

The City Council of the City of Monticello, Florida, met in regular session on October 2, 2018 at 7:00 PM at City Hall. The following members were present:

John Jones, Mayor  
George Evans  
Troy Avera  
Steve Rissman  
Julie Conley

Others present were:

Fred Mosley, Chief of Police  
Emily Anderson, City Clerk  
Bruce Leinback, City Attorney  
Steve Wingate, City Manager

Mayor John Jones called the meeting to order. City Manager Steve Wingate offered the invocation and the Mayor led the Pledge of Allegiance.

**RECOGNITION OF CITY EMPLOYEE ROCHESTER PROCTOR FOR 40 YEARS OF SERVICE** City Manager Steve Wingate acknowledged Employee Rochester Proctor for 40 years of service to the City.

**MAIN STREET UPDATES ON DOWNTOWN BEAUTIFICATION EFFORTS AND FALL ACTIVITIES** Main Street Representative Michelle Arceneaux reported that the organization will be sponsoring a scarecrow contest and a haunted house, and is planning on a Fall cleanup.

#### **PUBLIC COMMENT**

**Byron Arceneaux** announced his resignation from the Local Planning Agency.

**County Commissioner Gene Hall** thanked Council Member Conley for her assistance with a street issue.

**Dr. Vivian Royster** thanked City Manager Wingate for picking up trash piles along Marvin and Branch Streets.

**City Clerk Emily Anderson** presented a request from the Chamber for street closings for the Chamber BBQ Festival on November 2<sup>nd</sup> and 3<sup>rd</sup>. She requested the item be added to the Consent Agenda. On motion of Troy Avera, seconded by George Evans, the Council Members voted unanimously to add the item to the Consent Agenda.

#### **CONSENT AGENDA:**

**\*Approval of Minutes of 9/4/2018, 9/12/2018 and 9/24/2018**

**\*Approval for John Jones to Attend Institute for Elected Municipal Officers Training in Orlando on November 16<sup>th</sup> and November 17<sup>th</sup>**

**\*Approval of Street Closure for Chamber BBQ Festival on November 2<sup>nd</sup> and November 3<sup>rd</sup>**

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

**PUBLIC HEARING / COUNCIL ACTION:**

**\*Application for Site Plan Approval – Addition of Building and Storm Water Facility – 1495 S. Jefferson Street – All Star Storage**

Engineer Josh Baxley presented the application and noted the Local Planning Agency recommendation for approval. With no public input, on motion of Troy Avera, seconded by Julie Conley, the Council voted unanimously to approve the site plan application.

**CONSIDERATION OF APPLICATION FOR FUTURE LAND USE MAP AMENDMENT / APPLICATION FOR LIMITED USE REZONING AND LOCAL PLANNING AGENCY RECOMMENDATION – 705 S Water Street – Larry Casey, Applicant**

Attorney Donna Wiehaus presented a proposal for a Future Land Use Map Amendment to Industrial and rezoning to limited-use Industrial. She noted that the proposed restrictions apply to use allowances and were approved by the property owner and the Local Planning Agency.

After discussion, on motion of Julie Conley, seconded by George Evans, the Council voted unanimously to accept the recommendations of the local Planning Agency to amend the Future Land Use Map and zoning map.

**ORDINANCE FIRST READINGS:**

**ORDINANCE 2018-08 AN ORDINANCE AMENDING THE FUTURE LAND USE MAP OF THE COMPREHENSIVE PLAN OF THE CITY OF MONTICELLO, FLORIDA, BY REDESIGNATING A PARCEL OF LAND, LOCATED AT 705 SOUTH WATER STREET, COMPRISING 2.50 ACRES, FROM EDUCATIONAL TO INDUSTRIAL; PROVIDING FOR PURPOSE; PROVIDING FOR ADOPTION OF THE SPECIFIED AMENDMENT TO THE CITY OF MONTICELLO COMPREHENSIVE PLAN; PROVIDING FOR LEGAL EFFECT; PROVIDING FOR SEVERABILITY, CODIFICATION, SCRIVENER'S ERRORS, AND AN EFFECTIVE DATE.** The Clerk read the title of the ordinance.

