



# Town Commission Regular Meeting Agenda

Tuesday, May 12, 2026 at 7:00 PM

706 NE Chokolka BLVD

## CALL TO ORDER

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

## ANNUAL REORGANIZATIONAL MEETING

## CONSENT AGENDA

1. Agenda Approval
2. Amendment to May 13, 2025 Meeting Minutes

Following a review of the approved minutes from the May 13, 2025 Town Commission meeting, staff identified an omission under an item that was recorded as “discussion only.” The official record should reflect that a motion was made and approved by the Commission.

The proposed amendment will correct the minutes to accurately document the action taken.

3. Regular Commission Meeting Minutes of April 14, 2026  
Special Called Meeting Minutes of April 20, 2026  
Amended Minutes of May 13, 2025

## GUESTS

4. Micanopy Branch Library Update
5. Willie Mae Stokes Community Center
6. Eric Atria - Alachua County Judge Candidate

## CITIZEN'S FORUM

Public Comment (public comments limited to 2 minutes per speaker, please)

## TOWN COMMISSION LIAISON REPORTS

7. Alachua County League of Cities
8. Alachua County Children's Trust
9. Thrasher Warehouse Board

## CITIZEN BOARD AND COMMITTEE REPORTS

10. Planning and Historic Preservation Board

11. Tree Committee

## **TOWN ATTORNEY REPORT**

### **REVIEW AND ACCEPTANCE OF FINANCIAL TRANSACTIONS AND REPORTS**

12. Financial Reporting for Period Ending April 30, 2026

## **TOWN ADMINISTRATOR REPORT**

13. Quarterly Financial Investment Update
14. Fire Station Repurpose Workshop – Summary & Next Steps

## **NEW BUSINESS**

15. Facilities Rental for Land Remembered Production

## **UNFINISHED BUSINESS**

## **TOWN COMMISSIONER REPORTS**

16. Commissioner (Seat 1) Judy Galloway
17. Commissioner (Seat 3) David Massey
18. Commissioner (Seat 4) Kevin Putansu
19. Commissioner (Seat 5) Ken Wessberg

## **MAYOR (SEAT 2) JIANA WILLIAMS REPORT**

## **ADJOURN**

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## CALL TO ORDER

Mayor Jiana Williams called the meeting to order 7:02 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Commissioners present:

Mayor Jiana Williams

Mayor Pro Tem Kevin Putansu

Commissioner Judy Galloway

Commissioner David Massey

Commissioner Ken Wessberg

Staff Present:

Attorney A. Derek Folds

Town Administrator Sara Samario

Deputy Town Clerk Patty Polk

## CONSENT AGENDA

Motion made and seconded (Wessberg/Galloway) to approve the content agenda as submitted; passed 5-0

1. Agenda Approval
2. Regular Commission Meeting Minutes of April 8, 2025

## Recognition of Patty Polk's Certified Municipal Clerk (CMC) Designation

## GUESTS

3. Micanopy Branch Library Update

Micanopy Librarian Wendy Schneider gave a verbal report

4. Willie Mae Stokes Community Center

Bishop Stokes gave a verbal report, detailing the many resources and support to the citizens at the Willie Mae Stokes Community Center.

## CITIZEN'S FORUM

Public Comment (public comments limited to 2 minutes per speaker, please)

Sandy Tyson - Thank you for the new gazebo, it looks nice, and the boards around the electrical poles.

Bishop Christopher Stokes - We are searching for a CDL driver.

Gail Davis - It is her and Mike's 20-year wedding anniversary.

Ms. Sheffield, attending this meeting on behalf of Sheriff Chad Scott, loves Micanopy. The food drive has a little bit of everything.

Jiana thanked the sheriff's department for their support.

Bud DesForges gave Kevin Putansu kudos; The potluck is a great thing. Relaxed atmosphere, meet your neighbors, and discuss town stuff. Sara gave a great presentation. You should join us.

Stephanie Bartsch. Congratulations to Patty Polk and the commission for the good work.

Linda Van Leer discussed the recent planting project. It was fun; Dede DesForges made lunch. The gazebo landscaping is good. She is proud of our town.

## **TOWN COMMISSION LIAISON REPORTS**

### 5. Alachua County League of Cities

Mayor Williams discussed the meeting last month. Working on organizations. At the next meeting, they will elect people.

Parenting Playbook. Teen work are seeking towns, cities, and internships. They are looking for places where the teens can work.

### 6. Alachua County Children's Trust

Mayor Williams discussed the Children's Trust. An advertisement will be done in Newberry this week. Three people shared their stories of opioid problems.

Mayor Williams gave a verbal report. 1 in 7 counterfeit pills can kill. Children are exposed to opioids from the 3rd to the 5th grade.

\$86,896 budget. Billboards, ads, and social media.

Ms. Sheffield, Alachua County Sheriffs department - drugs impersonating chips, freeze-dried candy, and such. it is drugs sold in some stores . If you didn't see it come out of the package - it is not for you.

### 7. Thrasher Warehouse Board

Commissioner Judy Galloway met with the Thrasher Warehouse board last night. They have requests, but it will come up later. Galloway has been the liaison for 3 1/2 years; she would like to know if anyone else would be willing to take over this task. They meet on the second Monday of each month. Commissioner Wessberg volunteered to take this over.

Motion made and seconded (Putansu/Massey) to nominate Ken Wessberg to be the liaison for the Thrasher Warehouse Board; passed 5-0

Bud DesForges, President of the Thrasher Warehouse Board, is pleased to have had Commissioner Galloway as their liaison; she provided valuable input.

DesForges discussed the Museum Front facade - Tom Thomas is an expert in historic restoration. The board hired him to inspect the building and report back to us about it. DesForges will present the report to the town.

DesForges discussed the electrical at the museum and all of the extension cords. Wired in 1983, and more electrical outlets should be added. County Line Electric gave us an estimate. The museum skipped the commission when they started the job. They paid half of the bill, and County Line did half of the work before someone requested that they stop until the commission review.

DesForges is asking for forgiveness. Does the town want to pay for this or at least 1/2 since they already paid for 1/2 of the bill of \$2300

Motion made and seconded (Galloway/putansu) to provide \$2500 to the museum towards electrical upgrades. passed 5-0

## **CITIZEN BOARD AND COMMITTEE REPORTS**

### 8. Planning and Historic Preservation Board

Administrator Samario discussed the meeting. A Certificate of Appropriateness was approved for a gate on the Brisky building.

The library requests a replat, and our planning council has assisted with this. Some other communities use a unity of title recorded with the clerk's office. We will review this process and possibly adopt it.

### 9. Tree Committee

Paul Cohen, Tree Committee member, held an Arbor Day celebration on Friday at 1:00 pm. Ken Wessberg delivered the proclamation. Should qualify us for Tree City USA.

## **TOWN ATTORNEY REPORT**

### 10. Final Reading of Ordinance No. 2025-02, Amendment to the Future Land Use Plan of the Comprehensive Plan

Attorney A. Derek Folds read Ordinance 2025-02 on short title.

Motion made and seconded (Galloway/Wessberg) to approve Ordinance 2025-02 on final reading; passed 5-0

### 11. Final Reading of Ordinance No. 2025-03, Amending the Official Zoning Map of the Land Development Code

Attorney A. Derek Folds read Ordinance 2025-03 on short title.

Motion made and seconded (Galloway/Massey) to approve Ordinance 2025-03 on final reading; passed 5-0

**REVIEW AND ACCEPTANCE OF FINANCIAL TRANSACTIONS AND REPORTS**

12. Financial Reporting for Period Ending April 30, 2025

Administrator Samario presented a verbal and written report.

Motion made and seconded (Galloway/Massey) to accept the financial reports as submitted; passed 5-0

**TOWN ADMINISTRATOR REPORT**

13. Proposed Budget for Annex

Administrator Samario presented a verbal and written report. We are defining the boundaries, putting up a fence, and making repairs to the house on the property. We will put up a continuous wooden fence. Our staff will install. About \$6000 for materials.

Commission Wessberg stated that David Holton has checked the building numerous times, and he has faith in David's opinion and this venture.

*(Added by amendment on [insert date of approval])*

Commissioner Galloway motioned to approve the budget of \$35,650 for fencing and repairs to the annex house. Seconded by Commissioner Wessberg. Motion passed 5-0.

14. Proposal for the disposal of property through a sealed bidding process.

Administrator Samario discussed the Town sign on NW Seminary Ave and Co. Rd 234, and it looks great.

We will put out sealed bids for the previous Town of Micanopy sign and the columns from the previous gazebo. The highest bid wins. We will list on our website and on our town email list and ask people to share.

Motion made and seconded (Galloway/Wessberg) to accept the process and move forward with bids; passed 5-0

15. Proposed Pay Increase for Town Staff Members

Administrator Samario presented a possible pay raise for Patty Polk and David Holton to the next pay grade step increase, which is 3%

Discussion ensued.

Motion made and seconded (Galloway/Wessberg) to approve the next step raise for Patty Polk and David Holton; passed 5-0

**NEW BUSINESS**

16. Electrical Upgrades at Micanopy Historical Society Museum

Discussed earlier in the meeting under Thrasher Warehouse Board.

## 17. Joint Project Proposals for Alachua County Partnership Matching Funds

Administrator Samario presented the matching funds. Discussion ensued.

