

CITY OF TRENTON

COMMISSION MEETING

AMENDED AGENDA

The Trenton City Commissioners, serving also as the Planning & Zoning Board and the Community Redevelopment Authority, will meet in Regular Session Monday, September 22, 2025, at 5:30 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 – Regular Commission Meeting, September 8, 2025
- E. Action Items**
 - 1. Waste Water Plant Upgrade Proposals
 - 2. Resolution 2025-06, Amending Water and Sewer Rates
FY 2025/2026
 - 3. Resolution 2025-07, Amending Fire Assessment Fees
FY 2025/2026
 - 4. Resolution 2025-08, Amending Refuse Pick-up Rates
FY 2025/2026
 - 5. Code Enforcement Policy
 - 6. Proclamation Honoring THS 2024-2025 Girls Softball Team
- F. City Attorney Report**
- G. City Manager Report**
- H. Board Member Requests**
- I. Public Comments**
- J. Adjourn**

**City of Trenton
Minutes
Commission Meeting
September 8, 2025**

The Trenton City Commission, serving also as the Planning & Zoning Board and the Community Redevelopment Authority, met on Monday, September 8, 2025, at the Gilchrist County Commission Meeting Building. Those in attendance were as follows:

Robbi Coarsey Avery	Mayor
Lucy Coleman	Commissioner
Mary Love Davis	Commissioner
Brittany Mills	City Manager
David "Duke" Lang, Jr.	City Attorney

Commissioner Rutter and Williams were absent.

A. CALL TO ORDER

Mayor Avery called the meeting to order at 5:31 pm.

B. ADOPTION OF AGENDA

Commissioner Coleman made a motion to adopt the agenda. Commissioner Davis seconded the motion. The motion carried unanimously.

C. UNSCHEDULED GUESTS

There were no unscheduled guests.

D. CONSENT ITEMS

1. Minutes – Regular Commission Meeting, August 25, 2025

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

2. July Financial and Expenditure Reports

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

E. ACTION ITEMS

1. Chamber of Commerce Christmas Event

Allyson Weiland, with the Gilchrist County Chamber of Commerce, requested that the Board consider closing Main Street for the Downtown Christmas event, that the \$50 special use permit be waived, and that a \$5,000 donation be made to the event, of which \$1,800 will be to cover required public safety officers for traffic control. Commissioner Coleman made a motion to close Main Street for the event, to donate \$3,200 to the event and to set aside \$1,800 for public safety officers and to waive the \$50 special use permit fee. Commissioner Davis seconded the motion. Charlotte Kearney asked where the traffic would be rerouted. Chief Rexroat explained that traffic will be rerouted at CR 307A. There was no further public input. The motion carried unanimously.

2. Proposed School Zone Speed Cameras

Jeff Iannuzzi, with NOVOAGLOBAL, presented the school zone speed camera program. There were many questions from board members and the public. After a lengthy discussion, Commissioner Coleman made a motion to table the topic until the first meeting in October, stating that more research needs to be conducted. Commissioner Davis seconded the motion. There was no further input from the public. The motion carried unanimously.

F. STAFF REPORTS

1. Public Safety Report

There were no questions for public safety.

2. Public Works Report

There were no questions for public works.

G. CITY ATTORNEY REPORT

Attorney Lang had nothing to report.

H. CITY MANAGER REPORT

City Manager Mills reported that the quote for a third-party traffic study is \$1,5000.

At 6:46 pm a brief recess was taken, with the meeting resuming at 6:48 pm.

Mrs. Mills asked if the Board is interested in sponsoring a table at the 100 Year Feast, a fund-raiser/celebration of Gilchrist County's Centennial Year. Mrs. Mills stated that the sponsorship fee is \$500 and that eight tickets to the event will be included. Mrs. Mills further stated that the fund-raiser is for a monument recognizing Gilchrist County's 100 Years. Commissioner Coleman made a motion to sponsor a table at the 100 Year Feast. Commissioner Davis seconded the motion. There was no public input. The motion carried unanimously.

I. BOARD MEMBER REQUESTS

Commissioner Coleman asked if there has been any progress in getting overgrown/trash-ridden yards cleaned up. Attorney Lang stated the work in progress.

There were no other requests from board members.

