

The City Council of the City of Monticello, Florida, met in regular session on October 1, 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  
Fred Mosley, Monticello Police Chief  
Emily Anderson, City Clerk  
Bruce Leinback, City Attorney

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

#### **PUBLIC COMMENT**

Resident **Clayton Tolbert** noted correspondence and public records requests submitted by e-mail regarding the condition of Jackson Street. He asked for the city's position in getting Jackson Street paved, noting the street serves seven residential homes and commercial businesses and another development to be built. He noted the problems on the street caused by that evening's storm. He also noted he had received a paving priority list which did not include Jackson Street. He requested information on how to have the street put on the paving priority list. Mr. Tolbert and the Mayor discussed travel on Jackson Street and surrounding streets. He noted the residents would be satisfied with a one-lane road. He also reported damage to his vehicle because of the condition of the road and difficulty of emergency vehicles to access the road. Mr. Tolbert also noted a problem with a neighbor who clogged a ditch on the road, which has caused problems, as well as storm water drainage from Dollar Tree. Although the city has come in and done milling work, he noted it was not correcting overall road problems. Mr. Tolbert also discussed gas tax monies which should be coming to the city. Council Member Avera noted the receipt by the city of the new gas tax, which is for paving, and suggested the city can prepare a priority list for unpaved roads. Mayor Jones suggested a workshop for further discussion. Council Member Evans noted there are also paved roads which need re-paving. Mr. Tolbert also reported he will also attend the County Commission meeting to discuss paving funding.

**Stephanie Wolfe** of The Lazy Lizard Pizza Co. asked if the Council would approve closing one block of E. Dogwood Street for a motorcycle Cancer Poker Run event expected to draw several hundred visitors. On motion of George Evans, seconded by Troy Avera, the Council voted unanimously to allow closure of the block from 11:00 a.m. until 2:00 p.m. on Sunday, October 5<sup>th</sup>.

**Dr. Vivian Royster** asked for a workshop to discuss strategic planning on the evening of the next Council meeting. Mayor Jones suggested pursuit of a grant through the Apalachee Regional Planning Council. [Discussed also under Workshop Scheduling Discussion]

**APPROVAL OF MINUTES OF 9/3/2019, 9/5/2019 AND 9/16/2019** On motion of Troy Avera, seconded by Julie Conley, the City Council voted unanimously to approve the September meeting minutes.

**ORDINANCE FIRST READINGS / PUBLIC COMMENT / COUNCIL DISCUSSION:**  
**ORDINANCE 2019-06 AN ORDINANCE OF THE CITY OF MONTICELLO, FLORIDA, AMENDING SECTION 90, ARTICLE III, DIVISION 2 OF THE CODE OF ORDINANCES OF THE CITY OF MONTICELLO, FLORIDA TO REFLECT A MODIFICATION IN WATER SYSTEM SERVICE RATES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE** The Clerk read the title of the Ordinance. Council Member Troy Avera discussed the recent rate study and necessity for the city to maintain and repair the water system and to be eligible to receive state grant monies. Public comment was offered by Resident Ronald James.

**ORDINANCE 2019-07 AN ORDINANCE OF THE CITY OF MONTICELLO, FLORIDA, AMENDING SECTION 90, ARTICLE II, DIVISION 2 OF THE CODE OF ORDINANCES OF THE CITY OF MONTICELLO, FLORIDA TO REFLECT A MODIFICATION IN SEWER SYSTEM SERVICE RATES; PROVIDING FOR SEVERABILITY; REPEALING CONFLICTING ORDINANCES AND RESOLUTIONS; AND PROVIDING FOR AN EFFECTIVE DATE** The Clerk read the title of the ordinance.

**ORDINANCE PUBLIC HEARING / COUNCIL ACTION:**  
**ORDINANCE 2019 - 05 AN ORDINANCE OF THE CITY OF MONTICELLO, FLORIDA, ADDING SECTION 54-162 TO THE LAND DEVELOPMENT REGULATIONS OF THE CODE OF ORDINANCES 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.** Clerk Anderson read the title of the ordinance. City Attorney reviewed the purpose of the ordinance. On motion of Julie Conley, seconded by Troy Avera, the Council unanimously voted to approve Ordinance 2019-05.

**PUBLIC HEARING / COUNCIL ACTION:**  
**APPLICATION FOR SPECIAL EXCEPTION USE - SINGLE-FAMILY DWELLING IN B-2/BUSINESS HIGHWAY ZONE Applicants: Terri and Kenneth Jammes, Owners / Braxton and Tristan Hope, Buyers**  
Mayor Jones opened the public hearing. City Attorney offered an opinion as to the special exception application, reporting that the property would accommodate a

residential unit and noted the special exception should have a time limit applied. With no public comment, on motion of Julie Conley, seconded by Troy Avera, the Council voted unanimously to approve the Special Exception Application as recommended by the Local Planning Agency, with a completion date of the dwelling allowed in the special exception of 18 months from October 1<sup>st</sup>.

**APPLICATIONS RECEIVED FOR FUNDING ASSISTANCE UNDER CITY GRANT PROGRAM** The Council received information from representatives from the Jefferson County Senior Citizen Center, The Holistic Plan of Care, Aucilla Research Institute, the American Legion, and the Jefferson County Historical Association.  
[Discussed also under New Business]

**REQUEST FOR MODIFICATION OF LIMITED USE ZONING DISTRICT – PROPOSAL FOR ENCLOSED (INDOOR) GUN RANGE – 705 S. WATER STREET – MIKE ROBINSON, APPLICANT** City Attorney Bruce Leinback discussed the Local Planning Agency review of the application and input provided at public hearing. Council Member George Evans suggested that the Police Chief should have given input into the process.

