

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, October 27, 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, October 13, 2025
- E. Action Items**
 - 1. Anthony Messina; Tree Removal
 - 2. Ordinance 2025-04 – Allowing Chickens in Residential Districts;
Second Reading
- F. City Attorney Report**
- G. City Manager Report**
- H. Board Member Requests**
- I. Public Comments**
- J. Adjourn**

**City of Trenton
Minutes
Commission Meeting
October 13, 2025**

The Trenton City Commission, serving also as the Planning & Zoning Board and the Community Redevelopment Authority, met on Monday, October 13, 2025, at the Gilchrist County Commission Meeting Building. Those in attendance were as follows:

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

A. CALL TO ORDER

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

B. ADOPTION OF AGENDA

City Manager Mills stated that action item #3 should be removed. Commissioner Coleman made a motion to adopt the amended agenda. Commissioner Williams seconded the motion. The motion carried unanimously.

C. UNSCHEDULED GUESTS

Tom Rittenhouse presented the Board with a petition, signed by residents in the SW section, protesting the excessive traffic and speeding on SW 5th Avenue and SW 5th Street, and extremely loud exhaust systems, and loud music from vehicles. Mr. Rittenhouse suggested posting 15-20 MPH speed limit signs, speed bumps, "No Thru Traffic" signs, and increasing public safety patrols to curtail the traffic.

Anthony Messina addressed the Board asking for permission to remove trees on the City's right-of-way at 414 SE 2nd Avenue. After lengthy discussion it was decided to add the topic to the agenda of the next meeting as an action item.

Diana Clifton asked the status of the "No Engine Braking" signs. Chief Rexroat reported that FDOT limited the number of signs that can be installed to three, stating that without signs at all entrances to town his department cannot enforce the no engine braking ordinance.

Tim James addressed the Board regarding the traffic in the SW area and the noise of engine braking. Mr. James suggested lowering the speed limit on south SR 129 to 30 MPH before the intersection of SW 5th Avenue. Attorney Lang explained that because SR 129 is a state roadway the City has no say in the speed limits and FDOT has not agreed to the City's requests.

Mayor Avery asked Chief Rexroat if there will be more public safety presence in the SW section to which Chief Rexroat replied yes.

D. CONSENT ITEMS

1. Minutes – Final Budget Hearing; September 22, 2025

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

2. Minutes – Regular Commission Meeting; September 22, 2025

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

3. August Financial and Expenditure Reports

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

E. ACTION ITEMS

1. Ordinance 2025-04 – Allowing Chickens in Residential Districts; First Reading

Attorney Lang read Ordinance 2025-04 by title only:

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA; AMENDING SECTIONS 4.5.4, 4.6.4, 4.7.4, 4.8.4, AND 4.9.4, OF THE CITY OF TRENTON LAND DEVELOPMENT REGULATIONS, AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HERewith; BY EXEMPTING CHICKENS ONLY FROM THE PROHIBITED USES FOUND THEREIN, BUT OTHERWISE CONTINUING THE PROHIBITION AGAINST OTHER TYPES OF POULTRY FOUND THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

Commissioner Rutter made a motion to adopt Ordinance 2025-04. Commissioner Williams seconded the motion. There was no public input. The motion carried unanimously.

2. City Wide Paving Bid

City Manager Mills reported that four bids were received for the city-wide paving project, with Hicks Asphalt, Paving and Concrete, LLC, offering the lowest bid. Mrs. Mills offered several options for funding the project. Todd Gray, with Hicks, stated that they could hold the bid for a couple of months. After lengthy discussion, Commissioner Rutter made a motion to accept the bid from Hicks Asphalt, Paving and Concrete, LLC, in the amount of \$2,768,148, contingent upon funding. Commissioner Williams seconded the motion. Tom Rittenhouse asked how much revenue the City receives from citations. Mrs. Mills answered \$8,000 from October 2024 until August 2025. Diane Clifton asked if the bid covered all four quadrants of the city. Mrs. Mills answered yes. There was no further input from the public. The motion carried unanimously.

After discussion regarding reducing expenses or imposing a street assessment, it was the consensus of the Board that Mrs. Mills come back to the Board with all options and the revenue each would generate.

At 6:55 pm Mayor Avery recessed the meeting for a brief break, resuming the meeting at 7:00 pm.

3. Wastewater Plant Upgrade Bid

This topic was removed from the agenda.

4. School Zone Speed Cameras

Chief Rexroat provided information regarding the school zone speed cameras in Montgomery County, Maryland New York City, Seattle, Washington, and the state of Minnesota. Attorney Lang stated the Board decision tonight is whether to move forward, and if the answer is yes, then a request for proposals will have to be issued.

Mayor Avery asked why tickets aren't being written if there are violations.

