

CITY OF MONTICELLO, FLORIDA
City Council Regular Meeting

LOCATION OF MEETING:
Jefferson County Courthouse Annex
435 W Walnut Street
Monticello, FL 32344

NOTE: This public meeting will be conducted as an in-person only meeting. Per Monticello City Council Resolution 2020-08, all meeting participants shall wear a face covering over their nose and mouth at all times while they are in the building and are asked to abide by social distancing guidelines as recommended by the CDC.

AGENDA
MAY 4, 2021 7:00 p.m.

1. Call to Order by Mayor Julie Conley (Please turn off or mute noise-making devices)
2. Invocation
3. Pledge of Allegiance
4. Public Comment
5. CONSENT AGENDA
 - *Approval of Council Minutes of 4/6/2021
 - *Application for Street Closing – Watermelon Festival
 - *Proclamation in Honor of First Responders and Public Servants
 - *Proclamation in Honor of James Edward Jackson
 - *Approval for Council Member Avera to attend 1-Day Florida League of Cities Policy Meeting in Orlando in June
6. Kevin Warren of James Moore & Co. - Presentation of 2020 Audit / Council Approval of Audit
7. County Commissioner Chris Tuten and County Clerk Kirk Reams – County Request for City Participation in Road Bond Issuance

8. **PUBLIC HEARING / COUNCIL ACTION
ORDINANCE 2021-02 AN ORDINANCE REZONING PROPERTY
LOCATED AT 665 N. RAILROAD STREET, COMPRISING .229 ACRES
WITHIN THE CITY LIMITS OF THE CITY OF MONTICELLO,
FLORIDA FROM R-1/RESIDENTIAL, SINGLE-FAMILY TO R-
1A/RESIDENTIAL, SINGLE-FAMILY – MOBILE HOMES ALLOWED;
AND PROVIDING FOR AN EFFECTIVE DATE**

9. **PUBLIC HEARING – APPLICATIONS FOR CERTIFICATES OF
APPROPRIATENESS IN HISTORIC DISTRICT – JEFFERSON
PROPERTY DEVELOPMENT, LLC OWNER**
 - *215-225 N. Jefferson Street
 - *100 E. Washington Street
 - *135 E. Dogwood Street
 - *166-168 E. Dogwood Street

10. Request for Declaration of Surplus Property (Vehicles) and Approval for Sale at Auction

11. City Manager Request for Purchase of Mower from Cemetery Reserve Fund

12. Council Member Troy Avera – Planning for Use of the American Rescue Funds

13. Old Business
 - *Duties and Responsibilities of Council Members Appointed to Attend Other Board Meetings

14. New Business

15. Reports from Committees and Departments
 - *Bruce Leinback, City Attorney
 - *Fred Mosley, Police Chief
 - *Raymond Clark, City Manager
 - *Emily Anderson, City Clerk
 - CRTPA Offer of Assistance In Reviewing FDOT U.S. 19 North Resurfacing Project

16. Council Member Reports

17. May Meetings/Workshops

18. Adjournment

Minutes of the City Council meetings may be obtained from the City Clerk's Office or online at www.cityofmonticello.us. The minutes are recorded, but are not transcribed verbatim. Persons requiring a verbatim transcript may make arrangements with the City Clerk to duplicate the recordings, or arrange to have a court reporter present at the meeting. The cost of duplication and/or court reporter will be borne by the requesting party.

Persons who wish to appeal any decision made by the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is based.

In accordance with Section 286.26, Florida Statutes, persons with disabilities needing special accommodations to participate in this meeting should contact the Mayor through the City Clerk's office no later than 5:00 P.M. on the day prior to the meeting

PROTOCOL FOR ADDRESSING THE COUNCIL (Resolution 2020 – 07)

Members of the public shall be given a reasonable opportunity to be heard on each agenda item, and other matters coming before the City Council, except as provided for below. This right does not apply to:

- A. An official act that must be taken to deal with an emergency situation affecting the public health, welfare, or safety, if compliance with the requirements would cause an unreasonable delay in the ability of the Council to act;
- B. An official act involving no more than a ministerial act, including, but not limited to, approval of Minutes and ceremonial proclamations;
- C. A meeting that is exempt from Sec. 286.011, Florida Statutes; or
- D. A meeting during which the Council is acting in a quasi-judicial capacity.

REQUESTS TO ADDRESS THE CITY COUNCIL

Any person or group desiring to be placed on the agenda, any individual desiring to make a comment at a City Council meeting on an agenda item or other matter coming before the City council, and any individual who wishes to address the Council on any other matter may do so.

