

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

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

Others present were:

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

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

PUBLIC COMMENT

***Byron Arceneaux** reported that the Old Courtyard Restaurant will be having a concrete floor poured in and a few parking places will be taken for several days for the equipment.

JAMES MOORE AND CO. – PRESENTATION OF 2018 AUDIT Auditor Kevin Warren presented the 2018 audit report. On motion of Troy Avera, seconded by George Evans, the Council voted unanimously to approve the 2018 audit report.

CONSENT AGENDA

***Approval of Minutes of 3/5/2019 and 3/19/2019**

***Proclamation Designating April as Water Conservation Month**

***Approval of Watermelon Parade Permit / Resolution 2019-03 Assuming Liability for Highway Closing**

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

PUBLIC HEARINGS / COUNCIL ACTION

***APPLICATIONS FOR CERTIFICATES OF APPROPRIATENESS**

– **Installation of Fence – 450 W. Madison Street** During public hearing, with homeowner Ben Frisby present and answering questions, and after no public comment, on motion of Troy Avera, seconded by Julie Conley, the Council voted unanimously to approve the Application for Certificate of Appropriateness.

– **Installation of Signage – Various Downtown Locations** During public hearing, Clerk Anderson noted that the Historic Design Review Board has approved the signage and offered suggestions for wording. The Council also discussed wording on a proposed parking sign at the Courthouse parking lot. On motion of Troy Avera, seconded by Julie

Conley, the Council voted unanimously to approve the informational sign design with suggested re-wordings.

ORDINANCE FIRST READING / COUNCIL DISCUSSION:

ORDINANCE 2019-01 AN ORDINANCE OF THE CITY OF MONTICELLO, FLORIDA, TO ELIMINATE THE REQUIREMENT OF A CITY-ISSUED TEMPORARY USE PERMIT FOR TEMPORARY RETAIL DISPLAYS AND RESTAURANT TABLES AND SEATING ON PUBLIC SIDEWALKS IN THE DOWNTOWN R-1 BUSINESS ZONING DISTRICT; PROVIDING FOR ENFORCEMENT; AMENDING SECTION 10-6(D) OF THE CODE OF ORDINANCES TO EXCLUDE THE REFERENCE TO TEMPORARY USE PERMITS; PROVIDING FOR SEVERABILITY, CODIFICATION, LEGAL EFFECT, SCRIVENER'S ERRORS AND AN EFFECTIVE DATE

APPLICATION FOR DESIGNATION OF HISTORIC PROPERTY – 1155 E. PEARL STREET – LEE TERZIS, OWNER After review of the Historic Design Review Board recommendation to designate 1155 E. Pearl Street as an historic property, the Council voted unanimously to approve the Application, on motion of Troy Avera, seconded by Julie Conley.

ORDINANCE FIRST READING

ORDINANCE 2019-02 AN ORDINANCE DESIGNATING PROPERTY LOCATED AT 1155 E. PEARL STREET AS AN HISTORIC PROPERTY SUBJECT TO SECTION 54, ARTICLE VII OF THE MONTICELLO CITY CODE; AUTHORIZING THE MODIFICATION OF THE CITY ZONING MAP TO REFLECT SUCH DESIGNATION; AND PROVIDING FOR AN EFFECTIVE DATE

RECOMMENDATION FROM LOCAL PLANNING AGENCY REGARDING MODIFICATION TO LAND DEVELOPMENT CODE Local Planning Agency Chairman Rick Anderson discussed with the Council a proposed ordinance clarifying building permit processes and establishing architectural design and aesthetic standards for single-family dwellings in the R-1 zoning district. He noted much time was taken in development of the aesthetic regulations and crafting definitions of modular homes and mobile homes. Chairman Anderson also noted that outreach will need to be done to inform property owners of the regulations. The Council questioned the nature of the review and noted properties within the Historic District will be reviewed by the Historic Design Review Board. There was also discussion regarding the need for a quick time frame for Local Planning Agency review.

On motion of Julie Conley, seconded by Troy Avera, the Council voted unanimously to accept the recommendation of the Local Planning Agency to move forward with adoption of standards.

ORDINANCE FIRST READING:

ORDINANCE 2019-03 AN ORDINANCE OF THE CITY OF MONTICELLO, FLORIDA, AMENDING SECTIONS 54-4, 54-35 AND 54-191 OF THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES OF THE CITY; UPDATING AND REVISING THE DEFINITIONS, CLARIFYING BUILDING PERMIT PROCEDURES, PROVIDING FOR LOCAL PLANNING AGENCY REVIEW OF SINGLE FAMILY BUILDING PERMITS, ESTABLISHING ARCHITECTURAL DESIGN AND AESTHETIC STANDARDS FOR SINGLE FAMILY DWELLINGS WITHIN THE CITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE

APPLICATION FOR FUNDING ASSISTANCE FROM AUCILLA RESEARCH INSTITUTE, INC. Tom Harmon of the Aucilla Research Institute presented a request for funding for sponsorship of an October conference. The Council discussed the time frame for consideration of funding requests from local agencies. Council Member Avera suggested the presentation be considered as a request in the budget for 19/20.

