

CITY OF TRENTON COMMISSION MEETING AGENDA

The Trenton City Commissioners, serving also as the Planning & Zoning Board and the Community Redevelopment Authority, will meet in Regular Session Monday, July 27, 2026, at 6:00 pm, or as soon thereafter as possible, in the Gilchrist County Commission Meeting Facility, located at 210 South Main Street, Trenton, Florida. Items included on the agenda are as follows:

- A. Call to Order**
- B. Adoption of Agenda**
- C. Unscheduled Guests**
- D. Consent Items**
 - 1. Minutes – Special Commission Meeting, July 2, 2026
 - 2. Minutes – Regular Commission Meeting, July 13, 2026
- E. Discussion Items**
 - 1. Budget Workshop FY 2026-2027
- F. Action Items**
 - 1. Public Safety Director Salary Negotiation
 - 2. Millage Rate FY 2026-2027
 - 3. Approval of Road Closure for Monthly Makers Market
 - 4. Approval of Road Closure for Christmas On Main
- G. City Attorney Report**
- H. City Manager Report**
- I. Board Member Requests**
- J. Public Comments**
- K. Adjourn**

City of Trenton
Minutes
Special Commission Meeting
July 2, 2026

The Trenton City Commission, serving also as the Planning & Zoning Board and the Community Redevelopment Authority, met on Thursday, July 2, 2026, at the Gilchrist County Commission Meeting Building. Those in attendance were as follows:

Robbi Coarsey Avery	Mayor
Randy Rutter	Vice-Mayor
Lucy Coleman	Commissioner
Russel Williams	Commissioner
Brittany Mills	City Manager
David "Duke" Lang, Jr.	City Attorney

Commissioner Davis was absent.

A. CALL TO ORDER

Mayor Avery called the meeting to order at 6:01 pm.

B. ADOPTION OF AGENDA

Commissioner Rutter made a motion to adopt the agenda. Commissioner Williams seconded the motion. The motion carried unanimously.

C. PUBLIC SAFETY DIRECTOR INTERVIEWS

Only KenDrielle Gent and Paul Valentino were present to be interviewed. The Board interviewed both. Board members will bring their top two choices to the next meeting.

D. PUBLIC COMMENTS

There were no public comments.

E. ADJOURN

Mayor Avery adjourned the meeting at 7:45 pm.

Attest:

Brittany Mills, City Manager

Robbi Coarsey Avery, Mayor

**City of Trenton
Minutes
Commission Meeting
July 13, 2026**

The Trenton City Commission, serving also as the Planning & Zoning Board and the Community Redevelopment Authority, met on Monday, July 13, 2026, at the Gilchrist County Commission Meeting Building. Those in attendance were as follows:

Robbi Coarsey Avery	Mayor
Randy Rutter	Vice-Mayor
Lucy Coleman	Commissioner
Russel Williams	Commissioner
Brittany Mills	City Manager
David "Duke" Lang, Jr.	City Attorney

Commissioner Davis was absent.

A. CALL TO ORDER

Mayor Avery called the meeting to order at 6:01 pm.

B. ADOPTION OF AGENDA

Commissioner Rutter made a motion to adopt the agenda. Commissioner Williams seconded the motion. The motion carried unanimously.

C. UNSCHEDULED GUESTS

Diane Clifton thanked the Board for installing the four-way stop signs in the SW section, stating that "four-way" signs need to be added, and asked that the streets be marked with lines indicating where to stop.

D. CONSENT ITEMS

1. Minutes – Regular Commission Meeting, June 22, 2026

Commissioner Coleman made a motion to accept the minutes. Commissioner Williams seconded the motion. The motion carried unanimously.

2. May Financial and Expenditure Reports

Commissioner Rutter made a motion to accept the financial reports. Commissioner Coleman seconded the motion. The motion carried unanimously.