J. PUBLIC COMMENTS

Elania Spain, a resident, asked if it is true that the Board is proposing a 26% increase in water rates and a 10% increase in sewer rates. City Manager Mills explained that the City is operating in a deficit in the water/sewer department and that the general fund has been underwriting the water/sewer fund, and that this increase will allow the City to break even in the water/sewer fund. Mrs. Mills stated that for the average household this would mean a monthly increase of about \$15.

There were no other public comments.

M. ADJOURN

Mayor Avery adjourned the meeting at 7:05 pm.

Attest:

Brittany Mills, City Manager

Robbi Coarsey Avery, Mayor

ESTIMATE

Heckman Electric, Inc.
8801 NW 202nd St
Alachua, FL 32615-7172

heckmanelectricinc@gmail.com
+1 (352) 443-2255

Bill to

City of Trenton, FL
500 N Main St
Trenton, FL 32693

Ship to

City of Trenton, FL
500 N Main St
Trenton, FL 32693

Estimate details

Estimate no.: 1019
Estimate date: 09/12/2025

#	Date	Product or service	Description	Qty	Rate	Amount
1.		Electrical Installation	Electrical Installation for Trenton 20 hp VFD and D.O. process controller integration (SEE NOTES SECTION FOR DETAILS)	1	\$22,800.00	\$22,800.00
2.		Electrical Installation	SEE NOTES SECTION FOR ADDITIONAL COST IF EXISTING CONDUIT CAN NOT BE USED.	1	\$0.00	\$0.00

Total

\$22,800.00

Note to customer

Scope

- Provide and install one 20hp ABB VFD and extend new conduit and wiring from MCC to new mounted VFD
- Install one HACH DO probe and SC4500 controller provided by customer. Provide and install one stainless steel unistrut rack with sun shield for SC4500 controller.
- D.O. Probe bracket provided by customer and Installed by Heckman electric.
- provide and install conduit and wire for 120v SC4500 controller power and 2-16/2 shielded cables. One from SC4500 controller to vfd for pacing. And one from SC4500 controller to scada for D.O. Levels.
- wire in new 20hp motor to existing flex and wiring.
- provide Start up to include vfd and controller programming, motor start up electrical only.
- 2 year VFD warranty

:Labor, material,programming,Startup and VFD total = 22,800.00

Note: Using existing conduit if usable from operations building to SC4500 controller approximately 140' distance. Does not include excavation,backfill and new 1" conduit from operations building to SC4500 controller for s

RESOLUTION NO. 2025-06

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA ESTABLISHING AMENDED WATER AND SEWER UTILITY FEES; DEPOSITS; CONNECTION CHARGES; PAYMENT OF FEES AND DISCONTINUANCE OF SERVICE, AS PROVIDED FOR IN ORDINANCE NO. 2023-06; REPEALING ALL RESOLUTIONS IN CONFLICT HERewith; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners in and for the City of Trenton, Florida following discussion in regular meeting duly assembled, has determined that the rates and fees of the city water and sewer system should be adjusted; and,

WHEREAS, a Resolution adjusting such new water and sewer rates is authorized pursuant to Section 2 (E), and Section 3 (E) of Ordinance No. 2023-06;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA, as follows:

SECTION 1. WATER UTILITY FEES.

A. Residential customers of the City's Water Works Utility System shall be charged a base rate of \$24.07 monthly and for actual per gallon usage as follows based on their Monthly Usage.

Usage (gallons per month)	Rate (per 1,000 gallons)
0-3,000	\$4.45
3,001- 6,000	\$4.59
6,001- 9,000	\$4.67
Over 9,000	\$4.83

B. Commercial customers of the City's Water Works Utility System include all commercial, industrial, institutional, other non-residential use customers and shall be classified as either Commercial I or Commercial II customers based on their Average Monthly Usage, which shall be calculated using the average customer usage for the previous year months of November, December, and January. Said calculations to be done annually in February. Commercial I customers are those which average less than 12,000 gallons per month. Commercial II customers are those which average more than 12,000 gallons per month. The determination as to whether a customer is a Commercial I or II customer will be reviewed annually and is at the sole discretion of the Board of City Commissioners. Commercial I customers will be charged a base rate of \$37.23 monthly and Commercial II customers will be charged a base rate of \$99.16 monthly and for actual per gallon usage as follows:

