

The City Council of the City of Monticello, Florida, met in regular session on September 3, 2019 at 7:00 PM at City Hall. The following members were present:

John Jones, Mayor
Troy Avera
Gloria Cox
Julie Conley
George Evans

Others present were:

Raymond Clark, City Manager
Lt. Jack Pitts, Monticello Police Department
Emily Anderson, City Clerk
Bruce Leinback, City Attorney

Mayor John Jones called the meeting to order, Council Member Avera offered an invocation, and the Mayor led the Pledge of Allegiance.

Council Member Troy Avera presented a Civic Achievement Award to Dr. Anne Holt for her contributions to city historic preservation efforts and the business community.

PUBLIC COMMENT

***Betty Russell** complained about some dilapidated housing.

***Mike Robinson, Robinson Gunworks** discussed an indoor gun range proposed for a property on S. Water Street. There will need to be a modification of the limited use zoning designation, and the matter will be referred to the Local Planning Agency for review.

***Daisy Brahnam** asked about speed humps which were removed from Second Street.

CONSENT AGENDA

***Approval of Minutes of 8/6/2019**

***Approval for Highway Closing for Veterans Day Parade / Resolution 2019-15 Assuming Liability or Highway Closure**

***Approval of Travel Expenses for Council Member Avera to Attend Legislative Policy Committee Meeting in Orlando in November**

Council Member Troy Avera made a motion to approve the consent agenda items with correction of the August meeting minutes regarding Resolution 2019-14 to insert four points of concern, which were: no city money, to be installed to city specs and standards, the county will make up any deficit, hook-ups to the system along the route would be required, and a meter at the terminus of the system. During discussion of the motion, Mayor Jones mentioned the travel was for a Legislative Conference which would be a two-day event. The motion was unanimously approved.

COUNTY COMMISSION CHAIRMAN BETSY BARFIELD IN RE: SUNCOAST CONNECTOR TOLL ROAD UPDATE Chairman Barfield discussed the toll road project, elements to be considered by FDOT in determining the location of the toll road, and the process for citizen input.

LINDA FORD IN RE: PROPOSED ROSELAND CEMETERY TOUR Ms. Ford requested permission for a Chamber of Commerce program to be held at Roseland Cemetery. The program will include a magic show and tour of the cemetery emphasizing symbolism or the leaders of the community buried there. She noted the Chamber has liability coverage for these programs. Attorney Leinback also suggested an indemnification and hold harmless agreement be provided. On motion of Troy Avera, seconded by George Evans, the Council voted unanimously to approve the cemetery program as presented, with city liability coverage is suggested.

CITY LEGISLATIVE PRIORITIES Council Member Conley reported on the meetings of the Legislative Committee, and the priorities to be presented will be the same priorities presented last year: full funding for municipal SCOP program; appropriation of \$150,000 to continue the water main replacement program; and appropriation of funds to continue the payment in lieu of taxes program. Since all the jurisdictions' priorities should together decide the number one county priority, the county has agreed that the city's water main replacement project will be the number one priority. The booklet will be published the third week of this month. Council Member Avera asked that "last mile" affordable high-speed internet also be a priority, noting that the League of Cities is also considering this issue a priority.

ENGAGEMENT FOR AUDITING SERVICES – RECOMMENDATION FROM AUDITOR SELECTION COMMITTEE / APPROVAL OF LETTER OF ENGAGEMENT WITH JAMES MOORE AND CO., LLC Council Member Avera, who chaired the Auditor Selection Committee, asked Merry Ann Frisby to discuss the process of review of the single submission, which was from current auditors James Moore and Co., LLC. She noted the committee gave a favorable review of the firm and noted the pricing offered was fair, and the city has been satisfied with their performance. On motion of Troy Avera, seconded by Julie Conley, the Council voted unanimously to approve a three-year engagement with James Moore and Co., LLC as auditors for the city.