- A. **Placement on the Agenda.** Any person or group desiring to be placed on the agenda for a City Council meeting shall deliver a written request to the City Clerk by 4:00 p.m. at least eight (8) days prior to the meeting. The request shall include:
 - 1. the name and address of the person making the request;
 - 2. the organization or group, if any represented;
 - 3. the information to be presented. If written material is to be passed out at the meeting, a copy of such material shall accompany the request;
 - 4. an estimate of the time necessary for such presentation and discussion and discussion and action thereon;
 - 5. the specific action which the individual or group wants the Council to take
- B. **Agenda Item.** Any individual desiring to be heard on an agenda item may do so at the time the Council addresses that matter.
- C. **Public Comment on Non-Agenda Item.** Any interested person may, upon signing the signup sheet in the room prior to the commencement of any City Council meeting, address the Council during the Public Comment portion of the meeting on any matter which is not on the agenda. The Council will not be obligated to act on any matter which is not on the agenda.

ADDRESSING THE COUNCIL

Each person addressing the council shall give his/her name and address in an audible tone of voice for the record.

Each speaker shall limit his/her address to three (3) minutes, with the presiding officer having the right to extend the time for one (1) minute. Additional time may be granted by majority vote of the Council. A speaker may not give up all or any portion of his or her time in order to allow another speaker to exceed three (3) minutes.

If four (4) or more individuals of a group or faction wish to be heard on a matter before the Council, a representative may address the Council rather than all of the members. In such instances, the representative shall limit their address to ten (10) minutes.

All remarks shall be addressed to the Council as a body, and not to any member thereof. No remarks shall be directed to any other individual City official or employee.

No person, other than members of the Council, and the person having the floor shall be permitted to enter into any discussion, either directly or through the members of the Council. When requested by any member of the City Council, the City Clerk-Treasurer, City Manager, City Police Chief, City Attorney, as well as staff members may enter into any discussion.

No questions shall be asked of the members of the City Council, except through the presiding officer. The City Clerk-Treasurer, City Manager, City Police Chief and the City Attorney may as the presiding officer for permission to speak at any time.

DECORUM

All participants, speakers and any other persons present at a meeting shall refrain from belittling anyone or making insulting remarks or personal attacks on any individual present or absent. Any person disrupting a meeting by making personal, impertinent or slanderous remarks, or who interrupts a person speaking, or becomes boisterous or uses profanity or other offensive language while addressing the Council, may be requested to leave the meeting and may be forthwith barred by the presiding officer from returning to the meeting. Any person who refuses to leave the meeting after being requested to do so by the presiding officer, shall be removed from the meeting by law enforcement.

Any personal charges to be made against an individual council member or city employee shall be in affidavit form. If any information is to be presented that is in the form of a statement or charges that might be considered derogatory or of a serious nature, such shall be presented in writing and shall specifically state the charges in the form of an affidavit, with copies sufficient in number so that one copy may, and it shall, be sent at once to each such member or employee. Neither this rule nor any other shall preclude the right of any citizen to address the Council; however, the Council will not be obligated to act on any proposal not on the agenda.

The City Council of the City of Monticello, Florida, met in regular session at the Jefferson County Courthouse Annex on April 6, 2021 at 7:00 p.m.

The following members were present:

Julie Conley, Mayor
Troy Avera
Gloria Cox
George Evans

Others present were:

Raymond Clark, City Manager
Fred Mosley, Police Chief
Emily Anderson City Clerk
Bruce Leinback, City Attorney

Mayor Julie Conley called the meeting to order. Council Member George Evans offered an invocation, remembering hospitalized Council Member John Jones. Mayor Conley led the Pledge of Allegiance.

CONSENT AGENDA

***Approval of Council Minutes of 3/2/2021**

***Approval of Watermelon Festival Parade Application / Resolution 2021-04**

Accepting Liability for Highway Closure

On motion of Troy Avera, seconded by Gloria Cox, the Council unanimously voted to approve the Consent Agenda items.

REQUEST OF CHAMBER OF COMMERCE FOR WATERMELON FESTIVAL BEER GARDEN Chamber Executive Director Katrina Richardson discussed a proposal to host a beer garden event on the evening of June 18th on N. Cherry Street.

COUNCIL REVIEW OF DUKE ENERGY FRANCHISE ORDINANCE / PUBLIC HEARING AND COUNCIL ACTION Duke representative Danny Collins and Attorney Bruce Leinback discussed the changes in the proposed Duke Franchise agreement, noting negotiated language regarding the renewal process and storm clean-up and ensuring regular meetings with city staff regarding tree maintenance.

The public hearing on Ordinance 2021-01 was opened by Mayor Conley. Clerk Anderson read the title of the ordinance.

ORDINANCE 2021-01 AN ORDINANCE GRANTING TO DUKE ENERGY FLORIDA, LLC D/B/A/ DUKE ENERGY, A NON-EXCLUSIVE ELECTRIC UTILITY RIGHTS OF WAY UTILIZATION FRANCHISE; PRESCRIBING THE TERMS AND CONDITIONS RELATED TO THE OCCUPANCY OF MUNICIPAL STREETS AND RIGHTS-OF-WAY IN THE CITY OF

MONTICELLO, FLORIDA, FOR THE PURPOSE OF PROVIDING ELECTRIC SERVICE; PROVIDING FOR SEVERABILITY OF PROVISIONS; AND PROVIDING AN EFFECTIVE DATE

With no public comment, on motion of Troy Avera, seconded by George Evans, the Council voted unanimously to adopt Ordinance 2021-01.