E. DISCUSSION ITEMS

1. Christmas on Main

Karen Jones, with Gilchrist County Chamber of Commerce, presented the Board with the plans for Christmas on Main, reporting that it will be on Friday, December 11th, from 6:00 pm until 8:30 pm, and asked that Main Street be closed from SR 26 to NW 5th Avenue, from 4:00 pm until 9:00 pm. There was discussion about the \$5,000 contribution the City will make to the event, which will be determined in the budget workshops. It was suggested that the topic of closing Main Street be added as an action item in the next meeting.

2. Millage Rate

City Manager Mills provided the Board with several options and stated that a decision will need to be made at the next meeting.

F. ACTION ITEMS

1. Public Safety Director Selection

City Manager Mills asked each board member to make their first and second choices for the position, after which Mrs. Mills tallied the choices. Mrs. Mills reported that the first choice is KenDrielle Gent with Marc Micale being the second choice. Mrs. Mills stated that the next steps are to conduct a background check and then salary negotiation. Commissioner Williams made a motion to offer the position to Ms. Gent. Commissioner Coleman seconded the motion. The motion carried unanimously.

2. Agreement With Wilks Site Prep – CDBG Spray Field and Wells 1 & 2

City Manager Mills explained the construction agreement. Attorney Lang stated he has reviewed the agreement and approved contingent upon receipt of the performance bond and payment bond. Commissioner Rutter made a motion to approve the construction agreement contingent upon receipt of the performance bond and payment bond. Commissioner Coleman seconded the motion. The motion carried unanimously.

G. STAFF REPORTS

1. Public Safety

There were no questions for public safety.

2. Public Works

There were no questions for public works.

H. CITY ATTORNEY REPORT

Attorney Lang stated that the request to close NW 2nd Street on the south side of the Depot during the monthly Makers Market should be an action item in the next meeting.

I. CITY MANAGER REPORT

City Manager Mills asked that the spending threshold be set at \$2,500 for the public works director and for the fire chief. Commissioner Coleman made a motion to approve. Commissioner Williams seconded the motion. The motion carried unanimously.

Mrs. Mills asked the Board's preference regarding the vacant seat on the Board, stating they can leave the seat open or call for a special election. It was the consensus of the Board to leave the seat open.

Mrs. Mills reported that the memorial service for Ms. Davis will be Sunday, July 19th, at 11:00 am in the Trenton High School Auditorium.

J. BOARD MEMBER REQUESTS

There were no board member requests.

K. PUBLIC COMMENTS

Diane Clifton reported that FDOT is doing a traffic study on SR 129. Tom Rittenhouse had questions regarding the disgruntled employee, and asked if the charter could be changed so that a board member could be appointed to fill the vacant seat.

L. ADJOURN

Mayor Avery adjourned the meeting at 7:00 pm.

Attest:

Brittany Mills, City Manager

Robbi Coarsey Avery, Mayor

Department	General				
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		Current budget	Preliminary FY 2026-27	Increase/(decrease)	Primary reason
REVENUE					
Ad Valorem	\$	437,920.00	\$ 449,202.00	\$ 11,282.00	Roll back Rate for TRIM
State/local Share Revenue/Taxes	\$	930,944.00	\$ 969,335.00	\$ 38,391.00	3 year avg estimated
Interest/Misc Reve	\$	28,655.00	\$ 19,355.00	\$ (9,300.00)	Bank Interst Reduction
TOTAL REVENUE	\$	1,397,519.00	\$ 1,437,892.00	\$ 40,373.00	
EXPENDITURES					
Personal Services	\$	-	0	\$ -	
Operational	\$	242,096.00	\$ 245,799.00	\$ 3,703.00	regular annual cost increase
TOTAL EXPENDITURES	\$	242,096.00	\$ 245,799.00	\$ 3,703.00	