Commercial I

Usage (gallons per month)	Rate (per 1,000 gallons)
0-3,000	\$4.45
3,001-6,000	\$4.59
6,001-9,000	\$4.67
Over 9,000	\$4.83

Commercial II

Usage (gallons per month)	Rate (per 1,000 gallons)
12,000 or more	\$4.83

C. Pursuant to the provisions of Florida Statutes section 180.191 (2024), the City shall charge consumers outside the municipal boundaries the same rates, fees, and charges as customers inside the municipal boundaries, with the exception that in addition thereto, the municipality as allowed by statute shall add a surcharge of twenty-five percent (25%) of such rates, fees, and charges to consumers outside the city boundaries.

D. No other surcharge shall be made to any water rates except as set forth in Paragraph "C" of this section.

E. The water utility fees as set forth in this section may following enactment of this resolution, at the discretion of the City Commission by a subsequent duly enacted resolution, be adjusted on an annual basis hereafter as may be necessary and appropriate to operate the utility, including an annual adjustment in the rates charged by the City based upon an increase or decrease in the Federal Consumer Price Index as subsequently determined.

SECTION 2. SEWER UTILITY FEES.

A. Residential customers of the City Sewer System shall be charged a base rate of \$23.01 monthly and \$6.82 per 1,000 gallons used based on their Monthly Usage. However, notwithstanding the foregoing, all residential customers sewer utility fee charges shall be capped at 10,000 gallons per month for such usage, and there shall be no per gallon sewer utility fee charge above 10,000 gallons of such usage per month.

B. Commercial customers of the City's Sewer System include all commercial, industrial, institutional, other non-residential use customers, and shall be classified as either Commercial I or Commercial II customers based on their Average Monthly Usage, which shall be calculated using the average customer usage for the previous year months of November, December, and January. Said calculations shall be done annually in February. Commercial I customers are those which average less than 12,000 gallons per month. Commercial II

customers are those which average more than 12,000 gallons per month. The determination as to whether a customer is a Commercial I or II customer will be reviewed annually and is at the sole discretion of the Board of City Commissioners. Commercial I customers will be charged a base rate of \$34.75 monthly and \$6.82 per 1,000 gallons used based on their monthly usage, and Commercial II customers will be charged a base rate of \$94.62 monthly and \$6.82 per 1,000 gallons used based on their monthly usage.

C. Pursuant to the provisions of Florida Statutes section 180.191(2024), the City shall charge consumers outside the municipal boundaries the same rates, fees, and charges as customers inside the municipal boundaries, with the exception that in addition thereto, the municipality as allowed by statute shall add a surcharge of twenty-five percent (25%) of such rates, fees, and charges to consumers outside the city boundaries.

D. No other surcharges shall be made to any water rates except as set forth in paragraph "C" of this section.

E. The sewer utility fees as set forth in this section may following enactment of this resolution, at the discretion of the City Commission by a subsequent duly enacted resolution, be adjusted on an annual basis hereafter as may be necessary and appropriate to operate the utility, including an annual adjustment in the rates charged by the City based upon an increase or decrease in the Federal Consumer Price Index as subsequently determined.

SECTION 3.

All other matters set forth in Ordinance No. 2023-06 except as amended by this Resolution shall remain in full force and effect and are unaffected by this Resolution.

SECTION 4. EFFECTIVE DATE.

This ordinance shall become effective on October 1, 2025.

PASSED AND DULY RESOLVED this 22nd day of September, 2025.

