmental Revenues	-	-	-	406,743	-	-	406,743
Impact Fees	1,753,754	171,311	-	242,716	-	-	2,167,781
Interest Earnings	75,398	6,668	17,500	2	-	-	99,568
Total Revenues	1,829,152	177,979	184,205	649,461	-	-	2,840,797
Expenditures							
Current:							
Transportation	-	-	-	-	27,500	-	27,500
Physical Environment	45,941	-	123,964	257,149	-	-	427,054
Capital Outlay	1,144,234	-	6,264	50,926	-	-	1,201,424
Total Expenditures	1,190,175	-	130,228	308,075	27,500	-	1,655,978
Excess (Deficiency) of Revenues Over (Under) Expenditures	638,977	177,979	53,977	341,386	(27,500)	-	1,184,819
Other Financing (Uses)							
Transfer (in)	-	-	155,793	-	-	-	155,793
Transfer (out)	(332,000)	(144,260)	(75,800)	-	-	-	(552,060)
Total Other Financing (Uses)	(332,000)	(144,260)	79,993	-	-	-	(396,267)
Net Change in Fund Balances	306,977	33,719	133,970	341,386	(27,500)	-	788,552
Fund Balances (Deficit), Beginning - Original	2,242,391	134,814	-	-	(5,500)	3,445,991	5,817,696
Adjustment - Nonmajor to Major	-	-	-	-	-	(3,445,991)	(3,445,991)
Adjustment - Major to Nonmajor	-	-	297,845	(855,859)	-	-	(558,014)
Fund Balances (Deficit), Beginning - Adjusted	2,242,391	134,814	297,845	(855,859)	(5,500)	-	1,813,691
Fund Balances (Deficit), Ending	$ 2,549,368	$ 168,533	$ 431,815	$ (514,473)	$ (33,000)	$ -	$ 2,602,243

COMPLIANCE SECTION

CARR, RIGGS & INGRAM, L.L.C.

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INDEPENDENT AUDITOR'S REPORT ON INTERNAL CONTROL OVER FINANCIAL REPORTING AND ON COMPLIANCE AND OTHER MATTERS BASED ON AN AUDIT OF FINANCIAL STATEMENTS PERFORMED IN ACCORDANCE WITH *GOVERNMENT AUDITING STANDARDS*

Honorable Mayor, Members of the City Commission, and City Manager

City of Dade City, Florida

We have audited, in accordance with the auditing standards generally accepted in the United States of America and the standards applicable to financial audits contained in *Government Auditing Standards* issued by the Comptroller General of the United States, the financial statements of the governmental activities, the business-type activities, each major fund, and the aggregate remaining fund information of City of Dade City, Florida (the "City"), as of and for the year ended September 30, 2024, and the related notes to the financial statements, which collectively comprise City's basic financial statements and have issued our report thereon dated May 22, 2026.

Report on Internal Control over Financial Reporting

In planning and performing our audit of the financial statements, we considered City's internal control over financial reporting (internal control) as a basis for designing audit procedures that are appropriate in the circumstances for the purpose of expressing our opinions on the financial statements, but not for the purpose of expressing an opinion on the effectiveness of City's internal control. Accordingly, we do not express an opinion on the effectiveness of City's internal control.

Our consideration of internal control was for the limited purpose described in the preceding paragraph and was not designed to identify all deficiencies in internal control that might be material weaknesses or significant deficiencies and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as described in the accompanying schedule of findings and questioned costs, we identified certain deficiencies in internal control that we consider to be material weaknesses and significant deficiencies.

A *deficiency in internal control* exists when the design or operation of a control does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, misstatements on a timely basis. A *material weakness* is a deficiency, or a combination of deficiencies, in internal control, such that there is a reasonable possibility that a material misstatement of the entity's financial statements will not be prevented, or detected and corrected, on a timely basis. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2024-001 to be a material weakness.