Motion made and seconded (Galloway/Massey) to approve the fire station bay doors, annex building, and the filtration to approve; passed 5-0

### **UNFINISHED BUSINESS**

Mike New, Woodard, and Curran are our new engineers. vulnerability assessment. He is here to answer any questions.

August will offer more funding opportunities for our water system.

### **TOWN COMMISSIONER REPORTS**

#### 18. Commissioner (Seat 1) Judy Galloway

Commissioner Galloway thanked everyone for beign here. we are getting stronger everyday and thank you for all the thoughtes and prayers. thank you all for allowing us to do the work of the town. she is honored

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Commissioner Massey discussed the Micanopy Garden Exchange, 3rd Saturday, 11 am to 2:00 pm. Join us.

#### 20. Commissioner (Seat 4) Kevin Putansu

Mayor Pro Tem thanked Bud DesForges for acknowledging the potluck. It was a great time. July 28 or August 4th for the next time. Maybe a theme; give him your opinions

#### 21. Commissioner (Seat 5) Ken Wessberg

Ken Wessberg discussed the upcoming May 24th Veterans Day celebration. Thank you all.

Thank you to Commissiner Galloway; she deserves a standing ovation for all the work on the Thrasher Warehouse Board. The Gazebo lookds great; Thank you to franklin daughter gave the donation. we should have a ceremoney to dedicate the gazebo.

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Mayor Williams gave her quote of the day. May is National Mental Health Day.

Thank you all for sticking with us.

Thank you to everyone who supported the Easter Community Day in the Park. It was a success. The dj was great. The garden exchange was there. The library was there. The pollinator club joined as well.

May 23 and 24, Administrator Samario and Jiana Williams will be attending a presentation at UF. Are we interested in having a case study done to revitalize our historic district? Wish us well.

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adjourn. 9:15 pm

*These minutes were amended by the Town Commission on [insert date of approval] to correct an omission and accurately reflect a motion that was made and approved during the May 13, 2025 meeting.*



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adjourn. 9:15 pm

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# Town Commission Special Called Meeting Minutes

Monday, April 20, 2026 at 6:00 PM

706 NE Cholokka BLVD

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## CALL TO ORDER

Mayor Jiana Williams called the meeting to order at 6:00 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Town Commissioners present:

Mayor Jiana Williams

Mayor Pro Tem Kevin Putansu

Commissioner Judy Galloway

Commission David Massey

Commission Ken Wessberg

Town Outside Counsel present:

Patrice Boyes, Esq of Holtzman Vogel

Valerie Hogancamp, Esq of Holtzman Vogel

Town Staff present:

Attorney A. Derek Folds

Administrator Sara Samario

Deputy Town Clerk Patty Polk

## CONSENT AGENDA

Motion made and seconded (Massey/Galloway) to accept the consent agenda as submitted; passed 5-0

1. Agenda Approval
2. Special Called Meeting Minutes of March 9, 2026

## PUBLIC HEARINGS

3. Quasi-Judicial Hearing: Appeal of the Planning & Historic Preservation Board's Approval of Micanopy Area Cooperative School (MACS) Special Use Permit.

<https://holtzmanvogel.sharefile.com/public/share/web-sa8e0601a36e446e39d9ee72b9df5c3e3>

Copy and paste above link into a new tab

Mayor Jiana Williams opened the quasi-judicial public hearing for an appeal for Micanopy Area Cooperative School (MACS) Special Use Permit.

1. The Board shall determine whether it has jurisdiction over the matter. Yes

Motion made and seconded (Putansu/Galloway) to state that we do have jurisdiction over the matter; passed 5-0

2. Members of the Board shall, if necessary, state whether they have a conflict of interest or must otherwise disqualify themselves from hearing the case. None

3. Members of the Board shall disclose and place on the record any ex parte contacts relating to the matter before the Board.

Williams - None

Galloway - None

Massey - had a brief discussion with Administrator Samario regarding the MACS matter. Attorney Folds asked if Massey has a conflict and he does not; he will remain neutral.

Putansu - None

Wessberg - None

Attorney A. Derek Folds swore in the witnesses: Many people were sworn in.

4. Introduction of the Petition by the Town.

Documents provided:

Binder from Appellant

Binder from Applicant

Binder from the Town

Ms. Boyes stated what was added over the weekend to the binders.

Towns witness list, correction to the witness list: Adam Hall is a planner and not an engineer.

Clay Sweger, Town planning consultant (eda), introduced item #3, special use permit, which is on appeal. This property is zoned R-2. Ms. Boyes explained that there are two appeals on this agenda.

Attorney Marty Smith is representing MACS, along with attorney Darrel Magnateer.

Attorney Mark Gregg representing the appellant stated the town has not provided findings of fact.

5. Presentation of the Applicant's Case. Brenda Maynard, MACS Director, gave a presentation. Tim Boehlien, JBPro introduced himself and gave a presentation.

6. Presentation of Staff's Case. Mr. Sweger, Adam Hall, and Sergio Reyes gave a presentation with a slideshow and timeline.

7. Presentation of Affected Party's Case. Mr. Gregg gave his rebuttal at length.

8. Rebuttal by Applicant. None.

9. Rebuttal by Staff. None.

10. Rebuttal by Affected Parties.

\* Lester DesForges spoke as an affected party and is against approval of this appeal.

\* H. Grace Fuller spoke as an affected party and is against approval of the appeal.

11. Public Input

\* The public is divided on who is for approval and for denial.

12. Deliberation and Vote of the Board.

Discussion of the Commission ensued at length.

Motion made and seconded (Massey/Putansu) to approve Special Use Permit 2026-01 for the R-2 property for the supporting use based on the competent substantial evidence presented this evening; passed 3-2 (Wessberg and Galloway opposed).

13. Preparation of Final Order. The final order will be prepared by Ms. Boyes.

14. Approval of Final Order. Will be executed by Mayor Williams.

4. Quasi-Judicial Hearing: Appeal of Planning & Historic Preservation Board (PHPB) Approval of Micanopy Area Cooperative School (MACS) Final Site Plan

<https://holtzmanvogel.sharefile.com/public/share/web-sa8e0601a36e446e39d9ee72b9df5c3e3>

Copy and paste above link into a new tab

Mayor Jiana Williams opened the quasi-judicial public hearing for an appeal for Micanopy Area Cooperative School (MACS) Final Site Plan Review.

1. The Board shall determine whether it has jurisdiction over the matter. Yes

Motion made and seconded (Putansu/Galloway) stating that we do have jurisdiction over this matter of a final site plan review; passed 5-0

2. Members of the Board shall, if necessary, state whether they have a conflict of interest or must otherwise disqualify themselves from hearing the case. None

3. Members of the Board shall disclose and place on the record any ex parte contacts relating to the matter before the Board. None

Attorney A. Derek Folds swore in the witnesses: Many people were sworn in.

The documents provided for this hearing are the same as those for the previous hearing.

Binder from Appellant

Binder from Applicant

Binder from the Town

4. Introduction of the Petition by the Town. Clay Sweger, Town Planner, eda presented the agenda item #4 before the commission.

5. Presentation of the Applicant's Case.

Attorney Marty Smith presented the applicant's case and the process for this hearing. Discussion ensued at length.

Tim Boehlein, JBPro, presented the applicant's case, discussing all concerns that have been addressed regarding this final site plan review.

Marty Smith stated that they have covered everything necessary to comply with all regulations regarding this project.

6. Presentation of Staff's Case.

Clay Sweger, Town planner, eda consultants, along with Adam Hall, and Sergio Reyas, are adopting the SEP presentation. Discussion ensued.

7. Presentation of Affected Party's Case.

Mr. Gregg presented addressing two things, the overall safety of the design and tree protection. He discussed parking design requirements in the Land Development Code (LDC) 6.01.03. Mr. Gregg questioned Mr. Boehlein. James Blake, True North Engineering, was called as a witness to the microphone, and a discussion ensued. The Florida Green Book, section E-6, addresses the need for education controls, including proper access controls, specific controls (b2), land-use controls, control of access, driveway design, and the location of vehicular generators.

Mr. Gregg called Gary Hunt, Tree Committee member, previous arborist as an expert witness regarding the heritage live oak tree.

Mr. Smith objects to this witness as a written report was not provided.

Gary Hunt, a retired arborist, introduced himself. He is a coauthor of the tree report, which is part of the record. Mr. Hunt believes that soil moisture will affect the tree roots and that more space is needed between the septic tank and the tree roots.

Mr. Gregg rests his case.

Lester DesForges, the affected party, who lives on Seminary Ave, gave a presentation. Mr. Smith objects to this presentation as it was not entered as evidence before the meeting and is not expert testimony.

8. Rebuttal by Applicant.

Mr. Smith objects to the expert witness Mr. Gregg called as he is not an expert.

Mr. Brown, President, JB Pro, discussed parking spaces and driveways in Micanopy; they have applied a 20' setback, which has not been questioned prior to this hearing. Traffic control at MACS is very efficient.

Ms. Maynard reiterated that they have good operational controls, and their school is committed to safety of all involved.

9. Rebuttal by Staff.

Clay Sweger, EDA, believes they have met all the code and regulatory requirements. They have considered the drip line and protection of the live oak tree and have followed the regulations.

Sergio Rayes, EDA, is very qualified with site plans, and this plan follows regulations.