COUNCIL REVIEW OF APPLICATION FOR REZONING AND LOCAL PLANNING AGENCY RECOMMENDATION – 665 N. RAILROAD STREET, BILLY SIMMONS, OWNER Applicant Billy Simmons presented his request for rezoning to the Council. With no Council comment, Mayor Conley requested that the Clerk read the title of the ordinance.

FIRST READING:

ORDINANCE 2021-02 AN ORDINANCE REZONING PROPERTY LOCATED AT 665 N. RAILROAD STREET, COMPRISING .229 ACRES WITHIN THE CITY LIMITS OF THE CITY OF MONTICELLO, FLORIDA, FROM R-1/RESIDENTIAL, SINGLE-FAMILY TO R-1A/RESIDENTIAL, SINGLE-FAMILY - MOBILE HOMES ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE

Clerk Anderson noted the public hearing and final Council action would be scheduled for the May meeting.

APPROVAL OF JOINT PARTICIPATION AGREEMENT – U.S. 90 LANDSCAPING / ADOPTION OF RESOLUTION 2021-03 AUTHORIZING THE MAYOR TO EXECUTE AGREEMENT Mayor Conley noted the responsibilities delegated to the City, including selection of the type of landscaping and reference to DOT standards for maintenance. Council Member Troy Avera made a motion to adopt Resolution 2021-03 and approve the Joint Participation Agreement. The motion was seconded by George Evans and unanimously approved by Council vote.

Council Member Troy Avera reported he has discussed the sidewalk situation in front of Tupelo's with City Manager Clark since it needs to be completed as soon as possible.

CITY CLERK REPORT ON NATIONAL REGISTER NOMINATION FOR OLD HOWARD ACADEMY Clerk Anderson reported on the pending National Register nomination before the Historic Design Review Board and procedure for review. Although the City Council does not need to vote on the proposal, Clerk Anderson noted the Council could comment on the application. On motion of Gloria Cox, seconded by Troy Avera, the Council voted unanimously to support the National Register nomination.

COMMENTS REGARDING JOINT COUNTY COMMISSION / CITY COUNCIL MEETING REGARDING SEWER EXPANSION PROJECTS IN THE COUNTY Council Members discussed in detail the joint meeting of March 30th and the two county-proposed sewer expansion projects proposals. Concern was expressed by Council

Members over the lack of feasibility studies and operational and maintenance analysis for both systems.

After discussion of the U.S. 27 / Waukeena Highway project, the Council determined that the project does not appear feasible for the city, since potential numbers of customers cannot be determined, the extension could create a large liability for the city, and the system proposed is a force main system which would make it difficult to actually connect service points. Plant Operator Jim Milicic pointed out that the system design presented would not be feasible since each connection would require pressure connection with separate pumps. At Council Member George Evans' suggestion, the Council determined to take no action or schedule any further meetings on the project at this time absent project detail presented by the county for city review and consideration. It was also noted that a preliminary engineering report would most likely need to be completed to determine feasibility.

The Council also noted the lack of information on the Lloyd / I-10 sewer project, and, although there is a project funding application pending, no customer counts, feasibility studies or operational and maintenance costs have been presented for City review. Engineer Josh Baxley confirmed that the number of potential customers is not known at this time. Council Member Avera also noted that the agreement for sewer extension to the Lloyd / I-10 area was contingent on a number of city conditions.

Mayor Conley directed Clerk Anderson to contact County Planner Shannon Metty to convey that no additional joint meetings are needed at this time.

DUTIES AND RESPONSIBILITIES OF COUNCIL MEMBERS APPOINTED TO ATTEND OTHER BOARD MEETINGS Noting that any comments made by City Council Members at other agency board meetings are personal opinions only. City Attorney Leinback suggested that it might be helpful to provide guidance for future Council Members. Mayor Conley asked that the issue be put as Old Business until language is compiled.

CITY GARBAGE COLLECTION OUTSIDE THE CITY LIMITS After discussion of adding new garbage customers who do not currently have a city utility account, and what deposit to charge, on motion of Troy Avera, seconded by George Evans, the Council voted to charge one month deposit for garbage collection outside the city to residential customers who have no water and or sewer accounts. City Attorney Leinback noted that the policy could be made into an ordinance in the future, if needed.

Council Member Troy Avera suggested that the city show appreciation to first responders by a Resolution for their work during the pandemic.

REPORTS FROM COMMITTEES AND DEPARTMENTS

***City Attorney Bruce Leinback** noted he would discuss the Council's decisions regarding the sewer extension projects to County Attorney Scott Shirley.

***City Clerk Emily Anderson** reported the audit should be presented for the May meeting. She also noted that a budget committee meeting will be scheduled for May 4th at 10:00 a.m.