Department	Commission				
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		Current budget	Preliminary FY 2026-27	Increase/(decrease)	Primary reason
REVENUE					
Qualifying Fees	\$	600.00	\$ 600.00	\$ -	No Change
TOTAL REVENUE	\$	600.00	\$ 600.00	\$ -	
EXPENDITURES					
Personal Services	\$	76,615.00	\$ 76,615.00	\$ -	No Change
Operational	\$	3,560.00	\$ 7,800.00	\$ 4,240.00	Increase promotional activities and Operational Expense
TOTAL EXPENDITURES	\$	80,175.00	\$ 84,415.00	\$ 4,240.00	

Department	Administration				
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		Current budget	Preliminary FY 2026-27	Increase/(decrease)	Primary reason
REVENUE					
Administration Fee Transfer	\$	161,765.00	\$ 161,765.00	\$ -	
TOTAL REVENUE	\$	161,765.00	\$ 161,765.00	\$ -	
EXPENDITURES					
Personal Services	\$	376,650.00	\$ 386,335.00	\$ 9,685.00	Compensation contingency of up to 3% (NOT INCLUDING CM). Based on CPI
Operational	\$	59,640.00	\$ 68,800.00	\$ 9,160.00	increase rates: other services and operational expenditures
TOTAL EXPENDITURES	\$	436,290.00	\$ 455,135.00	\$ 18,845.00	

NEEDS:

Foundation Support	\$	30,000.00	Does not have adequete support causing sepearation of walls and ceiling
Interior Repair	\$	20,000.00	
WANT: City Hall Improvements		TBD	

Department		Public Works			
		Current budget	Preliminary FY 2026-27	Increase/(decrease)	Primary reason
<i>REVENUE</i>					
Local Option Fuel Tax	\$	52,000.00	\$ 48,000.00	\$ 4,000.00	based on 3 year average
DOT Lighting Repayment	\$	31,000.00	\$ 31,000.00		
TOTAL REVENUE	\$	83,000.00	\$ 79,000.00	\$ 4,000.00	
<i>EXPENDITURES</i>					
Personal Services	\$	331,050.00	\$ 298,800.00	\$ (32,250.00)	Comp contingency of up to 3% . Based on CPI & High paid employee retired
Operational	\$	99,563.00	\$ 139,700.00	\$ 40,137.00	Increased fuel and repair/maint averages
Debt-Service	\$	-	\$ 220,000.00	\$ 220,000.00	paving loan
TOTAL EXPENDITURES	\$	430,613.00	\$ 438,500.00	\$ 227,887.00	
NEED:					
		Lawn Mower	\$ 13,000.00		

ALL GENERAL FUND

REVENUE	\$ 1,940,329.60
EXPENDITURES	\$ 1,862,882.00
	\$ 77,447.60 Available Funds

Department		EF- NON Departmental			
		Current budget	Preliminary FY 2026--27	Increase/(decrease)	Primary reason
<i>REVENUE</i>					
Garbage Fees	\$	606,000.00	\$ 624,000.00	\$ (18,000.00)	Increase contingency based Waste Pro 3% Increase
TOTAL REVENUE	\$	606,000.00	\$ 624,000.00	\$ (18,000.00)	
<i>EXPENDITURES</i>					
Personal Services	\$	24,769.00	\$ 14,105.00	\$ (10,664.00)	Billing Clerk: Reduced from 33% to 20% of cost for Payroll
Operational	\$	581,231.00	\$ 610,395.00	\$ 29,164.00	Increase contingency based Waste Pro 3% Increase
Debt-Service			\$ -	\$ -	
TOTAL EXPENDITURES	\$	606,000.00	\$ 624,500.00	\$ 18,500.00	