#### 10. Rebuttal by Affected Parties.

Mr. Gregg disagrees with the parking setback of 20', which should be 100' setback. Keep into consideration that this is not safe. He discussed Operational Control and how do you guarantee that human error will not make this unsafe. With regards to the tree, there is no barrier to protect the tree. The gravel driveway will become a sloppy mess. He is concerned with the tree's safety and its future. Thank you for enduring all of his concerns and considering his remarks. He is not sure if the law has been met.

Lester DesForges has lived here for many years and has never seen the town divided the way it is over this matter. He will live with whatever decision is made and will work with everyone.

#### 11. Public Input

Americia Gordon doesn't agree that this is a safe situation.

Phillip Irwin doesn't agree with this site plan.

Claudia Larsen questioned the outdoor space for the children and how do you move the food from the kitchen to the middle school. Ms. Maynard responded that all the children will not be outside at the same time. Food will be moved over in carts to a location with food warmers and refrigeration. The Micanopy Academy doesn't use the MACS kitchen, but they did provide food to another school in the past, in compliance with regulations.

The resident opposes approval of the final site plan.

Carol Young, Seminary Ave, agrees that MACS has a good pick up and drop off zone. She approves the final site plan.

Tonya Huddleston agrees with the approval of the final site plan.

Mike Roberts, Seminary Ave stated that if this is approved tonight, he would like a stipulation that they cannot ever exit onto Tangerine St as it would not be safe. Mr. Smith stated that this is not under consideration and would need to be approved in the future if considered.

Troy Davis recommends approval of this site plan.

Rachel Piedmont is a parent of 5 children and recommends approval of the final site plan.

Steve Maynard recommends approval of the final site plan.

Kelly Biggs Rick recommends approval of the final site plan.

#### 12. Deliberation and Vote of the Commission.

Commissioner Massey questioned the turning radius. Jay Brown, President of JBPro, responded that they have done a queue analysis, there is plenty of time and room to accommodate if a vehicle needs a little bit more time. Drain field question regarding

saturating the live oak tree's roots. Mr. Brown responded that drainage should percolate downward (vertically).

Mayor Pro Tem Putansu questioned whether aftercare for middle school students will be provided and whether PE will be offered. Ms. Maynard responded that yes, care will be offered on the middle school property. PE will not be offered at the middle school, but after-school activities and health education will be offered. He questioned whether there is any protection around the live oak tree? Mr. Brown responded that there will be no barrier to the tree except during construction.

Commissioner Wessberg questioned where people will park during an event. Ms. Maynard responded that events for the elementary and middle school will not happen at the same time. Parking will be available at both schools and at the ballpark.

Mayor Williams questioned whether, when you use the ballpark for overflow parking, this is communicated to the town. Ms. Maynard responded that this has not been communicated, but can be.

Commissioner Galloway asked whether, if parents pick up an elementary student and then need to pick up a middle school child, what they do. Ms. Maynard responded that they could drive through town, shop, park at the ballpark to wait but they cannot wait on school property or on Seminary Ave.

Mayor Williams questioned whether a crossing guard would be available. Ms. Maynard responded that they have no plans to have students crossing the road.

Motion made and seconded (Massey/Putansu) to approve the MACS final site plan based on the competent substantial evidence presented this evening; passed 3-2 (Wessberg and Galloway opposed).

Discussion ensued at length.

13. Preparation of Final Order. The final order will be prepared by Ms. Boyes.

14. Approval of Final Order. Will be executed by Mayor Williams.

## **ADJOURN**

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN TOWN MEETINGS SHOULD CONTACT THE TOWN ADMINISTRATOR, 706 NE CHOLOKKA BLVD., MICANOPY, FLORIDA 32667-0137, TELEPHONE (352) 466-3121.

Mayor Jiana Williams adjourned the meeting at 12:57 am



# Town Commission Regular Meeting Minutes

Tuesday, April 14, 2026 at 7:00 PM

706 NE Cholokka BLVD

## CALL TO ORDER

Mayor Jiana Williams called the meeting to order at 7:00 pm

## INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

## ROLL CALL

Mayor Jiana Williams, present

Mayor Pro Tem Kevin Putansu, present

Commissioner Judy Galloway, present

Commissioner David Massey, present

Commissioner Ken Wessberg, present

Town Staff Present

Attorney A. Derek Folds

Town Administrator Sara Samario

Deputy Town Clerk Patty Polk

## CONSENT AGENDA

Motion made and seconded (Galloway/Massey) to accept the consent agenda as submitted; passed 5-0

1. Agenda Approval
2. Regular Commission Meeting Minutes of March 10, 2026  
Special Called Meeting Minutes of March 24, 2026

## GUESTS

3. Micanopy Branch Library Update  
Wendy Schneider, Micanopy Librarian, gave a verbal report and flyers.
4. Willie Mae Stokes Community Center  
Bishop Christopher Stokes unavailable; handouts provided.
5. Producers of A Land Remembered Series

Jake Silver, Location Manager, discussed their desire to film in Micanopy for one day only, on May 20, 2026. They will put red Georgia clay on the road to portray a small town in Georgia.

Discussion ensued at length.

**CITIZEN’S FORUM**

Public Comment (public comments limited to 2 minutes per speaker, please)

Additional Guest added to agenda:

Pamela Hawkins, Grace to Overcome, introduced herself and the program she introduced.

Citizens Forum:

Carol Young questioned the requirement of a driver’s license to operate a golf cart.

America Gordon questioned ADA compliance.

Valerie Roberts requested more information on the Towns current sound system.

Phil Irwin discussed the upcoming Special Called Town Commission meeting on April 20, 2026.

Sandi Newman, Pollinators group, invited everyone to the Gazebo for the garden exchange on April 18, 2026

Stoney Slaton requested that the centerline reflectors on Seminary Ave be removed. He discussed the sound system. He requested a speed study on Seminary Ave.

Cynthia Rouse lives on the recently paved Bay Ave she thanked the town for repaving the road.

Kelly Rick, co leader of Girl Scout Troup 452 discussed the silver award the girl scouts are working towards.

**TOWN COMMISSION LIAISON REPORTS**

- 6. Alachua County League of Cities
- 7. Alachua County Children’s Trust
- Mayor Jiana Williams gave a verbal report.
- 8. Thrasher Warehouse Board

**CITIZEN BOARD AND COMMITTEE REPORTS**

- 9. Planning and Historic Preservation Board
- Attorney Derek Folds stated that at the most recent Planning & Historic Preservation Board meeting a certificate of appropriateness was approved for a new sign and new roof at a Quasi-Judicial hearing for 110 NE Cholokka Blvd, Micanopy.
- 10. Tree Committee
- Paul Cohen, Tree Committee Member, gave a verbal report and discussed future plantings.

**TOWN ATTORNEY REPORT**

#### 11. Filming Location Agreement

Proposed filming location agreement for A Land Remembered production

Attorney A. Derek Folds presented the location agreement for A Land Remembered production. Discussion ensued.

Motion made and seconded (Galloway/Putansu) to approve downtown Micanopy as a filming location for A Land Remembered, authorizing the Town Administrator and Attorney to negotiate and execute the contract; passed 5-0

#### 12. Approval of Land Purchase Contract – Community Resource Center

Attorney A. Derek Folds introduced the Land Purchase Contract for the Community Resource Center, parcel # 16672-000-000 on NE Chokolka Blvd, Micanopy, FL 32667.

Discussion ensued at length.

Motion made and seconded (Putansu/Galloway) to approve the purchase agreement with South Moon Under LLC, and authorize the Mayor to execute all documents necessary to complete the transaction; passed 5-0

### REVIEW AND ACCEPTANCE OF FINANCIAL TRANSACTIONS AND REPORTS

#### 13. Financial Reporting for Period Ending March 31, 2026

Administrator Samario presented the financial report. Discussion ensued at length.

Motion made and seconded (Massey/Galloway) to accept the March 2026 financial reports as submitted; passed 5-0

### TOWN ADMINISTRATOR REPORT

#### 14. Town Administrator Report

Administrator Samario gave a verbal and written report. She is requesting a budget amendment to move money from unrestricted funds to our current budget, and the town is in need of a computer server.

Motion made and seconded (Massey/Galloway) to approve the budget amendment as submitted; passed 5-0

#### 15. Authorization to Solicit Qualifications for Tree Trimming, Removal, and Debris Services

Administrator Sara Samario explained the need to hire tree trimmers for tree canopy maintenance. Discussion ensued.

Motion made and seconded (Galloway/Massey) to authorize the Town Administrator to request solicitation for trimming, removal, and debris services; passed 5-0

### NEW BUSINESS

#### 16. CDBG-CV Construction Award Recommendation

Administrator Sara Samario presented the construction award recommendation.

Discussion ensued at length.

Motion made and seconded (Galloway/Putansu) to recommend that we award the construction contract to Hoffman Construction; documents available in meeting packet; passed 5-0

17. Resolution 2026-04, Expressing Support for Rail Trail Extension into Micanopy

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF MICANOPY, FLORIDA, EXPRESSING SUPPORT FOR THE DEVELOPMENT OF AN EXTENSION OF THE GAINESVILLE-HAWTHORNE STATE TRAIL INTO MICANOPY, FLORIDA**

Attorney A. Derek Folds read Resolution 2026-04 on short title.