COUNCIL MEMBER REPORTS

***Council Member George Evans** reported on an upcoming food giveaway.

***Council Member Gloria Cox** noted the Community in Action group is still meeting and reporting findings to City Manager Clark. She also reported she learned much at the Florida Black Caucus meeting in Orlando.

***Council Member Troy Avera** reported the Sheriff is adding deputies to write tickets. He also asked about the community garden. He also discussed the American Rescue funds which have been earmarked for the City. A proclamation will be presented next month in honor of first responders.

***Council Member Julie Conley** reported that the city water main replacement budget request is in the House budget, but not in the Senate budget at this time.

With no further business, on motion of Troy Avera, the meeting was adjourned.

Respectfully submitted,

Emily Anderson
City Clerk/Treasurer

Mayor

NOTE: These proceedings were digitally recorded.

CITY OF MONTICELLO
APPLICATION FOR STREET CLOSING
(3 OR MORE CITY BLOCKS)

For street closings for a parade/procession, please complete an Application for Parade/Procession instead of this form.

June 18 & 119, 2021	70th Annual Watermelon Festival
Date of Event	Name of Event
Katrina Richardson	420 W. Washington St. Monticello, FL 850-997-5552
Name of Requestor/Representative	Address Phone
Executive Director	
Title of Requestor/Representative	
Chamber of Commerce	420 W. Washington Street 850-997-5552
Name of Organization	Address Phone
Friday, June 18, 2021 7 AM	Saturday, June 19, 2021 6 PM
Start Time of Street Closing	End Time of Street Closing

Give a brief description of this event and explain how it will benefit city residents and/or improve the quality of life in the City of Monticello:

Everybody loves a festival and festivals attract visitors, which stimulates the growth of tourism and other businesses in our town. Festivals foster community pride, teach new things and strengthens relationships.

Anticipated Number of Persons Attending Event:

<u> </u> 25 - 50	<u> </u> 100 - 200	
<u> </u> 51 - 100	<u> X </u> Over 200	

Streets Requested to Be Closed:

- 1) East Pearl Street from N. Jefferson to Waukeenah Street
- 2) East Dogwood Street – east side of Cherry / before Waukeenah from N. Jefferson to Waukeenah
- 3) Cherry Street from E. Washington To High Street
- 5) High Street from Waukeenah Street to Jefferson Street

A map or sketch of the street closures must be attached to the application. (City staff will provide assistance in producing the map)

FEES CHARGED

Law Enforcement Fee – Public Safety/Traffic & Pedestrian Control:

A law enforcement fee will be charged based on the anticipated time of the street closings, traffic and pedestrian controls needed and location of the event.

The law enforcement fee will be determined by the Police Chief, and the fee must be paid prior to the issuance of the permit. Please meet with the Police Chief to determine the fee.

City Maintenance Fee:

Maintenance charges for city personnel are charged as follows:

For setting up roadblocks, cleaning litter before
and after event:

\$ 100.00

By signing this Application, the sponsoring organization agrees to:

(Please Initial)

 kcr Conduct the event in an orderly manner;

 kcr To obey all laws of the City of Monticello and lawful orders of the
Monticello Police Department;

Liability Disclaimer: The City of Monticello does not provide liability insurance for the protection of participants, spectators, merchants, or others who participate in special events. In consideration of authorization to close city streets for special events, the sponsoring organization by filing an application, does hereby release and forever hold harmless and discharge the City of Monticello, its Officers, Officials, Employees, and agents, jointly and severally, from any and all damages arising out of any loss or injury resulting from the 67th Watermelon Festival 2017 (name/year of event) and for any and all losses or injury to persons attending this special event.

By signing this application, I certify the following:

I have read and understand the foregoing liability disclaimer;

I certify that the event will be open to all citizens, and that individuals will not be barred from participation due to race, creed, color, national origin, sex, age, or physical impairment.

I certify that the sponsoring organization will pay applicable law enforcement fees to be billed separately from this application.

Katrina Richardson

Authorized Signature of Requestor/Representative
(must be 21 years of age or older and an officially
Designated as a representative for the sponsoring
Organization)

Title Executive Director

Date April 8, 2019

**PROCLAMATION in HONOR of
First Responders and Public Servants
City Of Monticello**

WHEREAS, the City of Monticello wishes to honor the dedication of all the men and women of the City and County who protect and serve our community each day; and,

WHEREAS, services provided in our community by the Monticello Volunteer Fire Department, the Monticello Police Department, the City of Monticello Public Works, Solid Waste Collection and Street and Parks Departments, the Jefferson County Fire and Rescue and EMT Department, Sheriff's Department and Jefferson County Health Department, are an integral part of our citizens' everyday lives; and,

WHEREAS, our first responders, who bravely and selflessly risk their lives every day to protect our families, visitors, and businesses, and the Covid-19 virus also exposed the personnel of our public service departments to unknown health dangers; and,

WHEREAS, In early 2020, the Novell Corona Virus (Covid-19) Pandemic began to spread into our Community and the health and safety dangers were unknown; and,

WHEREAS, the health, safety and welfare of our Community depends on the continued, selfless performance of our First Responder and Public Servants.