**ORDINANCE 2018-09 AN ORDINANCE REZONING PROPERTY LOCATED AT 705 SOUTH WATER STREET, COMPRISING 2.50 ACRES WITHIN THE CITY LIMITS OF THE CITY OF MONTICELLO, FLORIDA, FROM AGRICULTURAL TO INDUSTRIAL, LIGHT INDUSTRY LIMITED USE DISTRICT, AND PROVIDING FOR AN EFFECTIVE DATE.** The Clerk read the title of the ordinance.

**RESOLUTION 2018-12 COUNCIL DETERMINATION TO APPLY FOR A GRANT FROM THE FLORIDA RECREATION DEVELOPMENT ASSISTANCE PROGRAM (FRDAP) FOR IKE ANDERSON BIKE TRAIL IMPROVEMENTS**

On motion of Troy Avera, seconded by Julie Conley, the Council voted unanimously to adopt Resolution 2018-12.

**RESOLUTION 2018–13 DECLARATION OF NUISANCE PROPERTY**

-Chestnut Street (Lillie Mae Bailey, HRS, Owner) Attorney Leinback directed testimony of City Manager Wingate regarding the condition of the subject property at Chestnut Street. Mr. Wingate noted the building debris and overgrown nature of the property and his opinion that such conditions constitute a public nuisance. On motion of Julie Conley, seconded by Troy Avera, the Council voted unanimously to adopt Resolution 2018-13.

**UPDATE ON ENGINEERING FOR RESURFACING PROJECT FOR U.S. 90 (SR 8) // RESOLUTION 2018–14 SUPPORTING A TEMPORARY ROAD CLOSURE ON U.S. 90 (SR 8) DURING RESURFACING/RESTORATION REHABILITATION PROJECT**

Clerk Anderson updated the Council regarding preliminary engineering for the resurfacing of U.S. 90 scheduled for 2020. Since the project includes improvements in the Courthouse Circle area, the Department of Transportation is asking for permission to close the Courthouse Circle area for two evenings. On motion of Julie Conley, seconded by Troy Avera, the Council voted unanimously to adopt Resolution 2018-14.

**UTILITY BILLING UPGRADES** Clerk Anderson discussed billing upgrades to be implemented, including e-billing.

**NEW BUSINESS**

City Attorney Leinback reported that a contract has been proposed between Jefferson Somerset and the Police Department for police presence twice per school day at the alternative education classroom to monitor the class and to interact with the students. For those services, the city will be paid \$3,000 per month. Chief Mosley noted the visits would be part of normal patrol duties. The monies will be used for Police Department equipment. On motion of Troy Avera, seconded by Julie Conley, the Council voted unanimously to amend the agenda to include consideration of the proposed contract. On motion of Julie Conley, seconded by Troy Avera, the Council voted unanimously to approve the contract with the City Police Department.

**REPORTS FROM COMMITTEES AND DEPARTMENTS**

**\*City Manager Steve Wingate** The Jefferson County Legislative Committee will meet before the next Legislative session. Council Member Avera asked for more SCOP bi-yearly funding and more funding for water and sewer projects. He also mentioned internet sales taxes need to be looked at. City Manager Wingate also noted that he would like to pursue more funding for the water main replacement project. He also reported he is looking at restructuring some of the street crew duties.

**\*City Clerk Emily Anderson** gave an update on the CDBG Housing Rehabilitation grant scoring for the city. She also noted she will advertise the vacancy on the Local Planning Agency.

**COUNCIL MEMBER REPORTS**

**Council Member Julie Conley** wants to present recommendations on sidewalk permitting, street improvements and signage regulation. She is working with staff to come up with some suggestions. One suggestion is that the city provide all street furniture and would allow certain use of rights-of-way without permitting, but with regulations. She is also looking at city-provided signage on the state rights-of-way to direct traffic to businesses.

Ms. Conley also asked for the \$1,200 raise in Council salary for her be distributed to the Jefferson County Senior Citizen Center. Other Council Members suggested she donate Directly from her salary.

**City Manager Wingate** also noted that he is adding solar lighting at the S. Jefferson Street water tower and will add an American flag.

**OCTOBER WORKSHOP DATES** The Council set a workshop date of October 16<sup>th</sup> at 6:00 p.m. for discussion of the sidewalk and signage improvements.

**Mayor John Jones** asked if signage could help prevent motorists turning wrong into the Dollar Tree parking lot from S. Jefferson Street.

With no further business, upon motion, the meeting was adjourned.

Respectfully submitted,

Emily Anderson  
City Clerk/Treasurer

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Mayor