Discussion ensued.

Motion made and seconded (Massey/Galloway) to accept Resolution 2026-04 as submitted; passed 5-0

18. Resolution 2026-05, Adopting 2026 Alachua County Local Mitigation Strategy

**A RESOLUTION OF THE TOWN COMMISSION OF THE TOWN OF MICANOPY, FLORIDA, ADOPTING THE 2026 ALACHUA COUNTY LOCAL MITIGATION STRATEGY**

Attorney A. Derek Folds read Resolution 2026-05 on short title.

Motion made and seconded (Putansu/Wessberg) to accept Resolution 2026-05 as submitted; passed 5-0

## **UNFINISHED BUSINESS**

### **TOWN COMMISSIONER REPORTS**

19. Commissioner (Seat 1) Judy Galloway

Commissioner Judy Galloway greeted everyone, thanked them for coming out, thanked them for their support. Come out on Saturday for the Micanopy Clean Up, April 18, 2026 - 8:00 am to noon.

20. Commissioner (Seat 3) David Massey

Commissioner David Massey thanked everyone for coming out and for your input. Micanopy Garden Exchange is April 18, 2026, 11:00 am to 2:00 pm; please join us.

21. Commissioner (Seat 4) Kevin Putansu

Mayor Pro Tem Putansu thanked everyone for coming out and speaking up. He is looking forward to the filming in Micanopy. The next potluck is to be determined.

22. Commissioner (Seat 5) Ken Wessberg

Commissioner Ken Wessberg invited everyone to check out the Community Garden, it is fantastic, thank you to Patty Polk for initiating this project.

### **MAYOR (SEAT 2) JIANA WILLIAMS REPORT**

Mayor Jiana Williams thanked everyone for coming out. The easter event was a huge success.

Latoya Gainey, Alachua County, passed away. Our condolences to everyone for navigating her loss.

**ADJOURN**

PLEASE NOTE: PURSUANT TO SECTION 286.015, FLORIDA STATUTES, IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE COMMISSION WITH RESPECT TO ANY MATTER CONSIDERED DURING THIS MEETING, HE OR SHE WILL NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE, WHICH RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICAN WITH DISABILITIES ACT, A PERSON WITH DISABILITIES NEEDING ANY SPECIAL ACCOMODATIONS TO PARTICIPATE IN TOWN MEETINGS SHOULD CONTACT THE TOWN ADMINISTRATOR, 706 NE CHOLOKKA BLVD., MICANOPY, FLORIDA 32667-0137, TELEPHONE (352) 466-3121.

Mayor Jiana Williams adjourned the meeting at 9:10 pm



**Agenda Item: Monthly Financial Snapshot – April 2026**

**Meeting Date:** May 12, 2026

**Prepared By:** Town Administrator

**Background:**

The attached financial statements for the period ending April 30, 2026, are provided for the Commission’s review and informational purposes. The reports reflect activity within the General Fund, Water Fund, and Solid Waste Fund.

**Summary:**

Overall, the Town’s financial position remains stable as we move through the fiscal year. The General Fund reflects revenues of approximately \$603,612 and expenditures of \$601,081, resulting in a modest positive net position.

Ad valorem tax collections remain strong at approximately 89% of budget. Other revenue sources, including half-cent sales tax and certain franchise fees, are trending slightly below projections and will continue to be monitored as we move into the final months of the fiscal year.

Licenses and permits are performing well, exceeding budget expectations due to increased zoning and compliance-related activity. Intergovernmental revenues are tracking below budget at this time, which is largely attributable to timing of distributions.

On the expenditure side, most departments are operating within expected ranges. Some variances in capital outlay and professional services reflect ongoing project activity, including planning and infrastructure-related efforts.

The Solid Waste Fund currently reflects a positive net position; however, it is important to note that the most recent Waste Pro invoice had not yet been entered at the time of this report. As a result, the reported surplus in this fund is overstated and will normalize once that expense is recorded.

The Water Fund continues to perform as expected from an operational standpoint. As with prior months, grant-funded capital activity and reimbursements—particularly related to SRF and other infrastructure improvements—create timing differences that impact how revenues and expenditures appear within the reporting period.

As of April 30, 2026, the Town maintains a strong cash position of approximately \$2.46 million and total assets of approximately \$3.36 million.

706 NE Cholokka Blvd.  
PO Box 137, Micanopy, FL 32667-0137  
(352) 466-3121 Town Hall (352) 466-4912 Fax  
[townhall@micanopytown.com](mailto:townhall@micanopytown.com)

**Key Highlights:**

- Strong ad valorem collections (89% of budget)
- Continued monitoring of sales tax and franchise fee performance
- Permitting and zoning revenues exceeding expectations
- Project-related expenditures driving some budget variances
- Solid Waste Fund surplus temporarily overstated due to unrecorded invoice
- Stable overall cash and asset position

**Recommended Action:**

Approval recommended.

**Town of Micanopy, Florida**

**General Fund**

**For period ending April 30, 2026**

	Actual	Budget	Balance	% Received
	<u>2026</u>			
<b><u>Revenues</u></b>				
Taxes				
Ad Valorem	\$224,971	\$253,813	\$28,842	89%
Fuel Taxes				
Fuel Tax - First Local	\$20,197	\$30,000	\$9,803	67%
Fuel Tax - Second Local	\$14,687	\$20,000	\$5,313	73%
Half-cent sales tax	\$22,973	\$40,000	\$17,027	57%
Franchise fees				
Electricity - Duke Energy	\$29,982	\$50,000	\$20,018	60%
Utility Service taxes				
Electricity - Duke Energy	\$42,468	\$60,000	\$17,532	71%
Propane	\$1,477	\$3,000	\$1,523	49%
Communications	\$19,649	\$30,000	\$10,351	65%
<b>Total Taxes</b>	<b>\$376,404</b>	<b>\$486,813</b>	<b>\$110,409</b>	
Licenses and permits				
Occupational - Businesses	\$1,720	\$800	-\$920	215%
Occupational License - Landlord	\$440	\$500	\$60	88%
Occupational License - Insur Co	\$40	\$500	\$460	8%
Permits - Zoning Compliance	\$1,825	\$1,500	-\$325	122%
Permits - Special Events	\$0	\$500	\$500	0%
Land Use	\$0	\$50	\$50	0%
<b>Total Licenses/permits</b>	<b>\$4,025</b>	<b>\$3,850</b>	<b>-\$175</b>	
Intergovernmental				
Wild Spaces Public Places	\$25,066	\$44,000	\$18,934	57%
Other Infrastructure Surtax	\$25,066	\$44,000	\$18,934	57%
Fines - Civil Traffic	\$11,917	\$14,000	\$2,083	85%
Mobile Home Licenses	\$288	\$300	\$12	96%
Alcoholic Beverage Licenses	\$489	\$1,000	\$511	49%
Traffic Signal Maintenance	\$0	\$1,050	\$1,050	0%
Highway Lighting	\$0	\$5,100	\$5,100	
State Shared revenues	\$16,534	\$24,000	\$7,466	69%
<b>Total Intergovernmental</b>	<b>\$79,360</b>	<b>\$133,450</b>	<b>\$54,090</b>	

## Town of Micanopy, Florida

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### For period ending April 30, 2026

	Actual	Budget	Balance	
		<u>2026</u>		
Other				
Interest	\$27,344	\$65,000	\$37,656	42%
Rents	\$0	\$4,050	\$4,050	0%
Misc Revenue	\$419	\$1,000	\$581	42%
Other Reimbursements	\$547	\$1,000	\$453	55%
Prior Year WSPR Restricted	\$0	\$30,000	\$30,000	0%
Prior Year Restricted	\$39,248	\$42,798	\$3,550	
CDBG-CV Grant	\$0	\$2,934,000	\$2,934,000	0%
Grants	\$72,000	\$300,000	\$228,000	24%
Opioid Settlement	\$1,142	\$0	-\$1,142	
Insurance Reimbursements	\$0	\$0	\$0	
Community Garden	\$3,123	\$0	-\$3,123	
<b>Total Other</b>	<b>\$143,823</b>	<b>\$3,377,848</b>	<b>\$3,234,025</b>	
Charges for Services				
Transfer in				
Water	\$0	\$1,500	\$1,500	
<b>Total Other Financing source</b>	<b>\$0</b>	<b>\$1,500</b>	<b>\$0</b>	
<b>Total Revenues/Other</b>	<b>\$603,612</b>	<b>\$4,003,461</b>	<b>\$3,398,349</b>	

## Town of Micanopy, Florida

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For period ending April 30, 2026

	Actual	Budget	Balance	
		<u>2026</u>		
<b><u>Expenditures</u></b>				
<u>Town Commission</u>				
Personnel Services				
Salaries	\$19,600	\$33,600	\$14,000	58%
FICA	\$1,215	\$2,083	\$868	58%
Medicare	\$284	\$487	\$203	58%
Other Post Employment Benefits	\$1,646	\$2,650	\$1,004	62%
	<hr/>			
Total Salaries and Benefits	\$22,745	\$38,820	\$16,075	
Operating Expenses				
Professional Development	\$50	\$5,500	\$5,450	1%
Capital Outlay	\$0	\$0	\$0	
	<hr/>			
Total Operating Expenses	\$50	\$5,500	\$5,450	
	<hr/>			
Total Town Commission	\$22,795	\$44,320	\$21,525	