A *significant deficiency* is a deficiency, or a combination of deficiencies, in internal control that is less severe than a material weakness, yet important enough to merit attention by those charged with governance. We consider the deficiency described in the accompanying schedule of findings and questioned costs as item 2024-002 to be a significant deficiency.

Report on Compliance and Other Matters

As part of obtaining reasonable assurance about whether City's financial statements are free from material misstatement, we performed tests of its compliance with certain provisions of laws, regulations, contracts, and grant agreements, noncompliance with which could have a direct and material effect on the financial statements. However, providing an opinion on compliance with those provisions was not an objective of our audit, and accordingly, we do not express such an opinion. The results of our tests disclosed no instances of noncompliance or other matters that are required to be reported under *Government Auditing Standards*.

City of Dade City, Florida's Response to Findings

Government Auditing Standards requires the auditor to perform limited procedures on the City of Dade City, Florida's response to the findings identified in our engagement and described in the accompanying schedule of findings and questioned costs. City of Dade City, Florida's response was not subjected to the other auditing procedures applied in the engagement to audit the financial statements and, accordingly, we express no opinion on the response.

Purpose of This Report

The purpose of this report is solely to describe the scope of our testing of internal control and compliance and the results of that testing, and not to provide an opinion on the effectiveness of the entity's internal control or on compliance. This report is an integral part of an audit performed in accordance with *Government Auditing Standards* in considering the entity's internal control and compliance. Accordingly, this communication is not suitable for any other purpose.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC

Tampa, Florida
May 22, 2026

CARR, RIGGS & INGRAM, L.L.C.

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INDEPENDENT AUDITOR'S REPORT ON COMPLIANCE FOR EACH MAJOR FEDERAL PROGRAM ON INTERNAL CONTROL OVER COMPLIANCE REQUIRED BY THE UNIFORM GUIDANCE

Honorable Mayor, Members of the City Commission, and City Manager

City of Dade City, Florida

Report on Compliance for Each Major Federal Program

Opinion on Each Major Federal Program

We have audited the City of Dade City, Florida's (the "City") compliance with the types of compliance requirements identified as subject to audit in the OMB *Compliance Supplement* that could have a direct and material effect on each of City's major federal programs for the year ended September 30, 2024. The City's major federal programs are identified in the summary of auditor's results section of the accompanying schedule of findings and questioned costs.

In our opinion, the City complied, in all material respects, with the types of compliance requirements referred to above that could have a direct and material effect on each of its major federal programs for the year ended September 30, 2024.

Basis for Opinion on Each Major Federal Program

We conducted our audit of compliance in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards*, issued by the Comptroller General of the United States; and the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance). Our responsibilities under those standards and the Uniform Guidance are further described in the Auditor's Responsibilities for the Audit of Compliance section of our report.

We are required to be independent of the City and to meet our other ethical responsibilities, in accordance with relevant ethical requirements relating to our audit. We believe that the audit evidence we have obtained is sufficient and appropriate to provide a basis for our opinion on compliance for each major federal program. Our audit does not provide a legal determination of City's compliance with the compliance requirements referred to above.

Responsibilities of Management for Compliance

Management is responsible for compliance with the requirements referred to above and for the design, implementation, and maintenance of effective internal control over compliance with the requirements of laws, statutes, regulations, rules, and provisions of contracts or grant agreements applicable to the City's federal programs.

Auditor's Responsibilities for the Audit of Compliance

Our objectives are to obtain reasonable assurance about whether material noncompliance with the compliance requirements referred to above occurred, whether due to fraud or error, and express an opinion on City's compliance based on our audit. Reasonable assurance is a high level of assurance but is not absolute assurance and therefore is not a guarantee that an audit conducted in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, will always detect material noncompliance when it exists. The risk of not detecting material noncompliance resulting from fraud is higher than for that resulting from error, as fraud may involve collusion, forgery, intentional omissions, misrepresentations, or the override of internal control. Noncompliance with the compliance requirements referred to above is considered material if there is a substantial likelihood that, individually or in the aggregate, it would influence the judgment made by a reasonable user of the report on compliance about the City's compliance with the requirements of each major federal program as a whole.