Department	SEWER			
REVENUE				
	Current budget	Preliminary FY 2026-27	Increase/(decrease)	Primary reason
Waste Water Service	\$ 556,000.00	\$ 480,000.00	\$ 76,000.00	3-year average, adjusted below prior-year projections, plus 3% CPI
Additional Fees and Interest	\$ 43,000.00	\$ 35,000.00	\$ 8,000.00	
TOTAL REVENUE	\$ 599,000.00	\$ 515,000.00	\$ 84,000.00	
EXPENDITURES				
Personal Services	\$ 197,662.00	\$ 197,666.00	\$ 4.00	Comp contingency of up to 3%. Based on CPI & Reduction of OT
Operational	\$ 371,285.00	\$ 278,419.00	\$ (92,866.00)	Treating Sludge In House/State order increase chemicals needed to try to meet
Debt-Service	\$ 30,053.00	\$ -	\$ (30,053.00)	WWTP SRF Grant/Loan Paid in Full
TOTAL EXPENDITURES	\$ 599,000.00	\$ 476,085.00	\$ (122,915.00)	
NEEDS	\$	\$ 38,915.00	Available Funds	
WANTS		\$ 38,915.00		
Dump Truck				TBD
Pole Barn				TBD

Department		Water			
		Current budget	Preliminary FY 2026-27	Increase/(decrease)	Primary reason
<i>REVENUE</i>					
Water Service	\$	566,000.00	\$ 580,000.00	\$ (14,000.00)	3-year average, plus 3% CPI
Additional Fees and Interest	\$	43,000.00	\$ 38,000.00	\$ 5,000.00	
TOTAL REVENUE	\$	609,000.00	\$ 618,000.00	\$ (9,000.00)	
<i>EXPENDITURES</i>					
Personal Services	\$	184,600.00	\$ 193,797.00	\$ 9,197.00	License Pay Increase
Operational	\$	318,800.00	\$ 270,940.00	\$ (47,860.00)	Increased fuel and repair/maint averages
Debt-Service	\$	105,600.00	\$ 105,600.00	\$ -	
TOTAL EXPENDITURES	\$	609,000.00	\$ 570,337.00	\$ (38,663.00)	
			\$ 47,663.00	Available Funds	
NEEDS					
		Boring Machine	\$ 15,000.00		
WANTS					
Special Project : Improvements					
Tap two major lines together					TBD
4" loop and increase pressure					TBD



CERTIFICATION OF TAXABLE VALUE

DR-420
R. 5/12
Rule 12D-16.002
Florida Administrative Code
Effective 11/12

Year : 2026	County : Gilchrist
Principal Authority : City of Trenton	Taxing Authority : City of Trenton - Operating

SECTION I : COMPLETED BY PROPERTY APPRAISER

1.	Current year taxable value of real property for operating purposes	\$ 97,750,477	(1)
2.	Current year taxable value of personal property for operating purposes	\$ 24,644,634	(2)
3.	Current year taxable value of centrally assessed property for operating purposes	\$ 0	(3)
4.	Current year gross taxable value for operating purposes <i>(Line 1 plus Line 2 plus Line 3)</i>	\$ 122,395,111	(4)
5.	Current year net new taxable value (Add new construction, additions, rehabilitative improvements increasing assessed value by at least 100%, annexations, and tangible personal property value over 115% of the previous year's value. Subtract deletions.)	\$ 2,660,254	(5)
6.	Current year adjusted taxable value <i>(Line 4 minus Line 5)</i>	\$ 119,734,857	(6)
7.	Prior year FINAL gross taxable value from prior year applicable Form DR-403 series	\$ 117,182,370	(7)
8.	Does the taxing authority include tax increment financing areas? If yes, enter number of worksheets (DR-420TIF) attached. If none, enter 0	☒ YES ☐ NO	Number 1 (8)
9.	Does the taxing authority levy a voted debt service millage or a millage voted for 2 years or less under s. 9(b), Article VII, State Constitution? If yes, enter the number of DR-420DEBT, <i>Certification of Voted Debt Millage</i> forms attached. If none, enter 0	☐ YES ☒ NO	Number 0 (9)
SIGN HERE	Property Appraiser Certification I certify the taxable values above are correct to the best of my knowledge.		
	Signature of Property Appraiser: Electronically Certified by Property Appraiser		Date : 6/30/2026 1:55:51 PM