## Town of Micanopy, Florida

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For period ending April 30, 2026

	Actual	Budget	Balance	
		<u>2026</u>		
<u>Town Administrator / Clerk</u>				
Personnel Services				
Salaries	\$48,662	\$100,658	\$51,996	48%
Overtime	\$1,611	\$2,500	\$889	64%
Health Insurance	\$6,337	\$14,850	\$8,513	43%
FICA	\$3,117	\$6,396	\$3,279	49%
Medicare	\$729	\$1,496	\$767	49%
Professional Development	\$217	\$2,500	\$2,283	9%
Total Salaries and Benefits	\$60,673	\$128,400	\$67,727	
Operating expenses				
Workers Comp	\$750	\$1,000	\$250	75%
Office Supplies	\$3,308	\$1,500	-\$1,808	221%
Dues and Publications	\$590	\$1,500	\$910	39%
Capital Outlay	\$0	\$0	\$0	
Total Operating Expenses	\$4,648	\$4,000	-\$648	
Total Town Administrator	\$65,321	\$132,400	\$67,079	

## Town of Micanopy, Florida

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For period ending April 30, 2026

	Actual	Budget	Balance	
	<u>2026</u>			
<u>General Government Operating</u>				
Operations				
Insurance - Liability	\$3,290	\$4,387	\$1,097	75%
Insurance - Property	\$13,955	\$18,607	\$4,652	75%
Office Equipment Maintenance	\$0	\$4,000	\$4,000	0%
Building Maintenance	\$1,999	\$5,000	\$3,001	40%
Utilities				
Electric - Town Hall	\$7,274	\$12,000	\$4,726	61%
Electric - Museum	\$618	\$1,200	\$582	52%
Electric - Archive	\$1,593	\$1,800	\$207	89%
Electric - Cemetery	\$260	\$550	\$290	47%
Electric - Fire Station	\$2,529	\$5,000	\$2,471	51%
Telephone - Town Hall	\$1,234	\$2,200	\$966	56%
Internet	\$1,140	\$2,600	\$1,460	44%
Operating Supplies	\$2,111	\$6,500	\$4,389	32%
Office Supplies	\$455	\$5,000	\$4,545	9%
Postage	\$63	\$500	\$437	13%
Elevator Service	\$3,043	\$2,500	-\$543	122%
Janitorial Supplies	\$142	\$300	\$158	47%
Pest & Termite Control	\$2,868	\$3,500	\$632	82%
Contracted Services	\$8,741	\$12,500	\$3,759	70%
Professional Services				
IT	\$2,810	\$8,500	\$5,690	33%
Auditor	\$0	\$10,000	\$10,000	0%
Engineering / Surveying	\$0	\$3,000	\$3,000	0%
Janitorial	\$4,000	\$6,600	\$2,600	61%
Dues and Publications	\$1,177	\$1,200	\$23	98%
Promotional	\$1,282	\$3,000	\$1,718	43%
Capital Outlay - Other Infrastructure	\$99,260	\$50,000	-\$49,260	
CDBG-CV Grant	\$0	\$925,500	\$925,500	0%
Capital Outlay - CDBG-CV Grant	\$0	\$2,000,000	\$2,000,000	0%
<b>General Govt Operations</b>	<b>\$159,844</b>	<b>\$3,095,944</b>	<b>\$2,936,100</b>	

## Town of Micanopy, Florida

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### For period ending April 30, 2026

	Actual	Budget	Balance	
	<u>2026</u>			
<u>Legal</u>				
Contractual- City Attorney	\$24,130	\$38,000	\$13,870	64%
Advertisement	\$491	\$4,000	\$3,509	12%
<b>Total Legal</b>	<b>\$24,621</b>	<b>\$42,000</b>	<b>\$17,379</b>	
<u>Land Development Planning</u>				
Contractual - Planning Services	\$11,150	\$7,000	-\$4,150	159%
Advertisement	\$0	\$1,500	\$1,500	0%
<b>Total and Development Planning</b>	<b>\$11,150</b>	<b>\$8,500</b>	<b>-\$2,650</b>	
<u>Elections</u>				
Expenses	\$252	\$3,500	\$3,248	
Advertising	\$0	\$100	\$100	
Postage	\$0	\$50	\$50	
<b>Total Elections</b>	<b>\$252</b>	<b>\$3,650</b>	<b>\$3,398</b>	
<b>Total General Government</b>	<b>\$283,983</b>	<b>\$3,326,814</b>	<b>\$3,042,831</b>	
<u>Public Works</u>				
<u>Personnel Services</u>				
Salaries	\$21,284	\$33,313	\$12,029	64%
Health Insurance	\$4,736	\$11,000	\$6,264	43%
Overtime	\$408	\$2,500	\$2,092	16%
Part-Time	\$27,456	\$61,737	\$34,281	44%
FICA	\$3,047	\$6,048	\$3,001	50%
Medicare	\$713	\$1,414	\$701	50%
Retirement	\$0	\$0	\$0	
Uniforms	\$647	\$300	-\$347	
<b>Total Salaries and Benefits</b>	<b>\$58,291</b>	<b>\$116,312</b>	<b>\$58,021</b>	

## Town of Micanopy, Florida

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### For period ending April 30, 2026

	Actual	Budget	Balance	
	<u>2026</u>			
Operating expenses				
Street Lights	\$11,684	\$21,208	\$9,524	55%
Insurance - Auto	\$3,747	\$4,996	\$1,249	75%
Insurance - Liability	\$298	\$397	\$99	75%
Insurance - Property	\$2,298	\$3,064	\$766	75%
Workmans Comp	\$3,673	\$5,500	\$1,827	67%
School Signal Maintenance	\$0	\$675	\$675	0%
Repairs and Maint- Equip	\$289	\$1,800	\$1,511	16%
Operating Supplies	\$7,825	\$10,000	\$2,175	78%
Uniforms	\$647	\$300	-\$347	216%
Professional Development	\$0	\$500	\$500	
Vehicle Repair / Maintenance	\$0	\$750	\$750	0%
Fuel	\$1,934	\$5,500	\$3,566	35%
Street Maintenance	\$1,440	\$5,000	\$3,560	29%
Tree Removal	\$1,500	\$7,500	\$6,000	20%
Contract Services	\$0	\$7,500	\$7,500	0%
Capital Outlay	\$62,748	\$42,000	-\$20,748	149%
<b>Total Operating Supplies</b>	<b>\$98,083</b>	<b>\$116,690</b>	<b>\$18,607</b>	
<b>Total Public Works</b>	<b>\$156,374</b>	<b>\$233,002</b>	<b>\$76,628</b>	
<u>Public Safety</u>				
Fire Safety Fund Contribution	\$135,000	\$135,000	\$0	100%
<b>Total Public Safety</b>	<b>\$135,000</b>	<b>\$135,000</b>	<b>\$0</b>	

## Town of Micanopy, Florida

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### For period ending April 30, 2026

	Actual	Budget	Balance	
	<u>2026</u>			
<u>Parks</u>				
Operating expenses				
Utilities - parks	\$5,682	\$9,350	\$3,668	61%
Insurance - Property	\$2,206	\$2,245	\$39	98%
Maintenance & Repairs	\$1,082	\$2,200	\$1,118	49%
Operating Supplies	\$5,766	\$4,000	-\$1,766	144%
Tree City	\$0	\$600	\$600	0%
Special Events - Independence Day	\$0	\$7,500	\$7,500	0%
Special Event - Light up Micanopy	\$858	\$1,500	\$642	57%
Special Event -Halloween	\$0	\$500	\$500	0%
Special Event - Other Events	\$0	\$750	\$750	0%
Community Garden	\$893	\$0	-\$893	
Wild Spaces Public Places	\$382	\$0	-\$382	
Capital Outlay - WSPP	\$8,855	\$280,000	\$271,145	3%
	<hr/>			
Total Parks	\$25,724	\$308,645	\$282,921	
	<hr/>			
<b>Total Expenditures</b>	<b>\$601,081</b>	<b>\$4,003,461</b>	<b>\$3,402,380</b>	
	<hr/>			
<b>Net Revenue Over Expenses</b>	<b>\$2,531</b>	<b>(\$0)</b>	<b>(\$4,031)</b>	
	<hr/>			

**Town of Micanopy, Florida**

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**Solid Waste Fund**

**For period ending April 30, 2026**

	Actual	Budget	Balance	
		<u>2026</u>		
<b><u>Revenues</u></b>				
Charges				
Solid Waste Charges	\$66,170	\$121,303	\$55,133	55%
Total Charges	\$66,170	\$121,303	\$55,133	
<b>Total Revenues</b>	<b>\$66,170</b>	<b>\$121,303</b>	<b>\$55,133</b>	
<b><u>Expenditures</u></b>				
Contractual Services - Residential	\$31,887	\$66,900	\$35,013	48%
Contractual Services - Commercial	\$23,652	\$48,253	\$24,601	49%
Operating Supplies	\$0	\$150	\$150	0%
Transfer to Water Fund	\$0	\$6,000	\$6,000	0%
<b>Total Expenditures</b>	<b>\$55,539</b>	<b>\$121,303</b>	<b>\$65,764</b>	
<b>Net Revenue Over Expenses</b>	<b>\$10,631</b>	<b>\$0</b>	<b>-\$10,631</b>	