In performing an audit in accordance with generally accepted auditing standards, *Government Auditing Standards*, and the Uniform Guidance, we:

- Exercise professional judgment and maintain professional skepticism throughout the audit.
- Identify and assess the risks of material noncompliance, whether due to fraud or error, and design and perform audit procedures responsive to those risks. Such procedures include examining, on a test basis, evidence regarding City's compliance with the compliance requirements referred to above and performing such other procedures as we considered necessary in the circumstances.
- Obtain an understanding of City's internal control over compliance relevant to the audit in order to design audit procedures that are appropriate in the circumstances and to test and report on internal control over compliance in accordance with the Uniform Guidance, but not for the purpose of expressing an opinion on the effectiveness of the City's internal control over compliance. Accordingly, no such opinion is expressed.

We are required to communicate with those charged with governance regarding, among other matters, the planned scope and timing of the audit and any significant deficiencies and material weaknesses in internal control over compliance that we identified during the audit.

Report on Internal Control over Compliance

Our consideration of internal control over compliance was for the limited purpose described in the Auditor's Responsibilities for the Audit of Compliance section above and was not designed to identify all deficiencies in internal control over compliance that might be material weaknesses or significant deficiencies in internal control over compliance and therefore, material weaknesses or significant deficiencies may exist that were not identified. However, as discussed below, we did identify certain deficiencies in internal control over compliance that we consider to be a significant deficiency.

A *deficiency in internal control over compliance* exists when the design or operation of a control over compliance does not allow management or employees, in the normal course of performing their assigned functions, to prevent, or detect and correct, noncompliance with a type of compliance requirement of a federal program on a timely basis. A *material weakness in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance, such that there is a reasonable possibility that material noncompliance with a type of compliance requirement of a federal program will not be prevented, or detected and corrected, on a timely basis. A *significant deficiency in internal control over compliance* is a deficiency, or a combination of deficiencies, in internal control over compliance with a type of compliance requirement of a federal program that is less severe than a material weakness in internal control over compliance, yet important enough to merit attention by those charged with governance. We consider the deficiency in internal control over

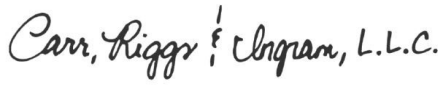
compliance described in the accompanying schedule of findings and questioned costs as item 2024-003 to be a significant deficiency.

Our audit was not designed for the purpose of expressing an opinion on the effectiveness of internal control over compliance. Accordingly, no such opinion is expressed.

Government Auditing Standards requires the auditor to perform limited procedures on City of Dade City, Florida's response to the noncompliance findings identified in our compliance audit described in the accompanying schedule of findings and questioned costs. City of Dade City, Florida's response was not subjected to the other auditing procedures applied in the audit of compliance and, accordingly, we express no opinion on the response.

Purpose of this Report

The purpose of this report on internal control over compliance is solely to describe the scope of our testing of internal control over compliance and the results of that testing based on the requirements of the Uniform Guidance. Accordingly, this report is not suitable for any other purpose.