SECTION II : COMPLETED BY TAXING AUTHORITY

If this portion of the form is not completed in FULL your taxing authority will be denied TRIM certification and possibly lose its millage levy privilege for the tax year. If any line is not applicable, enter -0-.			
10.	Prior year operating millage levy <i>(If prior year millage was adjusted then use adjusted millage from Form DR-422)</i>	3.7500 per \$1,000	(10)
11.	Prior year ad valorem proceeds <i>(Line 7 multiplied by Line 10, divided by 1,000)</i>	\$ 439,434	(11)
12.	Amount, if any, paid or applied in prior year as a consequence of an obligation measured by a dedicated increment value <i>(Sum of either Lines 6c or Line 7a for all DR-420TIF forms)</i>	\$ -0-	(12)
13.	Adjusted prior year ad valorem proceeds <i>(Line 11 minus Line 12)</i>	\$ 439,434	(13)
14.	Dedicated increment value, if any <i>(Sum of either Line 6b or Line 7e for all DR-420TIF forms)</i>	\$ -0-	(14)
15.	Adjusted current year taxable value <i>(Line 6 minus Line 14)</i>	\$ 119,734,857	(15)
16.	Current year rolled-back rate <i>(Line 13 divided by Line 15, multiplied by 1,000)</i>	3.6701 per \$1000	(16)
17.	Current year proposed operating millage rate	3.6701 per \$1000	(17)
18.	Total taxes to be levied at proposed millage rate <i>(Line 17 multiplied by Line 4, divided by 1,000)</i>	\$ 449,202	(18)

19.	TYPE of principal authority (check one)	☐ County	☐ Independent Special District	(19)
		☒ Municipality	☐ Water Management District	
20.	Applicable taxing authority (check one)	☒ Principal Authority	☐ Dependent Special District	(20)
		☐ MSTU	☐ Water Management District Basin	
21.	Is millage levied in more than one county? (check one)	☐ Yes	☒ No	(21)
DEPENDENT SPECIAL DISTRICTS AND MSTUs			STOP HERE - SIGN AND SUBMIT	
22.	Enter the total adjusted prior year ad valorem proceeds of the principal authority, all dependent special districts, and MSTUs levying a millage. <i>(The sum of Line 13 from all DR-420 forms)</i>	\$	439,434	(22)
23.	Current year aggregate rolled-back rate <i>(Line 22 divided by Line 15, multiplied by 1,000)</i>		3.6701 per \$1,000	(23)
24.	Current year aggregate rolled-back taxes <i>(Line 4 multiplied by Line 23, divided by 1,000)</i>	\$	449,202	(24)
25.	Enter total of all operating ad valorem taxes proposed to be levied by the principal taxing authority, all dependent districts, and MSTUs, if any. <i>(The sum of Line 18 from all DR-420 forms)</i>	\$	449,202	(25)
26.	Current year proposed aggregate millage rate <i>(Line 25 divided by Line 4, multiplied by 1,000)</i>		3.6701 per \$1,000	(26)
27.	Current year proposed rate as a percent change of rolled-back rate <i>(Line 26 divided by Line 23, minus 1, multiplied by 100)</i>		-0- %	(27)
First public budget hearing		Date : 9/2/2026	Time : 12:00 AM EST	Place :
SIGN HERE	Taxing Authority Certification		I certify the millages and rates are correct to the best of my knowledge. The millages comply with the provisions of s. 200.065 and the provisions of either s. 200.071 or s. 200.081, F.S.	
	Signature of Chief Administrative Officer :			Date :
	Title :		Contact Name and Contact Title :	
	Mailing Address :		Physical Address :	
	City, State, Zip :		Phone Number :	Fax Number :