**Town of Micanopy, Florida**

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**Water Fund**

**For period ending April 30, 2026**

	Actual	Budget	Balance	
		<u>2026</u>		
<b>Revenues</b>				
Operating Income				
Charges				
Water Use	\$119,020	\$209,470	\$90,450	57%
Service Charge	\$5,388	\$8,000	\$2,612	67%
Backflow Testing	\$0	\$4,500		
New Connection	\$1,500	\$0	-\$1,500	
Interest	\$5,201	\$8,000	\$2,799	65%
<b>Total Charges</b>	<b>\$131,109</b>	<b>\$229,970</b>	<b>\$94,361</b>	
Other				
Transfer from Solid Waste	\$0	\$6,000	\$6,000	0%
SRF Grant / Loan - Planning & Design	\$58,496	\$177,500	\$119,004	33%
SRF Grant / Loan - construction	\$58,496	\$1,442,700	\$1,384,204	4%
Prior year ARPA	\$0	\$301,542	\$301,542	0%
Legislative Appropriations	\$0	\$371,000	\$371,000	0%
CDBG Grant meter replacement	\$0	\$650,000	\$650,000	0%
<b>Total Other</b>	<b>\$116,992</b>	<b>\$2,948,742</b>	<b>\$1,804,750</b>	
<b>Total Revenues</b>	<b>\$248,101</b>	<b>\$3,178,712</b>	<b>\$1,899,111</b>	

**Expenditures**

Personnel Services

Salaries - Operation	\$51,330	\$98,937	\$47,607	52%
Overtime	\$3,724	\$5,000	\$1,276	74%
Health Insurance	\$5,238	\$13,200	\$7,962	40%
FICA	\$3,413	\$6,444	\$3,031	53%
Medicare	\$798	\$1,507	\$709	53%
Retirement	\$1,125	\$1,950	\$825	58%
Workers Comp	\$1,500	\$2,000	\$500	75%
Total personnel Services	\$67,129	\$129,038	\$61,909	

Operating Expenses

Contractual Services				
Water Operator	\$5,796	\$12,000	\$6,204	48%
Audit	\$0	\$7,500	\$7,500	0%
Annual Service Contract	\$12,011	\$12,500	\$489	96%
Backflow Prevention	\$2,880	\$4,500	\$1,620	64%
Billing Software	\$4,540	\$3,200	-\$1,340	142%
Professional Development	\$0	\$2,000	\$2,000	0%
Uniforms	\$545	\$0	-\$545	
Postage	\$2,000	\$2,500	\$500	80%
Utilities - Electricity	\$2,352	\$7,200	\$4,848	33%
Utilities - Communication Line	\$317	\$750	\$433	42%

## Town of Micanopy, Florida

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### For period ending April 30, 2026

	Actual	Budget	Balance	
	<u>2026</u>			
Insurance				
Liability	\$3,290	\$4,387	\$1,097	75%
Property	\$3,763	\$5,017	\$1,254	75%
Maintenance				
Building	\$105	\$1,000	\$895	11%
Equipment	\$131	\$2,500	\$2,369	5%
Water Testing	\$3,730	\$5,500	\$1,770	68%
Water Line Repairs	\$0	\$2,000	\$2,000	0%
Operating Supplies	\$3,255	\$1,500	-\$1,755	217%
Office Supplies	\$0	\$750	\$750	0%
Chemicals	\$2,804	\$7,000	\$4,196	40%
Dues	\$281	\$1,500	\$1,219	19%
<b>Total Operating Expense</b>	<b>\$47,800</b>	<b>\$83,304</b>	<b>\$35,504</b>	
<b>Total Personnel and Operating</b>	<b>\$114,929</b>	<b>\$212,342</b>	<b>\$71,008</b>	
Other				
Capital	\$0	\$5,000	\$5,000	0%
Capital Improvement - Planning & Design	\$116,992	\$742,600	\$625,608	16%
Capital Improvement - Construction	\$0	\$1,442,700	\$1,442,700	0%
Capital Improvement - Meters	\$0	\$650,000	\$650,000	0%
Transfer to General Fund	\$0	\$1,500	\$1,500	0%
<b>Total Other Expenses</b>	<b>\$116,992</b>	<b>\$2,841,800</b>	<b>\$2,724,808</b>	
<b>Total Water Fund Expenses</b>	<b>\$231,921</b>	<b>\$3,054,142</b>	<b>\$2,795,816</b>	
<b>Net income/ (loss)</b>	<b>\$16,180</b>	<b>\$124,570</b>	<b>(\$896,705)</b>	

**The Town of Micanopy**  
**Balance Sheet**  
As of April 30, 2026

	Apr 30, 26
<b>ASSETS</b>	
<b>Current Assets</b>	
<b>Checking/Savings</b>	
11000 · Cash	
11001 · Checking-Community State (.25)	2.29
11004 · General Fund	574,302.51
11005 · Enterprise Fund	122,214.73
11006 · Customer Deposit	31,037.29
11007 · CDBG	50.00
11008 · Money Market Account	121,210.39
1109 · Debt Service Account	364,292.45
11019 · CD 7381	250,000.00
11020 · CD 7414	250,000.00
11022 · CD 1674	500,000.00
11023 · CD 5113	250,000.00
<b>Total 11000 · Cash</b>	<b>2,463,109.66</b>
11450 · Petty Cash	100.00
<b>Total Checking/Savings</b>	<b>2,463,209.66</b>
<b>Accounts Receivable</b>	
11500 · Accounts Receivable	
115099 · Unbilled Receivable for Water	15,246.00
11506 · A/R - Water Customers	27,933.87
11509 · A/R - Miscellaneous	375.25
11510 Grant Reimbursement	72,000.00
<b>Total 11500 · Accounts Receivable</b>	<b>115,555.12</b>
<b>Total Accounts Receivable</b>	<b>115,555.12</b>
<b>Other Current Assets</b>	
11025 · Raymond James Brokerage	24,809.30
13900 Due from General Fund	7,283.00
12100 · Inventory Asset	100.00
13700 · Due from Other	40,683.12
<b>Total Other Current Assets</b>	<b>72,875.42</b>
<b>Total Current Assets</b>	<b>2,651,640.20</b>
<b>Fixed Assets</b>	
15000 · Capital Outlays	
15003 · Construction in Process	75,000.11
15005 · Equipment	50,746.00
15002 · Buildings	1,235,066.00
15001 · Land	20,770.00
16000 · Accumulated Depreciation	-445,263.26
<b>Total 15000 · Capital Outlays</b>	<b>936,318.85</b>
<b>Total Fixed Assets</b>	<b>936,318.85</b>
<b>Other Assets</b>	
210500 Unearned Income	-226,542.00
<b>Total Other Assets</b>	<b>-226,542.00</b>
<b>TOTAL ASSETS</b>	<b>3,361,417.05</b>
<b>LIABILITIES &amp; EQUITY</b>	
<b>Liabilities</b>	
<b>Current Liabilities</b>	
Accounts Payable	
20000 · Accounts Payable	-3,485.14
<b>Total Accounts Payable</b>	<b>-3,485.14</b>

**The Town of Micanopy**  
**Balance Sheet**  
As of April 30, 2026

	Apr 30, 26
<b>Other Current Liabilities</b>	
210050 Settlement Liability	2,000.40
24700 · Due to Utility Fund	7,283.00
26001 Due to Customer Deposit	225.00
21000 · Accounts Payable - Vendors	75,700.00
22000 · Deferred Compensation Payable	-325.00
24000 · Payroll Liabilities	410.13
25000 · Accrued Compensated Absences	6,745.75
25500 · Accrued Payroll	
25501 · Accrued Payroll - General	-10,904.90
25500 · Accrued Payroll - Other	27,795.93
	16,891.03
<b>Total 25500 · Accrued Payroll</b>	<b>16,891.03</b>
	108,930.31
<b>Total Other Current Liabilities</b>	<b>108,930.31</b>
<b>Total Current Liabilities</b>	<b>105,445.17</b>
<b>Long Term Liabilities</b>	
26000 · Water Deposits	31,271.71
	31,271.71
<b>Total Long Term Liabilities</b>	<b>31,271.71</b>
<b>Total Liabilities</b>	<b>136,716.88</b>
<b>Equity</b>	
29000 · Restricted Fund Balance	
29001 · Fund Balance - General	42,233.00
29002 · Fund Balance - Water Department	996,885.00
29003 · Fund Balance - Streets	294,551.00
29005 · Fund Balance - WSPP 2016	-7,479.00
29006 · Fund Balance - Town Hall Reno	84,700.00
29007 · Fund Balance - Fire Dept Reno	106,178.13
	1,517,068.13
<b>Total 29000 · Restricted Fund Balance</b>	<b>1,517,068.13</b>
29999 · Unrestricted Fund Balance	1,839,461.22
Net Income	-131,829.18
	3,224,700.17
<b>Total Equity</b>	<b>3,224,700.17</b>
<b>TOTAL LIABILITIES &amp; EQUITY</b>	<b>3,361,417.05</b>



Town of \_\_\_\_\_

# Micanopy

Florida

Item # 13.

May 12, 2026

## Agenda Item: Quarterly Investment Report (Information Only)

### Background:

In accordance with the Town's adopted Investment Policy, staff provides quarterly updates on the status and performance of the Town's investment portfolio. The policy prioritizes **safety of principal, liquidity, and yield**, in that order, and requires regular reporting to ensure compliance and transparency.