CARR, RIGGS & INGRAM, LLC

Tampa, Florida
May 22, 2026

CITY OF DADE CITY, FLORIDA
SCHEDULE OF EXPENDITURES OF FEDERAL AWARDS
FOR THE YEAR ENDED SEPTEMBER 30, 2024

Federal Grantor/Pass-Through Grantor/Program	Assistance Listing No.	Agreement No.	Expenditures	Amount Provided to Subrecipients
U.S. Department of Housing and Urban Development				
Passed Through Florida Department of Economic Opportunity:				
Community Development Block Grants / State's Program and Non-Entitlement Grants in Hawaii	14.228	IR020	$ 44,018	-
Community Development Block Grants / State's Program and Non-Entitlement Grants in Hawaii	14.228	22-DB-OP-08-61-02-N10	671,191	-
Total U.S. Department of Housing and Urban Development			715,209	-
U.S. Department of the Treasury				
COVID-19 Coronavirus State and Local Fiscal Recovery Fund	21.027	Y5065	1,950,264	-
Total U.S. Department of the Treasury			1,950,264	-
U.S. Environmental Protection Agency				
Direct Program:				
Congressionally Mandated Projects	66.202	02D70523	182,253	-
Passed Through Florida Department of Environmental Protection:				
Drinking Water State Revolving Funds	66.468	DW510412	130,427	-
Total U.S. Environmental Protection Agency			312,680	-
TOTAL EXPENDITURES OF FEDERAL AWARDS			$ 2,978,153	$ -

Note 1 - Basis of Presentation

The Schedule of Expenditures of Federal Awards includes the federal grant activity of the City of Dade City, Florida, and is presented on the modified accrual basis of accounting. The information in this schedule is presented in accordance with the requirements of *Title 2 U.S. Code of Federal Regulations, Part 200, Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (OMB Uniform Guidance). Therefore, amounts presented in this schedule may differ from amounts presented in, or used in, the preparation of the basic financial statements.

Note 2 - Indirect Cost Rate

The City of Dade City has elected not to use the 10% de minimis indirect cost rate allowed under the OMB Uniform Guidance.

SECTION I – SUMMARY OF AUDITOR'S RESULTS

Financial Statements:

1. Type of auditor's report issued	Unmodified
2. Internal control over financial reporting:	
a. Material weaknesses identified?	Yes
b. Significant deficiencies identified not considered to be material weaknesses?	Yes
c. Noncompliance material to the financial statements noted?	None

Federal Awards:

1. Type of auditor's report issued on compliance for major programs:	Unmodified
2. Internal control over major programs:	
a. Material weaknesses identified?	None
b. Significant deficiencies identified not considered to be material weaknesses?	Yes
3. Any audit findings disclosed that are required to be reported in accordance with 2CFR section 200.516(a)?	None
4. Identification of major programs:	

ALN	Program
21.027	COVID-19 Coronavirus State and Local Fiscal Recovery Funds

5. Dollar threshold used to distinguish between type A and type B programs:	$750,000
6. Auditee qualified as low-risk auditee under 2 CFR 200.520?	No

SECTION II – FINANCIAL STATEMENT FINDINGS

Material Weakness
Finding Number 2024-001 (previously reported as 2023-001 and 2022-002)
Financial Reporting

Criteria: Pursuant to Chapter 10.550, *Rules of the Auditor General*, the City of Dade City, Florida shall ensure timely submission of audited financial information to the City in conformity with generally accepted accounting principles.

Condition: For the year ended September 30, 2024, the audit of the City's financial statements were significantly delayed because the financial records were not timely reconciled and closed out in preparation of the audit.

Cause: The delay was primarily attributable to significant operational and personnel changes within the Finance Department. As a result of these events during fiscal year 2024, the City was delayed in completing timely reconciliations of account balances, including the monthly reconciliations of bank and investment accounts.

Effect: The City's annual financial audit was not completed timely.

Recommendation: The City should continue to strengthen and monitor its year-end financial reporting and closing procedures to ensure timely reconciliation of account balances.

Response: See attached Corrective Action Plan.

Significant Deficiency
Finding Number 2024-002
Investment Reporting

Criteria: City's written investment policy requires the unit of local government officials responsible for making investment decisions or chief financial officer to establish a system of internal controls which shall be in writing and made a part of the governmental entity's operational procedures.

Those internal controls include the City's written investment policy, which requires the governmental entity's officials responsible for making investment decisions or chief financial officer to prepare periodic reports for submission to the City Commission, which shall include securities in the portfolio by class or type, book value, income earned, and market value as of the report date. Such reports shall be available to the public.