Tom Rittenhouse asked if the school zone speed cameras will replace officers. Chief Rexroat stated no.

Craig Ruede stated if we have a tool we should use it.

Commissioner Rutter made a motion to move forward and issue a request for proposals. Commissioner Williams seconded the motion. There was no further public input. 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 reported that the positions held by Mayor Avery and Commissioner Williams are up for re-election, and that qualifying is October 27 – 31, with the election being held on December 2. Mr. Lang stated that Commissioners Coleman, Davis and Rutter will serve as the Canvassing Board the night of the election.

H. CITY MANAGER REPORT

City Manager Mills reported that the invoice for surveying the additional section of the cemetery has been received from Parrish Surveying, in the amount of \$10,585, which is over her spending threshold. Commissioner Rutter made a motion to approve the invoice. Commissioner Coleman seconded the motion. There was no public input. The motion carried unanimously.

I. BOARD MEMBER REQUESTS

Commissioner Coleman stated the reading of the proclamation honoring the girls softball championship team went well.

There were no other requests from board members.

J. PUBLIC COMMENTS

Pam Harlan stated that speeding seems to be the worst on SW 5th Avenue and SW 5th Street, and that maybe a sign reading “Drive Like Your Children Live Here” would make a difference. Diane Clifton stated there is a “Children at Play” sign on 5th Avenue.

Tom Rittenhouse stated that he would not like to see the police presence diminished. Mr. Rittenhouse asked why not pave only the streets that need paving instead of the whole town.

Craig Ruede stated the speeding is in every neighborhood due to people trying to avoid the traffic light.

There were no other public comments.

M. ADJOURN

Mayor Avery adjourned the meeting at 7:55 pm.

Attest:

Brittany Mills, City Manager

Robbi Coarsey Avery, Mayor

Messina - see page 2
for reference re: tree
removal

**City of Trenton
Minutes
Commission Meeting
February 24, 2025**

The Trenton City Commission met on Monday, February 24, 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

Commissioners Rutter and Williams were absent.

A. CALL TO ORDER

Mayor Avery called the meeting to order at 5:32 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

Tom Rittenhouse, resident at 313 SW 1st Street, approached the Board with a noise complaint, specifically the semi-truck engine braking and local pickup trucks with illegal exhaust systems. Mr. Rittenhouse stated that speeding on SW 1st Street is also an issue. Chief Rexroat stated that the Public Safety officers will monitor SW 1st Street for speeding.

Mr. Rittenhouse asked if there was anything that can be done about the illegal exhaust systems. Chief Rexroat replied citations can be issued for loud exhaust systems.

There was no further public input. The motion carried unanimously.

D. CONSENT ITEMS

1. Minutes – Regular Commission Meeting, February 10, 2025

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

E. DISCUSSION ITEMS

1. Engine Braking

City Manager Mills stated that FDOT will provide signs prohibiting engine braking after the City adopts an ordinance, and that the City will be responsible for installing and maintaining said signs.

Chief Rexroat stated that in addition to the ordinance, a program will be required to write and collect citations.

Commissioner Coleman made a motion to adopt an ordinance prohibiting engine braking 24 hours per day, seven days per week. Commissioner Davis seconded the motion.

F. ACTION ITEMS

1. Clearing of SE 2nd Avenue

Matthew McClellan stated that Duke Energy is requiring that a portion of SE 2nd Avenue to be cleared before they will run power to his mobile home in the SE section. Mr. McClellan stated that he will use whomever the City requires to do the clearing and will cover the cost. Attorney Lang stated that the Board can authorize said clearing, as long as the contractor has workers compensation and general liability insurance, and that the work is done with city supervision.

Commissioner Coleman made a motion to authorize the clearing of a portion of SE 2nd Avenue, with the requirement that the contractor provide proof of workers compensation and general liability insurance with the City named as an additional insured, and that a city employee supervise the work. Commissioner Davis seconded the motion. There was no public comment. The motion carried unanimously.

2. Ordinance 2025-02 – Raising Spending Threshold for Department Heads

Attorney Lang read Ordinance 2025-02 by title only. City Manager Mills explained that the ordinance is confusing and restrictive. After discussion, Commissioner Coleman made a motion to not adopt the ordinance. Commissioner Davis seconded the motion. There was no public comment. The motion carried unanimously.

Commissioner Coleman made a motion to increase the spending threshold to \$5,000 for Chief Rexroat, and to increase the spending threshold to \$2,500 for department heads Clay Harris and Bruce Philman, and Deputy City Clerk Pat Watson. Commissioner Davis seconded the motion. There was no public comment. The motion carried unanimously.