### Current Investment Activity:

During this reporting period, the Town has maintained a conservative and diversified investment approach consistent with policy requirements:

- The Town currently holds **\$1,250,000 in a Certificate of Deposit (CD) with TD Bank**, which is scheduled to **mature this month**. Staff is evaluating reinvestment options to ensure continued compliance with liquidity needs and favorable market conditions.
- In an effort to enhance yield while maintaining liquidity, the Town recently invested **\$500,000 in the FL FIT Enhanced Cash Pool**, a state-compliant investment vehicle.

### Market Overview & Performance:

As of April 23, 2026, the **FL FIT Enhanced Cash Pool** is yielding approximately:

- **7-Day Yield:** 4.27%
- **30-Day Yield:** 4.25%
- **Trailing 12-Month Return:** 4.45%

These rates remain competitive among Florida government investment pools and provide a strong balance between return and liquidity.

### Policy Compliance:

All investments made during this quarter are consistent with the Town's Investment Policy, including:

- Use of authorized investment types
- Maintenance of liquidity for operational needs
- Adherence to diversification and maturity limits
- Focus on prudent, risk-averse investment decisions

### Next Steps:

Staff will return to the Commission with recommendations regarding the reinvestment of the maturing CD funds. Options under consideration may include additional participation in qualified investment pools, laddered CDs, or other authorized instruments, depending on market conditions at the time of maturity.

### Fiscal Impact:

These investment strategies are expected to generate steady interest earnings while preserving capital and ensuring sufficient liquidity for Town operations.

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(352) 466-3121 Town Hall (352) 466-4912 Fax  
[townhall@micanopytown.com](mailto:townhall@micanopytown.com)



<b>Pools / Funds</b>	<b>Date</b>	<b>Daily Rate</b>	<b>7-Day Yield</b>	<b>30-Day Yield</b>	<b>Trailing 12-Month Return</b>	<b>Sources</b>
FL-FIT Preferred Deposit Pool	4/23/2026	3.53%	3.53%	3.54%	3.91%	<a href="https://fl-fit.com">https://fl-fit.com</a>
FL STAR Gov't <sup>9</sup>	4/23/2026	3.66%	3.65%	3.65%	4.03%	<a href="https://www.flstar.org">https://www.flstar.org</a>
FL-FIT Cash Pool	4/23/2026	4.00%	4.00%	3.98%	4.26%	<a href="https://fl-fit.com">https://fl-fit.com</a>
Florida Prime Fund <sup>4</sup>	4/23/2026	3.86%	3.87%	3.85%	4.19%	<a href="https://prime.sbafla.com">https://prime.sbafla.com</a>
FL PALM <sup>5</sup>	4/23/2026	N/A	3.75%	3.74%	4.11%	<a href="https://www.fl-palm.com">https://www.fl-palm.com</a>
Florida SAFE <sup>6</sup>	4/23/2026	N/A	3.71%	3.70%	4.06%	<a href="http://www.fl-safe.org">http://www.fl-safe.org</a>
FLGIT Day to Day <sup>7</sup>	4/13/2026	N/A	3.75%	3.74%	4.14%	<a href="http://www.floridatrustonline.com">http://www.floridatrustonline.com</a>
FLCLASS <sup>8</sup>	4/23/2026	3.73%	3.73%	3.72%	4.09%	<a href="https://www.flclass.com">https://www.flclass.com</a>
FL-FIT Enhanced Cash Pool <sup>3</sup>	4/23/2026	N/A	4.27%	4.25%	4.45%	<a href="https://fl-fit.com">https://fl-fit.com</a>
FL-FIT Select Cash Pool <sup>3</sup>	4/23/2026	N/A	4.22%	4.22%	4.34%	<a href="https://fl-fit.com">https://fl-fit.com</a>

<sup>1</sup>30-day and trailing 12-month returns for pools that don't post them are calculated as the average of the daily yields for the respective time period.

<sup>2</sup>All rates for the FL-FIT Pools are calculated as the average of the daily yields for the respective time periods.

<sup>3</sup>FL-FIT Enhanced Cash Pool and FL-FIT Select Cash Pool reflect trailing 12-month returns.

<sup>4</sup>FL Prime: To calculate the 1-day yield, take the net interest income earned by the fund over the prior day and subtract the daily management fee, then divide that amount by the average size of the fund's investments over the prior day, and then multiply by 365. The 7-day calculation is performed as follows: take the net interest income earned by the fund over the last 7 days and subtract 7 days of management fees, then divide that amount by the average size of the fund's investments over the same 7 days, and then multiply by 365/7.

<sup>5</sup>FL Palm's current seven-day yield, also referred to as the current annualized yield, represents the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical account with a balance of one share (normally \$1.00 per share) over a seven-day base period expressed as a percentage of the value of one share at the beginning of the seven-day period. The posted 30-day yield and trailing 12-month return utilizes the posted 7-day yields.

<sup>6</sup>FL Safe 7-Day Average Rate: The 7-Day Average Rate refers to income generated over the previous seven day period; the income is then annualized.

<sup>7</sup>FLGIT's performance is based on historical data; past performance is not a reliable indicator and does not guarantee future results. The value of shares can greatly fluctuate and may be worth more or less than their original cost. The posted 30-day yield and trailing 12-month return utilizes the posted 7-day yields.

<sup>8</sup>FL Class 7-Day Yield (%): Is the sum of the daily dividend factors for the past seven calendar days, multiplied by the number of days in the year (366 days for leap years), multiplied by 100, divided by seven.

<sup>9</sup>FLSTAR's investment data represents historical information only and is not an indication of future performance. Interest rates will fluctuate. This information does not represent an offer to buy or sell a security. For more information, please see the FLSTAR Information Statement available on this web site.

The yields quoted are shown net of all fees and expenses and reflect the reinvestment of interest and other earnings. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. The current performance of the pools may be lower or higher than the performance quoted. Investments in the Pools are not insured or guaranteed by the FDIC or any other government agency.

The Daily Yields are provided for informational purposes only. The 1 and 7-day yields are estimated yields calculated internally and are subject to change. The estimated yields are not guaranteed. The actual yields may be higher or lower than the estimated amount.



Pools / Funds	Date	Daily Rate	7-Day Yield	30-Day Yield	Trailing 12-Month Return	Sources
TX-FIT Gov't Pool	4/23/2026	3.57%	3.57%	3.60%	3.97%	<a href="https://tx-fit.com">https://tx-fit.com</a>
TexPool (Gov't) <sup>3</sup>	4/23/2026	3.66%	3.66%	3.66%	4.03%	<a href="http://www.texpool.com">http://www.texpool.com</a>
TexasDaily (Gov't) <sup>4</sup>	4/23/2026	N/A	3.66%	3.66%	4.03%	<a href="https://www.texas-range.com">https://www.texas-range.com</a>
Texas CLASS (Gov't) <sup>6</sup>	4/23/2026	3.53%	3.54%	3.54%	3.94%	<a href="https://www.texasclass.com">https://www.texasclass.com</a>
TexSTAR (Gov't) <sup>7</sup>	4/23/2026	3.64%	3.64%	3.64%	4.01%	<a href="https://www.texstar.org">https://www.texstar.org</a>
Lone Star Government Overnight (Gov't) <sup>8</sup>	4/23/2026	3.65%	3.65%	3.64%	4.02%	<a href="https://www.lonestarinvestmentpool.com">https://www.lonestarinvestmentpool.com</a>
TX-FIT Cash Pool	4/23/2026	3.90%	3.91%	3.90%	4.26%	<a href="https://tx-fit.com">https://tx-fit.com</a>
TexPool (Prime) <sup>3</sup>	4/23/2026	3.81%	3.81%	3.80%	4.16%	<a href="http://www.texpool.com">http://www.texpool.com</a>
TexasDaily Select <sup>4</sup>	4/23/2026	N/A	3.79%	3.78%	4.17%	<a href="https://www.texas-range.com">https://www.texas-range.com</a>
LOGIC (Prime) <sup>5</sup>	4/23/2026	3.78%	3.78%	3.78%	4.14%	<a href="https://www.logic.org">https://www.logic.org</a>
Texas CLASS (Prime) <sup>6</sup>	4/23/2026	3.78%	3.77%	3.77%	4.14%	<a href="https://www.texasclass.com">https://www.texasclass.com</a>
Lone Star Corporate Overnight (Prime) <sup>8</sup>	4/23/2026	3.78%	3.78%	3.77%	4.14%	<a href="https://www.lonestarinvestmentpool.com">https://www.lonestarinvestmentpool.com</a>
Lone Star Corporate Overnight Plus (Prime) <sup>8</sup>	4/23/2026	3.83%	3.83%	3.81%	4.18%	<a href="https://www.lonestarinvestmentpool.com">https://www.lonestarinvestmentpool.com</a>
Texas Connect (Prime)	4/23/2026	3.80%	3.80%	3.79%	4.16%	<a href="https://texas-connect.com/yields">https://texas-connect.com/yields</a>

<sup>1</sup>30-day and trailing 12-month returns for pools that don't post them are calculated as the average of the daily yields for the respective time period.