Condition: Periodic reports were not provided to the City Commission during fiscal year ended September 30, 2024.

Cause: Investment balances and activities during the fiscal year ended September 30, 2024, were not reconciled in a timely manner due to turnover in key accounting positions as well as multiple changes in financial reporting systems.

Effect: Noncompliance with the City's written investment policy.

Finding number 2024-002 (*Continued*)

Recommendation: CRI recommends the City formalize internal controls surrounding monthly reconciliations of account balances and the period end closing process. These policies should include a timeline for reporting to the City Commission the investment activities and balances.

Response: See attached Corrective Action Plan.

SECTION III – FEDERAL AWARD FINDINGS AND QUESTIONED COSTS
Finding Number: 2024-003, Significant Deficiency

ALN # 21.027:
Federal Program: Coronavirus State and Local Fiscal Recovery Fund
Federal Agency: US Department of Treasury
Grant # and Year: Y5065, 2024
Compliance Requirement: Activities Allowed or Unallowed, Allowable Costs/Cost Principles, Earmarking, Period of Performance, Reporting.
Questioned Costs: N/A

Criteria: In accordance with 2 CFR § 200.303, non-federal entities are required to establish and maintain effective internal controls to provide reasonable assurance of compliance with federal statutes, regulations, and the terms and conditions of federal awards.

Condition: The City did not maintain formal documentation surrounding the internal controls over compliance for multiple compliance requirements. Specifically, for 1 of 12 employees tested for pay rate approvals, there was no documentation evidencing approval of the pay rate. In addition, there was no documented review of the payroll registers or of the project and expenditure reports submitted.

Cause: Lack of documented controls over compliance primarily attributed to significant operational and personnel changes within the Finance Department.

Effect: Potential for noncompliance with federal program requirements. Although there was a lack of internal controls documented, there were no instances of noncompliance noted.

Recommendation: The City should evaluate their processes and procedures over internal controls are appropriately documented and maintained.
Finding number 2024-003 (*Continued*)

Response: See attached Corrective Action Plan.

SECTION IV – SUMMARY OF PRIOR YEAR AUDIT FINDINGS

Material Weakness
Finding Number: 2023-001 (previously reported as 2022-002)
Financial Reporting

Condition: For the year ended September 30, 2023, the audit of the City's basic financial statements was significantly delayed because the financial records were not timely reconciled and closed out in preparation of the audit. The City does not have sufficient key operating staff in their accounting department to accurately keep the accounting records current which caused significant delays in financial reporting and analysis.

Recommendation: The City should continue to review year-end financial reporting to ensure proper accounting treatment is completed.

Current Status: Finding not corrected. See current year finding 2024-001.

CITY OF DADE CITY

"Proud Heritage, Promising Future"

Scott Black, Mayor
Normita L. Woodard, Mayor Pro Tem
Kristin Church, Commissioner
James D. Shive, Commissioner
Michael Stout, City Commissioner

Marieke vanErven, City Manager
Angelia Guy, City Clerk
Peter Altman, Finance Officer
Patrick Brackins, City Attorney

May 22, 2026

City of Dade City Commission

RE: Corrective Action Plan - September 30, 2024

Dade City Mayor and City Commissioners,

Material Weakness
Finding Number 2024-001 (previously reported as 2023-001 and 2022-002)
Financial Reporting: Late submission of audited financial statements

Corrective Action Plan
The City Commission authorized the use of additional professional consulting services to assist in the production of audit papers and to provide the Finance officer with additional staff to bring the City into compliance. The City Finance Officer is responsible for strengthening and monitoring the year-end financial reporting and closing procedures as recommended.