Mr. Robinson discussed the design and operation of the proposed indoor gun range. The range will be a “members only” gun club, with registration and orientation required, and the range will also be used for training. There will be also a community outreach component of the range to allow for community firearms training. The range should also reduce the amount of backyard shooting.

Council Member Troy Avera emphasized that noise limitations should be part of the ordinance. He also noted that a safe should be provided for gun storage. Mr. Robinson indicated that the range is monitored by various agencies, and the ammunition is a brass/cooper frag-type. Council Member George Evans asked that Mr. Robinson meet with Chief Mosley regarding design and operation of the range.

At completion of audience comments and discussion, the Council authorized first reading of the ordinance.

**ORDINANCE FIRST READING:**

**ORDINANCE 2019-08 AN ORDINANCE AMENDING THE DEFINITION OF THE INDUSTRIAL, LIGHT INDUSTRY LIMITED USE DISTRICT FOR THE PROPERTY LOCATED AT 705 SOUTH WATER STREET, COMPRISING 2.50 ACRES WITHIN THE CITY LIMITS OF THE CITY OF MONTICELLO, FLORIDA, TO INCLUDE AN INDOOR SHOOTING RANGE; AND PROVIDING FOR AN EFFECTIVE DATE** Clerk Anderson noted the public hearing and Council action would be scheduled for the November 5<sup>th</sup> meeting.

**JOSH BAXLEY OF DEWBERRY ENGINEERS IN RE: CONSIDERATION OF FRDAP GRANT APPLICATION – IKE ANDERSON BIKE TRAIL IMPROVEMENTS**

Mr. Baxley requested Council permission to re-apply for FRDAP funding to complete the south portion improvements of the Ike Anderson Bike Trail. On motion of Troy Avera, seconded by Julie Conley, the Council unanimously voted to authorize the application submission.

**OLD BUSINESS**

**\*EXTENSION OF RECLAIMED WATER USE AGREEMENT** Attorney Leinback reviewed the reclaimed water project which involves transfer of treated wastewater to Simpson Nurseries. He discussed the purpose of the Agreement extension and minor changes which will be made. On motion of Troy Avera, seconded by Gloria Cox, the Council voted unanimously to approve the Agreement.

**NEW BUSINESS**

**\*Applications for Funding Assistance** Council Member Julie Conley noted that the requests for funding assistance exceed the amount budgeted. The Council decided to discuss the funding requests at the October workshop. Ms. Conley also suggested that the funding for the Aucilla Research Institute could be released, since the Council had considered their request previously, but had decided that funding would not be available until after October 1<sup>st</sup>. Council Member George Evans noted his interpretation of funding assistance was more towards events which would generate more revenue for the City as economic development and not for organization services or sustainability. On motion of Julie Conley, seconded by George Evans, the Council voted unanimously to approve the funding request for the Aucilla Research Institute.

**REPORTS FROM COMMITTEES AND DEPARTMENTS**

**\*Police Chief Fred Mosley** requested that the Council authorize distribution of \$3,500 of a total of \$5,444 seized during a traffic stop to be given to the Police Athletic League. On motion of Troy Avera, seconded by Julie Conley, the Council voted unanimously to amend the agenda to include the Chief's request. On motion of Troy Avera, seconded by George Evans, the Council voted unanimously to authorize distribution of \$3,500 to the Police Athletic League, pending city attorney legal review of distribution of such monies. Chief Mosley noted he is planning to use the remainder of the money for equipment.

**\*City Clerk/Treasurer Emily Anderson** announced the CDBG homeowners' meeting at City Hall on October 15<sup>th</sup> at 7:00 p.m.

Clerk Anderson also reported on the architect's review of the City Hall painting bids just received, noting that the architect suggesting awarding of the bid to the low bidder. On motion of Julie Conley, seconded by George Evans, the Council voted unanimously to amend the agenda to include authorization of award of the City Hall painting project. On motion of Julie Conley, seconded by George Evans, the Council voted unanimously to award the painting project to Green Maintenance in the amount of \$24,550.00.

**COUNCIL MEMBER REPORTS**

\***Council Member George Evans** asked for a follow up from Duke regarding street lighting.

\***Council Member Gloria Cox** asked for a follow-up of Second Street improvements requested by Daisy Branham.

\***Council Member Troy Avera** noted a humanitarian award received by Mike Long. He would like to invite Mr. Long to attend the next Council meeting.

**OCTOBER, 2019 MEETING/WORKSHOP DATES AND TOPICS**

The Council will meet on October 15<sup>th</sup> at 6:00 p.m. to discuss the N. Cherry Street Improvements Master Plan, continue the road paving priority discussion, and review of grant funding assistance requests.

The Council determined to not pursue development of a new strategic vision plan by Dr. Royster at this time, but instead would like to consider a list of specific community projects which could be accomplished within a year or two.

The Council also further discussed street paving priorities and evaluation of proposed projects, as well as specific problems on Jackson Street, the new local option gas tax, SCOP funding priorities developed by the city, and storm water facility monitoring of the Dollar Tree site.

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

Respectfully submitted,

Emily Anderson  
City Clerk/Treasurer

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Mayor