NOW, THEREFORE, The City Council of Monticello, Florida does hereby proclaim the week of June 14 through June 20, 2021 as

First Responder and Public Servant's Week

in the City of Monticello, and calls upon all citizens and civic organizations to express their thanks and appreciation to our First Responders and Public servants to the continued dedication and service before, during and after the Covid-19 Pandemic and to recognize the contributions which they make every day to our health, safety,

welfare, comfort, and quality of life.

PASSED AND DULY ADOPTED in regular session this ____ day of _____,
2021.

Mayor

ATTEST:

City Clerk

PROCLAMATION

WHEREAS, the City of Monticello wishes to honor JAMES EDWARD JACKSON, a long-time city resident, on the 70th anniversary of his death, and

WHEREAS, James was born in Coolidge, Georgia on February 16, 1932, and

WHEREAS, at an early age, James moved to Monticello with his family, where he graduated from Jefferson County High School as an honor student and participated in football and the Key Club, and

WHEREAS, immediately after completion of high school, James enlisted in the military, where he was assigned to Company I, 3rd Battalion, 7th Marine, 1st Marine Division in Korea; and

WHEREAS, James was killed in action on May 18, 1951, at age 19, in the Korean Conflict, and

WHEREAS, noting that James was awarded 11 medals during his military service, including the Purple Heart and the Navy Cross,

NOW, THEREFORE, in recognition of the 70th anniversary of his death,

BE IT RESOLVED that I, as Mayor, hereby proclaim **May 18, 2021** as

JAMES EDWARD JACKSON DAY

in the City of Monticello, in recognition of his ultimate sacrifice to his Community and his Country.

DULY ADOPTED AND PROCLAIMED this 4th day of May, 2021.

Mayor of the City of Monticello

Attest _____

**CITY OF MONTICELLO, FLORIDA
BALANCE SHEET
GOVERNMENTAL FUND
SEPTEMBER 30, 2020**

	General Fund 2020	General Fund 2019	Dollar Change
ASSETS			
Cash and cash equivalents	\$ 133,936	\$ 127,713	\$ 6,223
Investments	216,218	170,781	45,437
Receivables, net	125,458	58,081	67,377
Due from other governments	215,719	185,659	30,060
Due from other funds	17,949	19,704	(1,755)
Inventory	12,204	17,490	(5,286)
Prepaid items	48,199	48,108	91
Restricted investments	228,207	175,596	52,611
Total Assets	\$ 997,890	\$ 803,132	\$ 194,758
LIABILITIES			
Accounts payable and accrued expenses	\$ 46,510	\$ 15,630	\$ 30,880
Total liabilities	46,510	15,630	30,880
FUND BALANCES			
Nonspendable:			
Prepaid items	48,199	48,108	91
Restricted for:			
Cemetery	116,576	106,602	9,974
Road construction	109,473	67,711	41,762
Unassigned	677,132	565,081	112,051
Total fund balance	951,380	787,502	163,878
Total liabilities and fund balances	\$ 997,890	\$ 803,132	\$ 194,758

CITY OF MONTICELLO, FLORIDA
STATEMENT OF REVENUES, EXPENDITURES AND CHANGES IN
FUND BALANCE - GOVERNMENTAL FUND
SEPTEMBER 30, 2020

	General Fund 2020	General Fund 2019	Dollar Change
Revenues			
Taxes, licenses and permits	\$ 1,804,417	\$ 1,724,526	\$ 79,891
Intergovernmental	259,584	223,832	35,752
Charges for services	380,910	398,748	(17,838)
Other	14,377	44,199	(29,822)
Total revenues	2,459,288	2,391,305	67,983
Expenditures			
General government	485,242	461,541	23,701
Public safety	796,958	726,843	70,115
Transportation	601,476	583,804	17,672
Physical environment	321,028	285,617	35,411
Culture and recreation	90,706	13,501	77,205
Debt service:			
Principal	-	10,979	(10,979)
Interest	-	150	(150)
Total expenditures	2,295,410	2,082,435	212,975
Excess (deficiency) of revenues over expenditures	163,878	308,870	(144,992)
Other financing sources (uses)			
Transfers out	-	(273,961)	273,961
Net change in fund balance	163,878	34,909	(144,992)
Fund balance, beginning of year	787,502	752,593	34,909
Fund balance, end of year	\$ 951,380	\$ 787,502	\$ (110,083)