Anticipated Completion Date
September 30, 2026

Responsible Party
The Finance Officer

Significant Deficiency
Finding Number 2024-002
Investment Reporting: Periodic Reports were not provided to the City Commission

Corrective Action Plan
Internal Controls will be formalized to require timely monthly reconciliations of account balances and the period end closing process as recommended. The City's Investment portfolio was liquidated in the 2025 fiscal year, and the City Commission has received the required reporting in the current fiscal year.

Anticipated Completion Date
September 30, 2026

Responsible Party
The Finance Officer

Significant Deficiency
Finding Number: 2024-003
Federal Award Finding and Questioned Costs

Corrective Action Plan
The City will evaluate their processes and procedures over internal controls to ensure that all employee rate changes and payroll registers are appropriately documented and maintained. While we maintain that oversight was in place, we concur with the finding and have identified the responsibility of the process to be placed on the finance department's fiscal assistants. The lack of documented review of the reporting process is noted, and procedures are now in place for documentation of the review and approval of the data as it is reported on portals as required. The Finance Officer will direct an accountant on staff or a professional consultant to complete the preparation of the reporting so that he/she can review and authorize the submission of reports. The implementation of upgraded software and strengthened internal control policies and procedures is a priority.

Anticipated Completion Date
September 30, 2026

Responsible Party
The Finance Officer

Sincerely,

Peter Altman, Finance Officer

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
4010 West Boy Scout Boulevard
Suite 475
Tampa, FL 33607

813.855.3036
CRIadv.com

MANAGEMENT LETTER

To the Honorable Mayor, Members of the City Commission and City Manager
City of Dade City, Florida

Report on the Financial Statements
We have audited the financial statements of the City of Dade City, Florida (the "City"), as of and for the fiscal year ended September 30, 2024, and have issued our report thereon dated May 22, 2026.

Auditor's Responsibility
We conducted our audit in accordance with auditing standards generally accepted in the United States of America; the standards applicable to financial audits contained in *Government Auditing Standards,* issued by the Comptroller General of the United States; the audit requirements of Title 2 U.S. *Code of Federal Regulations* Part 200, *Uniform Administrative Requirements, Cost Principles, and Audit Requirements for Federal Awards* (Uniform Guidance).

Other Reporting Requirements
We have issued our Independent Auditor's Report on Internal Control over Financial Reporting and on Compliance and Other Matters Based on an Audit of the Financial Statements Performed in Accordance with *Government Auditing Standards;* Independent Auditor's Report on Compliance for Each Major Federal Program and Report on Internal Control over Compliance; Schedule of Findings and Questioned Costs; and Independent Accountant's Report on an examination conducted in accordance with *AICPA Professional Standards*. Disclosures in those reports and schedule, which are dated May 22, 2026, should be considered in conjunction with this management letter.

Prior Audit Findings
Section 10.554(1)(i)1., Rules of the Auditor General, requires that we determine whether or not corrective actions have been taken to address findings and recommendations made in the preceding financial audit report. Corrective actions have not been taken to address findings and recommendations made in the preceding financial audit report.

Tabulation of Uncorrected Audit Findings		
Current Year Finding No.	**2022-2023 FY Finding No.**	**2021-2022 FY Finding No.**
2024-001	2023-001	2022-002

Official Title and Legal Authority
Section 10.554(1)(i)4., Rules of the Auditor General, requires that the name or official title and legal authority for the primary government and each component unit of the reporting entity be disclosed in this management letter, unless disclosed in the notes to the financial statements. The City of Dade City, Florida was established by the adoption of the City Charter under the constitution and laws of the State of Florida. The City of Dade City, Florida, included the following component units: City of Dade City Community Redevelopment Agency, established by the City of Dade City, Florida, Resolution No. 526, pursuant to Chapter 163, Part III, Florida Statutes.

Financial Condition and Management
Sections 10.554(1)(i)5.a. and 10.556(7), Rules of the Auditor General, require us to apply appropriate procedures and communicate the results of our determination as to whether or not the City met one or more of the conditions described in Section 218.503(1), Florida Statutes, and to identify the specific condition(s) met. In connection with our audit, we determined that the City did not meet any of the conditions described in Section 218.503(1), Florida Statutes.