3. Speeding on NW 1st Street

Attorney Lang reminded the Board that at the last commission meeting Chief Rexroat had suggested making the intersection of NW 1st Street and NW 1st Avenue a four-way stop, and explained that the stop signs will have to adhere to FDOT rules regarding traffic signs. Commissioner Coleman made a motion to install stop signs at the intersection of NW 1st Street and 1st Avenue making the intersection a four-way stop. Commissioner Davis seconded the motion. There was no public comment. The motion carried unanimously.

Charlotte Kearney stated that people are parking in the no parking space at the Crystal Ice House and blocking traffic. Chief Rexroat stated that he will address the situation.

4. Public Safety Holiday Pay Schedule

Chief Rexroat provided a handout to the Board detailing the changes to the policy. Commissioner Coleman made a motion to approve the changes. Commissioner Davis seconded the motion. There was no public comment. The motion carried unanimously.

G. CITY ATTORNEY REPORT

Attorney Lang had nothing to report.

H. CITY MANAGER REPORT

City Manager Mills reported that a new position has been created and that Stephanie Ripley, currently the receptionist/clerk, will move into the new position of Personnel Administrative Assistant, and that advertising for Mrs. Ripley's replacement has started.

Mrs. Mills stated that CFEC is still in the process of removing the old cable lines, and that they should start installing the equipment for fiber soon, with plans to be finished by the end of the year.

Mrs. Mills reported that we are waiting for FDOT approval of the preconstruction meeting for NE 7th Street, which is a SCOP project.

Mrs. Mills reported that there are issues with invoicing from Waste Pro and that charges in the amount of \$11,700 are not able to be verified, and that until the charges are verified the City will deduct that amount from the monthly bill.

I. BOARD MEMBER REQUESTS

Commissioner Coleman stated that she has been approached by some that are interested in having a Maker's Market/Produce Market once a month at the Depot.

There were no other board member requests.

J. PUBLIC COMMENTS

There were no public comments.

K. ADJOURN

Mayor Avery adjourned the meeting at 6:10 pm.

Attest:



Brittany Mills, City Manager

Robbi Coarsey Avery, Mayor

ORDINANCE NO. 2025-04

AN ORDINANCE OF THE BOARD OF COMMISSIONERS OF THE CITY OF TRENTON, FLORIDA; AMENDING SECTIONS 4.5.4, 4.6.4, 4.7.4, 4.8.4, AND 4.9.4, OF THE CITY OF TRENTON LAND DEVELOPMENT REGULATIONS, AND ALL OTHER ORDINANCES OR PARTS OF ORDINANCES IN CONFLICT HEREWITH; BY EXEMPTING CHICKENS ONLY FROM THE PROHIBITED USES FOUND THEREIN, BUT OTHERWISE CONTINUING THE PROHIBITION AGAINST OTHER TYPES OF POULTRY FOUND THEREIN; PROVIDING FOR SEVERABILITY; PROVIDING FOR INCLUSION IN THE CODE; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The Board of Commissioners of the City of Trenton is responsible for the health, safety, and welfare of its citizens and request has been made as many other communities have done to allow a limited number of chickens for personal noncommercial use in residentially zoned categories within the City under specific regulations and guidelines; and

WHEREAS, the amendments and modifications contained herein are in the best interest of the residents of the City of Trenton, Florida, serve a legitimate public purpose and should be allowed; and

WHEREAS, a duly advertised public meeting was held and all comments were received and heard by the Board of Commissioners of the City of Trenton as follows:

NOW, THEREFORE, be it ordained by the Board of Commissioners of the City of Trenton, Florida, as follows:

Section 1. Recitals. The foregoing recitals are true and correct and incorporated herein by reference.

Section 2. Amendment. This ordinance shall specifically amend that portion of City of Trenton Ordinance No. 93-1, Sections 4.5.4, 4.6.4, 4.7.4, 4.8.4, and 4.9.4 of the City Land Development Regulations and all other ordinances or parts of ordinances in conflict herewith as they pertain to “chickens” only from the prohibited uses therein, but otherwise continuing the prohibition against other types of poultry and the other animals as described therein.

Section 3. Requirements. Chickens other than roosters shall be allowed for personal use as an accessory use on property being used for lawful residential use within the "RSF" Residential, Single Family; "RSF/MH" Residential, (Mixed) Single Family/Mobile Home;" "RMH" Residential, Mobile Home; "RMH-P" Residential, Mobile Home Park; and "RMF" Residential, Multiple Family land use categories, subject to the following requirements:

A. Any person keeping, harboring, raising or maintaining chickens as an accessory use to an occupied dwelling unit shall be subject to the following restrictions:

1. No more than six (6) chickens may be kept and roosters are specifically prohibited;
2. Slaughtering of chickens is prohibited on premises;
3. Chickens must be secured within a chicken coop or fenced enclosure at all times and no free roaming chickens shall be allowed. All chickens shall have direct access to a protected chicken coop within the enclosure at all times;
4. All feed and other items associated with the keeping of chickens that are likely to attract or to become infested with rodents or other pests shall be kept in a rodent and pest-proof container;
5. No manure shall be allowed to accumulate on the floor of the coop or ground. A fly-tight bin for storage of manure shall be utilized; the size shall be sufficient to contain all accumulations of manure. The fly-tight bin shall be kept at least twenty (20) feet away from all property lines;
6. Composting of chicken manure shall be allowed in an enclosed bin. The composting bin shall be kept at least twenty (20) feet away from all property lines;
7. Ducks, Geese, Turkeys, Peafowl, Roosters, Pigeons, or any other type of poultry or fowl are not allowed;
8. Chickens must be provided with a covered, properly ventilated, clean and maintained, predator resistant chicken house that is designed to be easily assessed, with at least two square feet per chicken;
9. During daylight hours, chickens must have access to the chicken house and access to an outdoor enclosure that is adequately fenced to protect them from predators;
10. The coop and pen/run area must be at least 20 feet from the adjoining property line, cleaned regularly and kept free of insects and rodents. Odors from chickens, including chicken manure, or other items associated with the keeping of chickens must not be perceptible at the property boundaries. Chickens shall not be allowed to create a nuisance including odor, or noise or contribute to any other nuisance condition;
11. Chickens must be kept for personal use only. No selling of chickens, feathers, or chicken manure, or the breeding of chickens shall be allowed. Notwithstanding this however, the selling of eggs is allowed.

- B. Any chicken coop or fenced enclosure used to house or contain chickens shall:
1. Not be located in the front or side yards; and
 2. Shall be set back a minimum of twenty (20) feet from all property lines.

Section 4. Enforcement. Enforcement of this ordinance may be accomplished by the City in its sole discretion by any of the following measures, including but not limited to, use of the City Code Enforcement Officer through the City Code Enforcement Hearing procedure, or by seeking injunctive relief and/or damages, or abatement through a court of competent jurisdiction, or by the issuance of a non-criminal citation to the offender by a City of Trenton Public Safety Officer. If the citation issued is not challenged the offending party shall pay to the City a fine of \$100.00 for a first violation, \$200.00 for a second violation, and \$300.00 for a third and subsequent violation, plus all court costs and fees. If the citation is challenged, the court in its discretion may impose a fine of up to \$500.00 plus court costs and fees.

Section 5. Severability. If any section, sentence, clause, or phrase or word of this ordinance is for any reason held or declared to be invalid, unconstitutional, inoperative or void by any court of competent jurisdiction, then said holding shall in no way affect the validity of the remaining portions of this ordinance; and it shall be construed to have been the Commissioners' intent to pass this ordinance without such unconstitutional, invalid or inoperative part therein; and the remainder of this ordinance, after the exclusion of such part or parts shall be deemed and held to be valid, as if such parts had not been included herein; or if this ordinance or any provisions thereof shall be held inapplicable to any person, groups of persons, property, kind of property, circumstances or set of circumstances, such holding shall not affect the applicability thereof to any other person, property or circumstances.

Section 6. Inclusion in the Code. It is the intent of the Board of City Commissioners that the provisions of this ordinance shall become and be made a part of the Code of Ordinances of the City of Trenton and that the sections of this ordinance may be renumbered or re-lettered and the word "ordinance" may be changed to "section," "article," or such other appropriate word or phrase in order to accomplish such intentions.

Section 7. Effective. This ordinance shall take effect immediately upon final passage and adoption by the Board of Commissioners of the City of Trenton, Florida.

PASSED ON FIRST READING by the Board of Commissioners of the City of Trenton, Florida with a quorum present and voting, this ____ day of _____, 2025.

PASSED AND DULY ADOPTED on final reading after public notice, with a quorum present and voting, by the Board of Commissioners of the City of Trenton, Florida on this _____ day of _____, 2025.

BOARD OF COMMISSIONERS OF THE
CITY OF TRENTON, FLORIDA

By: _____
Robbi Coarsey Avery
Mayor-Commissioner

ATTEST: _____
Brittany Mills
Clerk/City Manager

City-Wide Paving Funds Options:

		Annual Funds Allocated for Paving
Reduce PD	A: No Officers All calls for service will be handled by Sherriff's office. Response time and availability may vary. Will still have Chief and Admin/Code Enforcement to cover Code Issues. B: Two Officers All calls for service will be handled by the PSD and the Sheriff's office, as we will not be able to provide full coverage. Response time and availability may vary.	\$285,771
Reduce PW	1 Position This position will have to be restructured and filled by current employees. The possibility of an additional inmate crew could assist with the issue	\$39,100
Reduce Admin	1 Position The temporary workload for the vacant position will be permanently restructured into the other positions	\$19,500

These savings only reflect personnel services changes. Operation Expenses will also decrease based on usage.