**CITY OF MONTICELLO, FLORIDA
STATEMENT OF NET POSITION
PROPRIETARY FUND
SEPTEMBER 30, 2020**

	<u>Water and Sewer Fund 2020</u>	<u>Water and Sewer Fund 2019</u>	<u>Dollar Change</u>
ASSETS			
Current assets:			
Cash and cash equivalents	\$ 110,301	\$ 146,081	\$ (35,780)
Investments	399,806	312,934	86,872
Accounts receivable, net	96,114	100,804	(4,690)
Inventory	3,640	3,650	(10)
Prepaid items	26,598	30,107	(3,509)
Restricted assets:			
Cash and cash equivalents	415,133	400,684	14,449
Certificate of deposit	145,204	139,706	5,498
Total current assets	<u>1,196,796</u>	<u>1,133,966</u>	<u>62,830</u>
Noncurrent assets:			
Capital assets:			
Land	699,572	699,572	-
Infrastructure, machinery and equipment	23,903,455	23,879,355	24,100
Accumulated depreciation	(7,140,591)	(6,611,623)	(528,968)
Total capital assets, net	<u>17,508,836</u>	<u>17,967,304</u>	<u>(458,468)</u>
Total noncurrent assets	<u>17,508,836</u>	<u>17,967,304</u>	<u>(458,468)</u>
Total assets	<u>\$ 18,705,632</u>	<u>\$ 19,101,270</u>	<u>\$ (395,638)</u>
DEFERRED OUTFLOWS OF RESOURCES			
Deferred outflows related to pensions	<u>\$ 108,025</u>	<u>\$ 73,000</u>	<u>\$ 35,025</u>
LIABILITIES			
Current liabilities:			
Accounts payable and accrued liabilities	\$ 135,542	\$ 165,333	\$ (29,791)
Due to other funds	17,949	19,704	(1,755)
Compensated absences	19,278	21,097	(1,819)
Payable from restricted assets:			
Current maturities on long-term debt	168,516	174,075	(5,559)
Accrued interest payable	14,406	14,927	(521)
Deposits	148,813	136,138	12,675
Total current liabilities	<u>504,504</u>	<u>531,274</u>	<u>(26,770)</u>
Noncurrent liabilities:			
Bonds and notes payable, net	5,285,467	5,408,215	(122,748)
Compensated absences	4,493	26,358	(21,865)
Net pension liability	389,628	246,851	142,777
Total noncurrent liabilities	<u>5,679,588</u>	<u>5,681,424</u>	<u>(1,836)</u>
Total liabilities	<u>\$ 6,184,092</u>	<u>\$ 6,212,698</u>	<u>\$ (28,606)</u>
DEFERRED INFLOWS OF RESOURCES			
Deferred inflows related to pensions	<u>\$ 14,959</u>	<u>\$ 19,162</u>	<u>\$ (4,203)</u>
NET POSITION			
Net investment in capital assets	\$ 12,054,853	\$ 12,385,014	\$ (330,161)
Restricted for debt service	130,798	124,779	6,019
Unrestricted	428,955	432,617	(3,662)
Total net position	<u>\$ 12,614,606</u>	<u>\$ 12,942,410</u>	<u>\$ (327,804)</u>

CITY OF MONTICELLO, FLORIDA
STATEMENT OF REVENUE, EXPENSES, AND CHANGES IN NET POSITION
PROPRIETARY FUND
FOR THE YEAR ENDED SEPTEMBER 30, 2020

	<u>Water and Sewer Fund 2020</u>	<u>Water and Sewer Fund 2019</u>	<u>Dollar Change</u>
Operating revenues			
Charges for services	\$ 1,271,111	\$ 1,218,717	\$ 52,394
Operating expenses			
Personnel	458,781	518,044	(59,263)
Professional	51,877	53,818	(1,941)
Utilities and communication	132,889	137,685	(4,796)
Repairs and maintenance	59,715	80,391	(20,676)
Operating	106,046	81,957	24,089
Gas and oil	12,106	18,682	(6,576)
Office supplies	245	344	(99)
Supplies and chemicals	81,305	126,315	(45,010)
Depreciation	528,968	527,244	1,724
Total operating expenses	<u>1,431,932</u>	<u>1,544,480</u>	<u>(112,548)</u>
Operating income (loss)	<u>(160,821)</u>	<u>(325,763)</u>	<u>164,942</u>
Nonoperating revenues (expenses)			
Interest income	11,292	10,366	926
Interest expense	(178,275)	(185,222)	6,947
Total nonoperating revenues (expenses)	<u>(166,983)</u>	<u>(174,856)</u>	<u>7,873</u>
Income (loss) before contributions and transfers	<u>(327,804)</u>	<u>(500,619)</u>	<u>172,815</u>
Capital grants	-	19,138	(19,138)
Transfers in	-	273,961	(273,961)
Change in net position	<u>(327,804)</u>	<u>(207,520)</u>	<u>(120,284)</u>
Net position, beginning of year	12,942,410	13,149,930	(207,520)
Net position, end of year	<u>\$ 12,614,606</u>	<u>\$ 12,942,410</u>	<u>\$ (327,804)</u>