BOARD OF COMMISSIONERS OF
THE CITY OF TRENTON, FLORIDA

By: _____
Robbi Coarsey Avery
Mayor-Commissioner

ATTEST: _____
Brittany Mills
City Clerk/Manager

RESOLUTION NO. 2025-07

A RESOLUTION OF THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA, RELATING TO THE PROVISION OF FIRE PROTECTION SERVICES AND FACILITIES AND COLLECTION OF SPECIAL ASSESSMENTS THEREFOR IN THE INCORPORATED AREA OF THE CITY OF TRENTON TO BE COLLECTED FOR A PERIOD OF MORE THAN ONE (1) YEAR; SETTING FORTH PURPOSE AND DEFINITIONS; MAKING LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT; SETTING FORTH A PROPOSED SCHEDULE OF ASSESSMENT RATES; APPROVING THE FINAL ASSESSMENT ROLL; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, the Board of Commissioners of the City of Trenton, Florida, has found that the imposition of Special Service Assessments for fire protection services and facilities against certain Assessable Property located within the incorporated areas of the City should be made; and

WHEREAS, the imposition of a Special Service Assessment for fire protection services and facilities is an equitable and efficient method of allocating and apportioning Service Costs among parcels of Assessable Property; and

WHEREAS, the Board initiated a fire protection services and facilities assessment program within the incorporated area of the City of Trenton, Florida, using the tax bill collection method, also known as the uniform method for the levy, collection and enforcement of non-ad valorem assessments, pursuant to Resolution No. 2015-07, for the Fiscal Year beginning on October 1, 2015, and

WHEREAS, the Board desires to continue the non ad valorem assessment within the municipal boundaries and redefine the City boundaries and impose such assessment on existing and on newly affected property owners within the City;

NOW, THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA, AS FOLLOWS:

SECTION 1. AUTHORITY. This resolution is adopted pursuant to the provisions of Chapter 166, Florida Statutes, section 197.3632, Florida Statutes, and other applicable provisions of law.

SECTION 2. PURPOSE AND DEFINITIONS. This resolution constitutes the restated Final Assessment Resolution as referenced by section 197.3632, Florida Statutes. All terms not otherwise defined herein shall have the meanings as described by section 197.3632, Florida Statutes.

"Building" means any structure, whether temporary or permanent, built for support, shelter or enclosure of persons, chattel, or property of any kind, including manufactured homes.

"Building Area" means the conditioned (HVAC) area of a Building expressed in square feet and reflected on the Tax Roll or, in the event such information is not reflected, or determined not to be accurately reflected, on the Tax Roll, that area determined by the City.

"Code Descriptions" mean the descriptions listed in the Fixed Property Use Codes and the descriptions listed in the Improvement Codes and the Land Use Codes of the Gilchrist County Property Appraiser.

"Dwelling Unit" means a Building, or a portion thereof, available to be used for residential purposes, consisting of one or more rooms arranged, designed, used, or intended to be used as living quarters for one family only.

"Fire Protection Services" means those fire suppression and rescue services provided by, and to be provided by, the City of Trenton, Florida, either directly, or indirectly through entities under contract or other agreement with the City of Trenton, Florida, and shall include all "Service Costs".

"Improvement Codes" mean the building use codes assigned by the Gilchrist County Property Appraiser to Tax Parcels within the City of Trenton, Florida to describe buildings and improvements.

"Hazardous Materials Site" means those sites identified as "301" sites pursuant to Title III of the Superfund Amendments and Reauthorization Act (SARA).

"Institutional Property" means those Tax Parcels with a Code Description designated as "Institutional" in either the Improvement Codes or the Land Use Codes, and otherwise classified as a church, school, or public governmental building by the Gilchrist County Property Appraiser and is wholly exempt from taxation under Florida Law.

"Land Use Codes" mean the property use codes assigned by the Gilchrist County Property Appraiser to Tax Parcels in the City of Trenton, Florida to describe land.

"Non-Residential Property" means those Tax Parcels with a Code Description designated as "Non-Residential" in the Improvement Codes and including Institutional Property .

"Residential Property" means those tax parcels with a Code Description designated as "Residential" in the improvement Codes.

"Tax Parcel" means a parcel of property located within the City of Trenton, Florida to which the Gilchrist County Property Appraiser has assigned a distinct ad valorem tax identification number.

"Vacant" means those tax parcels with a Code Description designated as "Vacant" in the Improvement Codes.

SECTION 3. GENERALLY; PREPARATION OF AMENDED ASSESSMENT ROLL.

(A) For the Fiscal Year in which Service Assessments for Fire Protection Services are imposed, the Service Cost shall be allocated among parcels of Assessable Property based upon the schedule of assessment rates in Appendix A hereof.