RESOLUTION 2019-08 ADOPTING A DRINKING WATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN On motion of Troy Avera, seconded by George Evans, the Council voted unanimously to adopt the City Drinking Water System Plan.

RESOLUTION 2019-09 ADOPTING A WASTEWATER SYSTEM ASSET MANAGEMENT AND FISCAL SUSTAINABILITY PLAN On motion of George Evans, seconded by Gloria Cox, the Council voted unanimously to adopt the City Wastewater System Plan.

CONTRACT FOR ARCHITECTURAL SERVICES WITH MLD ARCHITECTS FOR CITY HALL PAINTING/REPAIR City Clerk Anderson explained the City Hall painting project will include some wood repair and mildew remediation and asked that the Council approve the contract from MLD Architects, which originally was a component of the recent historic window restoration grant project. On motion of Julie Conley, seconded by Troy Avera, the Council unanimously voted to approve a contract for architectural services with MLD Architects.

RECOMMENDATION FROM HISTORIC DESIGN REVIEW BOARD RE: HISTORIC PRESERVATION AD VALOREM TAX EXEMPTION PROGRAM Clerk Anderson discussed the Historic Design Review Board's development of the proposed historic preservation ad valorem tax exemption and recommendation that the Council adopt the ordinance. Board Member Sarah La Delfa Kirsch also discussed the program and incentives for owners of historic properties to repair their homes. Council Member Avera suggested that National Register properties should not be eligible for exemptions unless they are part of the Historic District. Attorney Leinback will look at the statute to determine if those properties can be exempted. Citizen Lee Terzis noted that properties on the National Register would probably be very agreeable to joining the

City Historic District. A modified ordinance will be prepared for first reading next month.

CITY MANAGER WINGATE REPORT ON PROPOSED DOWNTOWN STREET IMPROVEMENTS IN N. CHERRY STREET AREA

City Manager Wingate reported on an engineering scope of work for the east side of N. Cherry Street improvements, which will basically mirror the improvements on the north side of E. Dogwood Street. There are slope issues on the sidewalk which will be corrected. There will also be paving of N. Cherry Street needed, but that will probably be done by a separate project. Council Member Avera noted that E. Dogwood has not been completed yet. Council Member Evans announced that he will abstain from voting on the issue.

On motion of Julie Conley, seconded by Troy Avera, the Council voted unanimously to amend the agenda to include an item for approval of an engineering contract for N. Cherry Street Improvements. With Council Member Evans abstaining from voting, on motion of Julie Conley, seconded by George Evans, the Council voted unanimously to approve the engineering contract with Dewberry Engineering, Inc. for engineering of N. Cherry Street Improvements.

OLD BUSINESS

***City Manager Request for Extension of Nuisance Abatement Action for 1160 Mays Street** City Manager Wingate asked for another extension of nuisance abatement since the property owners are continuing to make improvements.

DEPARTMENT HEAD REPORTS:

***City Clerk Emily Anderson** noted vacancies on the Local Planning Agency and the Historic Design Review Board. She will advertise these positions.

She also asked about distribution of the remaining one-half of the aid to private organizations. Council Member Avera asked that the fireworks be funded as soon as possible. He asked that the City Manager update reporting from the Humane Society, but that the Chamber and Main Street appropriations be made.

The Clerk also reported that the CDBG Housing Rehabilitation Grant has been included for funding.

COUNCIL MEMBER REPORTS

***Council Member Troy Avera** reported on the successful Eco Park clean up organized by a private citizen. He also noted the city achievement award will not be considered until next year due to a change in deadlines.

***Council Member George Evans** thanked the Chief for assistance at the Annual Easter Egg Hunt. He also noted there is still some debris remaining within the Eco Park.

Council Member Evans also asked about the proposed new toll road which may come through the County and encouraged the city and county to be sure to stay on top of the discussions. Council Member Conley noted the County knows nothing about any proposed routes at this time. Council Member Avera suggested a group be formed to study the proposed routes and effects on the city and county.

MAY MEETING/WORKSHOP DATES AND TOPICS The Council Budget Committee will be meeting again before the next Council meeting.

Clerk Anderson asked the Council to add as an item on their May 23rd agenda for approval of a Certificate of Appropriateness for a roof on E. Pearl Street which is under a grant deadline of June 30th.

The May 23rd meeting will also include review of City Manager applications.

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