ORDINANCE NO. 2021 - 02

AN ORDINANCE REZONING PROPERTY LOCATED AT 665 N. RAILROAD STREET, COMPRISING .229 ACRES WITHIN THE CITY LIMITS OF THE CITY OF MONTICELLO, FLORIDA, FROM R-1/RESIDENTIAL, SINGLE-FAMILY TO R-1A/RESIDENTIAL, SINGLE-FAMILY - MOBILE HOMES ALLOWED; AND PROVIDING FOR AN EFFECTIVE DATE

The City Council of the City of Monticello, Florida has considered in full the application of Billy Simmons, owner of the land more specifically identified as Parcel I.D. No. 00-00-00-0470-0010-0060, described in Exhibit A, to rezone the parcel from R-1/Residential, Single Family to R-1A/Residential, Single Family - Mobile Homes Allowed.

The following events have occurred in reference to the zoning application for this property:

1. On March 3, 2021, the owner applied for a rezoning of the property.
2. The owner's application received public hearing, after notice, by the City's Local Planning Agency (LPA) on March 24, 2021, after which, the LPA voted to recommend approval of the application.
3. A first reading of the proposed ordinance was held on April 6, 2021, and a public hearing was held at the regular meeting of the City Council on May 4, 2021, after notice.
5. The City Council has considered the amendment criteria in Section 54- 126, Land Development Regulations, of the City Code of the City of Monticello, Florida. The Council finds that the property lends itself to R-1A/Residential, Single-Family – Mobile Homes Allowed zoning because said requested land use change would be consistent with the Land Development Regulations and the Comprehensive Plan of the City of Monticello, as amended.

NOW THEREFORE, in keeping with the requirements of the Code of Ordinances of the City of Monticello, Florida, it is hereby ordained and decreed that:

1. The property described in Exhibit A is herewith rezoned from R-1/Residential, Single-Family to R-1A/Residential, Single-Family - Mobile Homes Allowed.
2. The zoning map and ordinances of the City of Monticello now in existence shall forthwith be amended to reflect this rezoning.

PASSED AND APPROVED IN OPEN SESSION THIS ____ DAY OF MAY, 2021.

JULIE CONLEY
MAYOR

ATTEST:

APPROVED AS TO FORM:

EMILY ANDERSON
CITY CLERK/TREASURER

BRUCE A. LEINBACK
CITY ATTORNEY

EXHIBIT A

Lot 6, Block 10, Wiricks Addition to the Town of Monticello, Florida, as recorded in O.R. Book 48, Page 315 of the public records of Jefferson County, Florida.

ALSO: a lot being 100 feet x 52.2 feet and 100 feet x 55.8 feet more or less and lying north of what is known as Lot 6 Block 10 of Wiricks Addition to the Town of Monticello, Florida as recorded in OR Book 48 Page 315 of the public records of Jefferson County, Florida.

CITY OF MONTICELLO

MEMORANDUM

TO: City Council Members
DATE: April 28, 2021
FROM: Emily Anderson
IN RE: Applications for Certificates of Appropriateness
- Various Downtown Locations

On April 5, 2021, Scott McPherson submitted Applications for Certificates of Appropriateness for approval of several proposed downtown building renovations.

On April 19th, the Monticello Historic Design Review Board conducted a public hearing on the Applications. Excerpt of the minutes are below:

**PUBLIC HEARING / BOARD RECOMMENDATION –
APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS –
-215/222 N. Jefferson Street (Jefferson Property Development, LLC Owner)**

On motion of W. D. Merritt, seconded by Tom Isphording, the Board voted unanimously to recommend approval of the Application for Certificate of Appropriateness for window replacements (composite wood-look material with same arches and divided lights) and removal of an old loading dock in the rear of the building.

It was noted that a separate application for awning replacement, a possible rear exterior staircase, and signage will be presented at a later time.

-100 E. Washington Street (Jefferson Property Development, LLC Owner)

On motion of W. D. Merritt, seconded by Tom Isphording, the Board voted unanimously to recommend approval of the Application for Certificate of Appropriateness for awning change-out, replacement of two side doors to match existing appropriate side door, and repair of side windows with matching existing appropriate side window, and removal of the exterior a/c unit.

It was noted that interior structural reinforcements will be made, but original vertical-pane windows on the front and side were not being replaced.

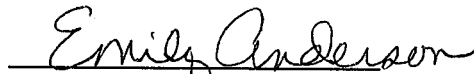
-135 E. Dogwood Street (Jefferson Property Development, LLC Owner)

On motion of W. D. Merritt, seconded by Tom Isphording, the Board voted unanimously to recommend approval of the Application for Certificate of Appropriateness for awning replacement, to be a half-round canvas awning.

-166-168 E. Dogwood Street (Jefferson Property Development, LLC Owner)

On motion of W. D. Merritt, seconded by Tom Isphording, the Board voted unanimously to recommend approval of the Application for Certificate of Appropriateness for double-hung window replacement with original sash layouts on the second floor and replacement of the stairway door to a metal perforated door.