(B) The Clerk, or their designee, shall be the Assessment Coordinator for the purposes of administering the Final Assessment Resolution hereafter adopted relative to the Special Service Assessment set forth in this Resolution.

(C) Upon the imposition of Special Service Assessments for Fire Protection Services against Assessable Property located in the incorporated area, the City of Trenton, Florida, shall provide Fire Protection Services to such Assessable Property. The proceeds of the Special Service Assessments shall be used to fund the Service Cost for Fire Protection Services.

SECTION 4. LEGISLATIVE DETERMINATIONS OF SPECIAL BENEFIT AND FAIR APPORTIONMENT. It is hereby ascertained and declared that the following legislative findings, are hereby ratified and confirmed, and that the following additional legislative findings are made:

(A) There is a logical relationship between Fire Protection Services and the use and enjoyment of real property, and specifically that such Fire Protection Services provide a special benefit to real property by: (1) protecting the value and integrity of improvements, structures, and land through the suppression of fires; (2) protecting the life and safety of intended occupants in the use and enjoyment of improvements, structures and land; (3) lowering the cost of fire insurance by the presence of a fire protection services program within the City; and (4) containing fire incidents occurring on Vacant Property to protect resources on such properties and to avoid the potential spread of fires to improved properties.

(B) Each parcel of Assessable Property on which a Special Service Assessment is imposed will be specially benefitted by the availability of Fire Protection Services in an amount not less than the Special Service Assessment upon such parcel, computed in the manner set forth in this Resolution.

(C) It is fair and reasonable to use the Improvement Codes and the Land Use Codes for the apportionment purposes because: (1) the Tax Roll database employing the use of such property use codes is the most comprehensive, accurate, and reliable information readily available to determine the property use, Building Area for improved property, and acreage for Agricultural/Vacant Property within the City, and (2) the Tax Roll database within such property use codes is maintained by the Gilchrist County Property Appraiser and is thus consistent with parcel designations on the Tax Roll which permits the development of an Assessment Roll in conformity with the requirements of Florida Statutes, and other applicable provisions of Florida law.

(D) In general, the need for a Special Service Assessment for Fire Protection Services, and the apportionment thereof as set forth in this Resolution, are based on the study by

Governmental Services Group, Inc. (GSG), entitled "City of Trenton, Florida, Fire Assessment Program Update dated March 14, 2022. This study was conducted at the request of and for City of Trenton, Florida. This study is attached hereto as Appendix B and is incorporated herein by reference. That study provided various rate scenarios used to identify the value of the services to the property which appear to be fair and equitable to provide fire protection services. Such rate scenarios and assessment amounts are adopted by this Resolution.

(E) While much of the City maintains a rural character, fires on vacant and agricultural land place a recognized and measurable demand on the fire rescue services of the City, and provide benefits to the agricultural/vacant properties by protecting resources on such properties. However, pursuant to Florida Statutes section 170.01(4) a municipality may not levy special assessments for the provision of fire protection services on lands classified as agriculture lands under Florida Statutes section 193.461 unless the land contains a residential dwelling or nonresidential farm building, with the exception of an agricultural pole barn, provided the nonresidential farm building exceeds a just value of \$10,000.00. As such, except for those exceptions set forth herein, no special assessments shall be imposed for qualifying agriculture vacant land hereunder, or upon vacant non-agriculture unimproved property.

(F) Neither the size nor the value of Residential Property determines the scope of the required fire suppression and rescue response, so it is fair and reasonable to apportion and impose the Special Service Assessment on a fixed, per Dwelling Unit basis. Further, apportioning the costs for Fire Protection Services for Residential Property on a fixed, per Dwelling Unit basis is required to avoid cost inefficiency and unnecessary administration.

(G) For Buildings on Improved, Non-Residential property, the risk of loss and the demand for Fire Protection Service availability is substantially the same for such buildings below a certain minimum size. Thus it is fair and reasonable to provide for a base minimum charge for such buildings.

(H) The risk of loss and the demand for Fire Protection Services increases with increased size of buildings on Improved, Non-Residential property and thus it is fair and reasonable to provide for an increased Special Service Assessment for buildings above a certain minimum size, and that the assessment increase with the increased size of the building. The assessment of such Buildings based on Building Area is a fair and reasonable method to classify benefitted parcels and to apportion costs among benefitted parcels that create similar demand for the availability of Fire Protection Services.