Pursuant to Sections 10.554(1)(i)5.b. and 10.556(8), Rules of the Auditor General, we applied financial condition assessment procedures for the City. It is management's responsibility to monitor the City's financial condition, and our financial condition assessment was based in part on representations made by management and review of financial information provided by same.

Section 10.554(1)(i)2., Rules of the Auditor General, requires that we communicate any recommendations to improve financial management. Please see Finding No. 2024-001 and 2024-002 in the Schedule of Findings and Questioned Costs.

Property Assessed Clean Energy (PACE) Programs
As required by Section 10.554(1)(i)6.a., Rules of the Auditor General, a PACE program authorized pursuant to Section 163.081 or Section 163.082, Florida Statutes, did not operate within the City of Dade City's geographical boundaries during the fiscal year under audit.

Special District Component Units
Section 10.554(1)(i)5.c., Rules of the Auditor General, requires, if appropriate, that we communicate the failure of a special district that is a component unit of a county, municipality, or special district, to provide the financial information necessary for proper reporting of the component unit within the audited financial statements of the county, municipality, or special district in accordance with Section 218.39(3)(b), Florida Statutes. In connection with our audit, we did not note any special district component units that failed to provide the necessary information for proper reporting in accordance with Section 218.39(3)(b), Florida Statutes.

Additional Matters
Section 10.554(1)(i)3., Rules of the Auditor General, requires us to communicate noncompliance with provisions of contracts or grant agreements, or fraud, waste, or abuse, that has occurred or is likely to have occurred, that has an effect on the financial statements that is less than material but warrants the attention of those charged with governance. Please see Finding No. 2024-003 in the Schedule of Findings and Questioned Costs.

Purpose of this Letter
Our management letter is intended solely for the information and use of the Legislative Auditing Committee, members of the Florida Senate and the Florida House of Representatives, the Florida Auditor General, Federal and other granting agencies, and applicable management, and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC
Tampa, Florida
May 22, 2026

CARR, RIGGS & INGRAM, L.L.C.

Carr, Riggs & Ingram, L.L.C.
4010 West Boy Scout Boulevard
Suite 475
Tampa, FL 33607

813.855.3036
CRIadv.com

INDEPENDENT ACCOUNTANT'S REPORT ON COMPLIANCE WITH SECTION 218.415 FLORIDA STATUTES

Honorable Mayor, Members of the City Commission, and City Manager
City of Dade City, Florida

We have examined City of Dade City, Florida's, (the "City"), compliance with the requirements of Section 218.415, Florida Statutes, *Local Government Investment* Policies, during the year ended September 30, 2024. Management is responsible for the City's compliance with the requirements. Our responsibility is to express an opinion on the City's compliance with the specified requirements based on our examination.

Our examination was conducted in accordance with attestation standards established by the AICPA. Those standards require that we plan and perform the examination to obtain reasonable assurance about whether the City complied, in all material respects, with the specified requirements referenced above. An examination involves performing procedures to obtain evidence about whether the City complied with the specified requirements. The nature, timing, and extent of the procedures selected depend on our judgment, including an assessment of the risks of material noncompliance, whether due to fraud or error. We believe that the evidence we obtained is sufficient and appropriate to provide a reasonable basis for our opinion.

We are required to be independent and to meet our other ethical responsibilities in accordance with relevant ethical requirements relating to the examination engagement.

Our examination does not provide a legal determination on the City's compliance with specified requirements.

In our opinion, the City complied, in all material respects, with the aforementioned requirements for the year ended September 30, 2024.

This report is intended solely for the information and use of management and the State of Florida Auditor General and is not intended to be and should not be used by anyone other than these specified parties.

Carr, Riggs & Ingram, L.L.C.