Mr. McPherson noted he will also be making aesthetic improvements to the patio area behind 240 N. Jefferson Street. There will also be another Certificate of Appropriateness Application filed for another building on N. Cherry Street.


City Clerk

Please Complete the Following:

BUILDING AND SITE INFORMATION:

Address: 215-225 N Jefferson Street

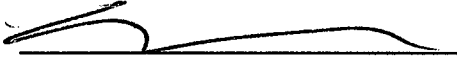
Parcel I.D. No.: 00-00-00-0360-0000-0590

Zoning Designation: _____

Property Owner(s): Jefferson Property Development LLC

Mailing Address: _____

Phone No.: 727-504-9103 E-Mail: scott@mcperson.org

Signature:  _____

DESCRIPTION OF PROPOSED WORK:

New Addition New Roof Shutters Rehabilitation

Signage Demolition New Construction

Minor Alterations – Describe: Replace windows

Site Improvements – Describe: remove old wooden structure in rear

Other – Describe: _____

Detailed Description of the Proposed Work to be Performed (use additional sheets, if necessary):

For Office Use:

Date Received at City Hall: 4/5/2021

Please Complete the Following:

BUILDING AND SITE INFORMATION:

Address: 100 E Washington Street

Parcel I.D. No.: 00-00-00-0360-0000-0500

Zoning Designation: _____

Property Owner(s): Scott McPherson

Mailing Address: _____

Phone No.: 727 504-9103 E-Mail: scott@mcpherson.org

Signature: 

DESCRIPTION OF PROPOSED WORK:

New Addition New Roof Shutters Rehabilitation

Signage Demolition New Construction

Minor Alterations – Describe: remove ac from building

Site Improvements – Describe: _____

Other – Describe: _____

Detailed Description of the Proposed Work to be Performed (use additional sheets, if necessary):

fill holes & stucco to match, remove or
recover awnings, replace non matching
door to match existing, awnings would
be striped

For Office Use:

Date Received at City Hall: 4/5/2021

Please Complete the Following:

BUILDING AND SITE INFORMATION:

Address: 135 Dogwood Street

Parcel I.D. No.: 00-00-00-0360-0000-0510

Zoning Designation: _____

Property Owner(s): Jefferson Property Development

Mailing Address: _____

Phone No.: 727 504-9103 E-Mail: scott@mcperson.org

Signature: 

DESCRIPTION OF PROPOSED WORK:

New Addition New Roof Shutters Rehabilitation

Signage Demolition New Construction

Minor Alterations – Describe: Remove awning & replace with canvas awning striped

Site Improvements – Describe: _____

Other – Describe: _____

Detailed Description of the Proposed Work to be Performed (use additional sheets, if necessary):

For Office Use:

Date Received at City Hall: 4/5/2021

Please Complete the Following:

BUILDING AND SITE INFORMATION:

Address: 166-168 Dogwood Street


Parcel I.D. No.: 00-00-00-0360-0000-0572

Zoning Designation: _____

Property Owner(s): Jefferson Property Development

Mailing Address: _____

Phone No.: 275049103 E-Mail: scott@mcpherson.org

Signature: 

DESCRIPTION OF PROPOSED WORK:

New Addition New Roof Shutters Rehabilitation

Signage Demolition New Construction

Minor Alterations – Describe: replace windows & door to

Site Improvements – Describe: _____

Other – Describe: _____

Detailed Description of the Proposed Work to be Performed (use additional sheets, if necessary):

upstairs

For Office Use:

Date Received at City Hall: 4/5/2021

CITY OF MONTICELLO

April 28, 2021

MEMORANDUM

FROM: Raymond Clark

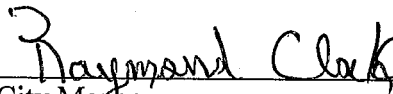
TO: City Council

IN RE: Request for Use of Cemetery Reserve to Purchase Mower

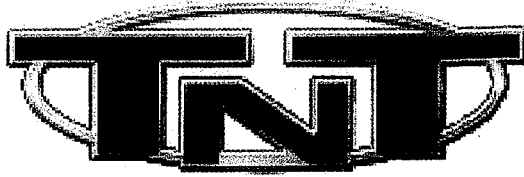
I request that the Council approve the following expenditure at Oakfield Cemetery out of the cemetery reserve funds:

*Purchase of Exmark Mower – 72 inch deck	\$11,403.15
--	-------------

This quote is off of a state contract.



City Manager



State contract

Raymond,

Here is the quote you requested on the two Exmark Mowers.

Your cost on the LZS801GKA604A1 is \$10,383.15. This is the 60" deck

Your cost on the LZS749AKC72400 is \$11,403.15. This is the 72" deck

Please let me know as soon as you can in case we do not have either mower in stock so I can order it on a regular stocking order to avoid added shipping cost for only ordering one mower.

Thank you Sir.

Thank you
Chip Alexander
850-508-6678