(I) Institutional Property exempt from ad valorem taxation under Florida law provide facilities and uses to the ownership, occupants, membership as well as the public in general that otherwise might be requested or required to be provided by the City and such property uses serve a legitimate public purpose and provide a public benefit. Therefore, it is fair and reasonable not to impose Fire Rescue Service Assessments upon such parcels of Institutional Property whose use is wholly exempt from ad valorem taxation under Florida law.

(J) Apportioning the assessed costs for Fire Protection Services attributable to Hazardous Materials Sites on a per parcel basis is a fair and reasonable method of apportionment. Hazardous Materials Sites pose an obvious fire hazard and are specially benefitted from the

City's provision of Fire Protection Services. Such sites rarely have buildings with conditioned space, or other features that may be measured in a way that is relevant to the provision of Fire Protection Services. Thus a fixed fee per site is fair and reasonable, and required to avoid cost inefficiency and unnecessary administration. However, at this particular time the Board of Commissioners has determined that no hazardous material site charge shall be imposed.

(K) It is fair and reasonable to provide a discount for buildings containing an approved sprinkler system because such a system is likely to reduce the needed level of Fire Protection Service provided by the city, thereby reducing the special benefit to the property.

SECTION 5. PUBLIC HEARING. A Public Hearing on this Resolution was properly noticed and scheduled to be held on September 22, 2025 in the Gilchrist County Commission Meeting Facility, located at 210 South Main Street, Trenton, Florida, for the purposes as set forth herein, and for such other purposes as set forth in Florida law.

SECTION 6. NOTICE BY PUBLICATION. The Assessment Coordinator has published a notice, as required by and in accord with applicable Florida law, in a newspaper generally circulated in Gilchrist County. However presently no newspaper is currently being published in Gilchrist County and this notice was in the alternative published in the Dixie County Advocate Newspaper which is an adjoining county newspaper.

SECTION 7. AMENDED ASSESSMENT ROLL. The Assessment Coordinator has prepared, or caused to be prepared, an Amended and Restated Final Assessment Roll for the Fiscal Year beginning October 1, 2025, in the manner required by Florida Statutes, and other applicable Florida Law.

SECTION 8. EFFECTIVE DATE. This resolution shall take effect immediately upon adoption by the Board.

PASSED AND DULY RESOLVED in regular session at a duly advertised public hearing, with a quorum present and voting, by the City Commission, this 22nd day of September, 2025, A.D..

BOARD OF COMMISSIONERS OF THE
CITY OF TRENTON, FLORIDA

By: _____
Robbi Coarsey Avery
Mayor-Commissioner

ATTEST:

Brittany Mills Clerk/City Manager

APPENDIX A

SCHEDULE OF ASSESSMENT RATES APPORTIONING THE SERVICE COST FOR FIRE RESCUE SERVICES AND FACILITIES

SECTION 1. INTRODUCTION.

Based upon a study prepared for the City by Governmental Service Group, Inc. (GSG), dated March 14, 2022 it was estimated that the maximum rates to provide an increased level of service for fire protection services to provide additional personnel, additional capital, and equipment, would require an annual maximum rate of \$375.00 per residential assessable parcel and \$0.09 per non-residential assessable parcel. Following review the Board has determined based upon study that the rate should be implemented at approximately 61% of the maximum rate, which will be implemented within the entirety of the municipal boundaries of the City of Trenton, Florida as shown on Appendix C. As such the Service Assessment rates for fire protection service and facilities provided herein shall be deemed the Maximum Assessment Rates for the Fiscal Year beginning October 1, 2025.

SECTION 2. MAXIMUM ASSESSMENT RATE AND AMENDED AND RESTATED INITIAL RATE OF ASSESSMENT.

The Maximum Assessment Rates shall be as established below.

Residential Properties, Improved:

An annual assessment of \$229.00 per Dwelling Unit shall be imposed. Lots or parcels having multiple Dwelling Units shall be assessed a separate fee for each Dwelling Unit located thereon. Vacation homes and second residences shall be assessed as all other Dwelling Units.