WATER AND SEWER RATE CONSIDERATIONS – REVIEW OF PROPOSED ORDINANCES The Council reviewed the draft notice to customers and the draft ordinances. It was noted that the rates should reflect a two percent rate increase over the next five years instead of just the next three years, as shown.

RECOMMENDATION FROM LOCAL PLANNING AGENCY FOR CONSIDERATION OF MODIFICATION OF REQUIRED FRONTAGE WIDTH OF LOTS IN R1-A ZONE The Council reviewed the Planning Agency's suggestion that required frontage for R1-A lots be reduced from 75 feet to 50 feet. After discussion,

George Evans made a motion to deny the recommendation of the Local Planning Agency. The motion was seconded by Troy Avera. The vote was as follows:

FOR	AGAINST
George Evans	Julie Conley
Troy Avera	John Jones
Gloria Cox	

RECOMMENDATION FROM LOCAL PLANNING AGENCY REGARDING ALLOWING DEVELOPMENT ON PARCELS WITH ARE SPLIT-ZONED

Attorney Leinback noted that a property on the corner of Willow and Magnolia Streets has two zoning categories according to the zoning map – B-2 and Agriculture. While a single-family residence is allowed in B-2 by a special exception process, the requirement for a single-family residence in Agriculture requires a minimum of one acre. Attorney Leinback has drafted an ordinance which allows for development of a single-family residence on a split-zoned lot so long as one of zoning designations allows a single-family residence.

After review of the ordinance, noting the only allowance would be for single-family dwellings, on motion of Julie Conley, seconded by Troy Avera, and Council voted unanimously to accept the recommendation of the Local Planning Agency.

On motion of Julie Conley, seconded by Troy Avera, the Council voted unanimously to amend the agenda to include first reading of Ordinance 2019-05.

FIRST READING

ORDINANCE 2019-05 AN ORDINANCE OF THE CITY OF MONTICELLO, FLORIDA, ADDING SECTION 54-162 TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCE OF THE CITY; ADDRESSING THE CONSTRUCTION OF SINGLE-FAMILY DWELLINGS ON LOTS SPLIT BY ZONING DISTRICT BOUNDARIES; PROVIDING FOR SEVERABILITY, AND PROVIDING FOR AN EFFECTIVE DATE

MAYOR JOHN JONES - GARBAGE AND RECYCLING INFORMATION Mayor Jones provided a presentation on appropriate recycling materials. He also noted that bagged materials placed in recycle containers go to the garbage.

COUNCIL MEMBER AVERA - DISCUSSION OF BUILDING PERMITTING AND INSPECTION FUNCTIONS Mr. Avera noted there is a new county building inspector. He wants to make sure the process of permitting is clear and that construction is being inspected properly. He also asked about the status of the interlocal agreement and suggested the county require posting of building permits on each job, as is provided in city code.

OLD BUSINESS

Former City Manager Steve Wingate mentioned that he has submitted his qualifications and proposal to be hired as a consultant.

REPORTS FROM COMMITTEES AND DEPARTMENTS

*City Clerk/Treasurer Emily Anderson provided a notice from Duke Energy regarding tree trimming to take place in the city. Council Member Avera noted that Duke should sit down with city officials to discuss any proposed trimming. City Manager Clark will contact Duke to get more information.

She also mentioned the CDBG sub-agreement has been submitted to the city to be signed by the Mayor and noted she is working with Summit Professional to determine a date for a homeowners’ meeting.

COUNCIL MEMBER REPORTS

*Mayor John Jones noted a very productive Florida League of Cities conference.

MEETING/WORKSHOP DATES AND TOPICS

September 5, 2019 – Tentative Budget Hearing

September 16, 2019 - Final Budget Hearing

With no additional meetings or workshops scheduled, and with no further business, upon motion, the meeting was adjourned.

Respectfully submitted,

Emily Anderson
City Clerk/Treasurer

Mayor

NOTE: These proceedings were digitally recorded