CARR, RIGGS & INGRAM, LLC
Tampa, Florida
May 22, 2026

CITY OF DADE CITY

"Proud Heritage, Promising Future"

Scott Black, Mayor
Normita L. Woodard, Mayor Pro Tem
Kristin Church, Commissioner
James D. Shive, Commissioner
Michael Stout, City Commissioner

Marieke vanErven, City Manager
Angelia Guy, City Clerk
Peter Altman, Finance Officer
Patrick Brackins, City Attorney

BEFORE ME, the undersigned authority, personally appeared Peter Altman, who being duly sworn, deposes and says on oath that:

1. I am the Chief Financial Officer of the City of Dade City which is a municipality of the State of Florida.

2. The City of Dade City adopted Ordinance Numbers 2004-0851, 2016-01, 2021-10 and 2021-14 implementing impact fees; and

3. The City of Dade City has complied and, as of the date of this Affidavit, remains in compliance with Section 163.31801, Florida Statutes.

FURTHER AFFIANT SAYETH NAUGHT.

Peter Altman

STATE OF FLORIDA
COUNTY OF PASCO

SWORN TO AND SUBSCRIBED before me this 18 day of May, 2026.

MA-ANNA HARRIS
Commission # HH 600933
Expires November 15, 2028

NOTARY PUBLIC
Print Name Ma-Anna Harris

Personally known __X__ or produced identification _____

Type of identification produced: _____

My Commission Expires:

11/15/2028

Docusign Envelope ID: EFEC3A51-6B26-87F4-8099-98203F70A376

COSSICH SUMICH PARSIOLA & TAYLOR, LLC
ATTORNEYS AT LAW

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Jody J. Fortunato
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Natalie A. Gibbs
Samuel L. Sands

June 1, 2026

City of Dade City
38020 Meridian Avenue
Dade City, FL 33525

Re: City of Dade City ("Client")
Claimant PWSID [FL6510424]
Settlement Claimant Identification No. [4552]
Our File No. 19-2404.354

SETTLEMENT STATEMENT (3M Payment 3)

Gross Settlement Total Before Court Ordered 8% Common Benefit Fee Holdback		$265,616.97
Net Amount Paid by Claims Administrator After Court Ordered 8% Common Benefit Fee Holdback		$244,367.61
Attorney's Fee: 17% (25% Legal Services Agreement percentage minus 8% Court ordered holdback)		
Attorney's Fee Breakdown (collectively "Attorneys"):		
Manson, Bolves, Donaldson, Tanner, P.A.	$9,030.98	
Baron & Budd P.C.	$18,061.95	
Cossich, Sumich, Parsiola & Taylor, LLC	$18,061.95	
Total Attorney's Fees	$45,154.88	–$45,154.88
		$199,212.73
Costs & Expenses:		
Litigation Expenses (FedEx)	$32.00	
Total Costs & Expenses		–$ 32.00
Payable to City of Dade City		**$199,180.73**

Signed by:
Marieke vanErven
D64D86132F1C46A...

Approved by Marieke vanErven, as authorized on behalf of City of Dade City

Docusign Envelope ID: EFEC3A51-6B26-87F4-8099-98203F70A376

Client will receive from Attorneys the sum of **$199,180.73 DOLLARS**, in accordance with the above Statement. Client hereby approves of the distribution of funds as hereinabove set forth, the services of the Attorneys, and the amount and breakdown of the attorney's fee. Client further authorizes Attorneys to disburse the proceeds in accordance with the above itemization.

A copy of Rule 1.8 of the Louisiana Rules of Professional Conduct has been provided to Client. It allows attorneys to advance courts costs and litigation expenses prior to settlement but requires that a copy of the rule be provided at the time of the approval of any settlement disbursement sheet.

Signed by:
Marieke vanErven
D64D86132F1C46A...

Approved by Marieke vanErven, as authorized on behalf of City of Dade City

6/3/2026