Non-Residential Properties, Improved

Except as specifically exempted herein, all improved properties with non-residential uses shall be assessed as follows:

\$0.05 per square feet of Total Building Area.

“Non-Residential Properties, Improved” shall include RV parks, motels, hotels, and nursing homes.

Hazardous Materials Sites

No charge.

Vacant and Other Properties

No fee for vacant or agricultural parcels, unless the land contains a residential dwelling unit thereon, or a nonresidential farm building with a just market value exceeding \$10,000.00. However, no fee for agriculture exempt pole barns shall be imposed.

Mixed Use

Lots or parcels containing a mixture of different classes of property shall be assessed for the units of each class times the rate for that particular class plus the number of units of the other class times the rate applicable for that particular class. (i.e., a parcel containing two houses and two commercial uses shall be assessed 2 x the rate for Residential plus 2 x the rate for Improved, Non-Residential)

SECTION 3. EXEMPTIONS.

The Board hereby establishes the following exemptions to the application of the assessments set forth herein:

(A) Exemption for Indigency. Those persons who are indigent, meaning a person who, for the preceding twelve (12) months had an average family income which is below one hundred percent (100%) of the current year federal poverty level guidelines may apply for exemption from the Fire Protection Service Assessment. The application must be presented with sufficient evidence of indigency.

(B) Institutional Uses. No Fire Protection Service Assessment shall be imposed upon a parcel of Institutional Property whose use is wholly exempt from ad valorem taxation under Florida law as defined in this Resolution.

SECTION 4. DISCOUNT FOR FIRE SPRINKLERS

The Board hereby establishes the following discount to the application of the assessments set forth herein for buildings with approved sprinkler systems: 25 percent.

SECTION 5. GOVERNMENT BUY-DOWN AND INSTITUTIONAL TAX EXEMPT BUY-DOWN.

The Board recognizes that a portion of the total Special Assessment revenue generated by the implementation of the Special Assessment hereby imposed is being exempted from collection although a portion of the cost of such service is funded by the Special Assessment. The City following study has determined that this cost based upon the assessment being imposed is \$25,879 for government property, and \$4,038 for institutional tax exempt property. As such, in equity the City shall contribute the sum of \$29,917 annually to the Special Assessment Fund as the buy-down to offset this exempted loss of revenue.

APPENDIX B

City of Trenton, Florida Fire Assessment Program Update dated March 14, 2022 by Governmental Services Group, Inc. (GSG). [On file and of record in the Office of the City Clerk in and for the City of Trenton, Florida].

APPENDIX C

The entire municipal boundaries of the City of Trenton, Florida as currently existing on the effective date of this Resolution No. 2025-07, or as more particularly set forth and specifically described by a Florida Registered and Licensed Professional Land Surveyor.

RESOLUTION NO. 2025-08

**A RESOLUTION OF THE BOARD OF COMMISSIONERS
OF THE CITY OF TRENTON, FLORIDA ESTABLISHING
THE RATES AND EXEMPTIONS FOR REFUSE PICK-UP
PROVIDED TO THE CUSTOMERS BY THE GARBAGE
CONTRACTOR FOR THE CITY; SPECIFICALLY
ADJUSTING THE RATES ESTABLISHED PURSUANT TO
ORDINANCE NUMBER 2023-07 AND ANY PREVIOUS
RESOLUTION; PROVIDING FOR SEVERABILITY; AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the Board of Commissioners of the City of Trenton, Florida following discussion in regular meeting duly assembled, has determined that it is necessary to establish new garbage fees charged to its customers in order to keep pace with the garbage collection fees charged to the City by its garbage collection contractor and to ensure that the service remains profitable, and to establish other requirements for utilization of the service; and

WHEREAS, a Resolution adjusting such new garbage rates is authorized pursuant to Section 6 of Ordinance 2023-07 of the Code of Ordinances of the City of Trenton;

NOW THEREFORE, BE IT RESOLVED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA, AS FOLLOWS:

Section 1. Levy of garbage collection fees:

There is hereby imposed and levied upon users of services provided by the City of Trenton, fees for the collection of garbage as follows:

- (A) Residential and churches hand collection pick-up, two (2) pick-ups per week,
96 gallon cans**\$31.16** per month;

NOTE: [This fee also includes the additional \$2.00 fee for furniture pickup/yard waste pickup]

- (1) All residential account holders who are 65 years old or older and whose total household income does not exceed 100% of the Federal poverty level guidelines shall be exempt from payment of the garbage collection fee.

(B) Commercial and churches with Schools/Soup Kitchens:

(1) Hand collection, two (2) pick-ups per week, 96 gallon cans..\$43.91 per month;

(2) Dumpsters:

1-8 yd. container 2 times a week =\$711.07 per month;

1-8 yd. container 1 time a week = \$381.22 per month;

1-6 yd. container 2 times a week = \$559.24 per month;

1-6 yd. container 1 time a week = \$279.63 per month;

1-4 yd. container 2 times a week = \$379.75 per month;

1-4 yd. container 1 time a week = \$189.85 per month;

1-2 yd. container 2 times a week = \$189.85 per month;

1-2 yd. container 1 time a week = \$94.92 per month;

(3) The following services are offered on an elective basis for use with a commercial dumpster at the following designated fees:

a. Locking device\$ 7.00 per month;

b. Deodorizing 1 time a week\$1.00 per container, per month.

Section 2. Ordinance Number 2023-07 to Remain in Effect.

This Resolution is made for the purpose of adjusting the garbage collection fees only pursuant to Ordinance Number 2023-07 and any previous Resolutions. All other matters set forth in Ordinance 2023-07 except for the fee adjustments established by this Resolution shall remain in full force and effect.

Section 3. Resolution Required For Future Rate Increases

The garbage collection fees as established by this Resolution under authority of Ordinance Number 2023-07 may following enactment of this Resolution, at the discretion of the City Commission by a subsequent duly enacted resolution, be adjusted hereafter as may be necessary and appropriate to operate the service.

Section 4. Severability.

If any provision or portion of this Resolution is declared by any court of competent jurisdiction to be void, unconstitutional, or unenforceable, then all remaining provisions and portions of this Resolution shall remain in full force and effect.

Section 5. Effective date.

This Resolution shall become effective immediately upon passage by the City Commission of the City of Trenton, Florida, on September 22, 2025, and the new rates are effective beginning October 1, 2025.

BOARD OF COMMISSIONERS OF THE
CITY OF TRENTON, FLORIDA

By: _____
Robbi Coarsey Avery
Mayor-Commissioner

ATTEST: _____
Brittany Mills
Clerk/City Manager

PROCLAMATION

HONORING THE TRENTON HIGH SCHOOL GIRLS SOFTBALL TEAM AS 2025 CLASS 1A STATE CHAMPIONS

WHEREAS, the Board of Commissioners of the City of Trenton, Florida is proud to acknowledge the outstanding success and accomplishments of the 2024-2025 Trenton High School Girls Softball Team for its spectacular season; and

WHEREAS, the Trenton "Lady Tigers" Softball Team has brought honor, positive attention, and recognition to all of Gilchrist County for the team's outstanding dedication, excellent performance, and exceptional contributions made during Trenton High School's 2024-2025 softball season; and

WHEREAS, the Trenton "Lady Tigers" Softball Team completed its season by capturing the 2025 1A State Softball Championship; and

WHEREAS, all of the coaches and players comprising the 2024-2025 team are worthy of special recognition for their hard work in accomplishing this goal; and

WHEREAS, this team reinforces the standard that through hard work, dedication, teamwork, and perseverance, desired goals and results can be achieved.

NOW THEREFORE, BE IT PROCLAIMED BY THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA AS FOLLOWS:

1. That the 2024-2025 Trenton High School Girls Softball Team is hereby recognized and honored by the Board for its accomplishments as the 2025 Class 1A State Softball Champions.
2. That the Board hereby through this proclamation extends its appreciation to the team for a job **"WELL DONE."**
3. That a copy of this proclamation shall be spread upon the minutes of the Board as a permanent record of this team's accomplishments and that a copy of this proclamation shall be hereafter immediately published in the Gilchrist County Herald Newspaper in recognition and in honor of this team.

DULY PROCLAIMED this 22nd day of September, 2025, A.D.

BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA.

Robbi Coarsey Avery
Mayor-Commissioner

ATTEST:

Brittany Mills
Clerk/City Manager