<sup>2</sup>All rates for the TX-FIT Pools are calculated as the average of the daily yields for the respective time periods.

<sup>3</sup>TexPool's yield shall be calculated in accordance with regulations governing the registration of open-end management investment companies under the Investment Company Act of 1940, as promulgated from time to time by the Securities and Exchange Commission.

<sup>4</sup>The current yield, which is also known as the current annualized yield or current seven-day yield, represents the net change, exclusive of capital changes and income other than investment income, in the value of a hypothetical account with a balance of one share (normally \$1.00 per share) over a seven-day base period expressed as a percentage of the value of one share at the beginning of the seven-day period. This resulting net change in account value is then annualized by multiplying it by 365 and dividing the result by 7. The posted 30-day yield and trailing 12-month return utilizes the posted 7-day yields.

<sup>5</sup>LOGIC's net interest income of the Portfolio is determined each business day, and consists of (i) the sum of (a) interest accrued, (b) discount earned (including both original issue and market discount), and (c) realized capital gains (amortized over a period not to exceed 30 days) less (ii) the sum of (a) amortization of premium, (b) the estimated expenses of the Portfolio applicable to that distribution period, and (c) realized capital losses (amortized over a period not to exceed 30 days). All net income of the Portfolio so determined is declared as earnings to Participants each day. Earnings accrue throughout the month and are distributed as of the close of business on the last business day of the month. On the first business day of the following month, the earnings are reinvested as additional Units at the current net asset value (expected to be \$1.00), unless the Participant has elected to have them paid out. If the entire balance in an account is withdrawn during the month, the accrued distributions will be paid on or before the first business day of the following month.

<sup>6</sup>Daily dividend factor multiplied by the number of days in the year (366 days for leap years) multiplied by 100. 7-day yield is the sum of the daily dividend factors for the past seven calendar days, multiplied by the number of days in the year (366 days for leap years), multiplied by 100, divided by seven.

<sup>7</sup>The yield for each date reflects a partial waiver of management fees, as provided for in the TexSTAR Information Statement. In return for contracted service, TEXSTAR has agreed to pay service fees to the co-administrators and custodian

<sup>8</sup>Lonestar's 1-day and 7-day yield methodologies are not available on the website.

The yields quoted are shown net of all fees and expenses and reflect the reinvestment of interest and other earnings. The investment return and principal value of an investment will fluctuate so that an investor's shares, when redeemed, may be worth more or less than their original cost. The current performance of the pools may be lower or higher than the performance quoted. Investments in the Pools are not insured or guaranteed by the FDIC or any other government agency. The Daily Yields are provided for informational purposes only. The 1 and 7-day yields are estimated yields calculated internally and are subject to change. The estimated yields are not guaranteed. The actual yields may be higher or lower than the estimated amount.

# Fire Station Repurpose

Community  
Workshop Results  
April 21, 2026  
Town of Micanopy



# Why We Held This Workshop



Gather community input on future use of the vacant building



Understand resident priorities and ideas



Begin shaping a path forward

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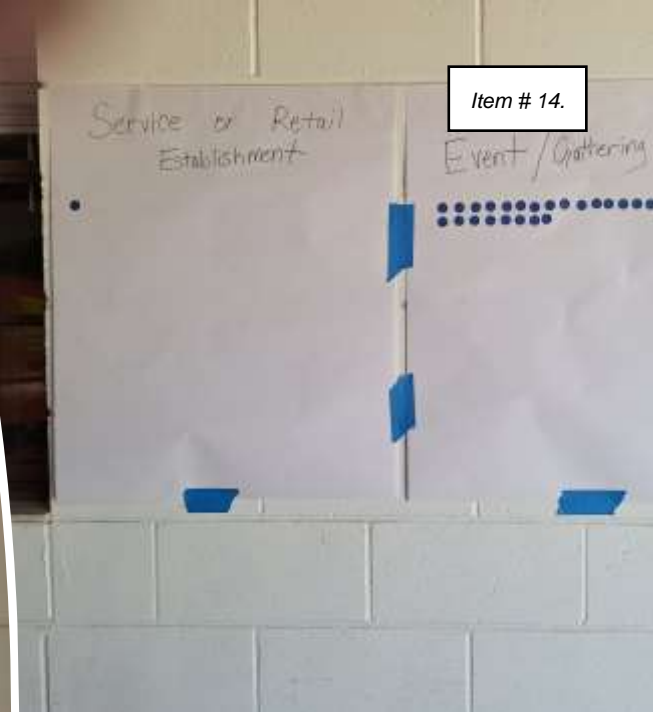
# Workshop Format

- Participants selected top 3 preferred uses
- Interactive boards for ideas and feedback
- Open-ended community suggestions

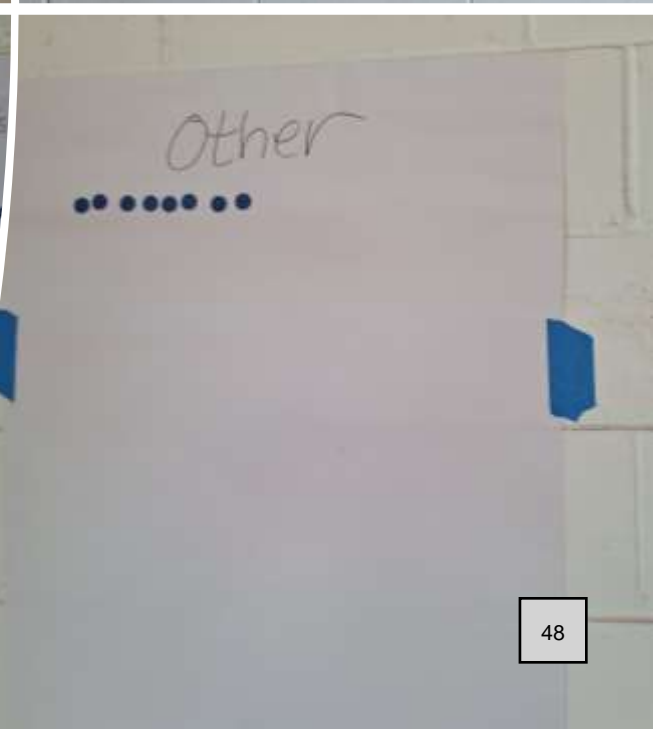


# Most Interest

- Space for classes and workshops
- Flexible / multi-use space
- Sheriff substation (noted for consideration)



Item # 14.



# Less Interest

- Service / retail space
- Museum or fire history use



# What We Heard



# Community Ideas (Highlights)

Farmers market / food truck space

Commercial kitchen

Maker space / woodshop

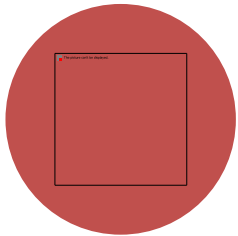
Music and performance space

Community garden workshops

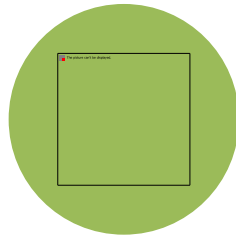
Food distribution / pantry

Emergency support / storm shelter

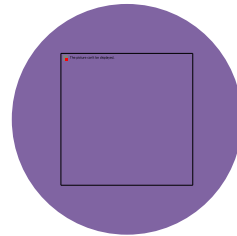
# Key Takeaways



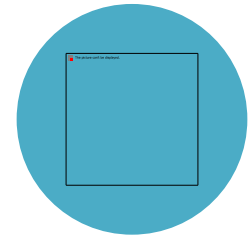
STRONG INTEREST  
IN COMMUNITY-  
FOCUSED USES



PREFERENCE FOR  
FLEXIBLE, MULTI-  
PURPOSE SPACE



DESIRE FOR  
PROGRAMMING  
AND ACTIVITIES



LESS INTEREST IN  
SINGLE-PURPOSE  
USES

# Considerations

Some ideas may  
not align with  
building limitations

Potential overlap  
with existing  
services

Need to evaluate  
feasibility and  
operations

# Next Steps

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1

Conduct follow-up  
community survey

2

Evaluate feasibility  
(cost, space,  
operations)

3

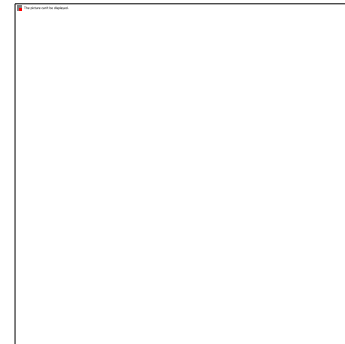
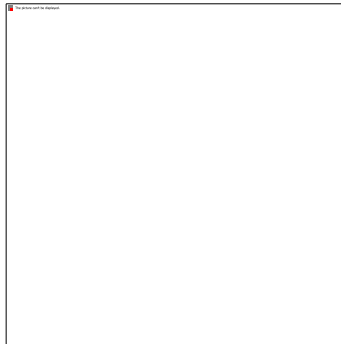
Explore  
partnerships and  
programming

4

Return to  
Commission with  
refined direction

# Thank You

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Thank you to everyone who  
participated

Your input is shaping the  
future of this space



Town of \_\_\_\_\_

**Micanopy**  
Florida

May 12, 2026 Land Remembered Remembered

**Agenda Item: Use of Town Facilities for Film Production Staging – “A Land Remembered”**

**Background:**

The production team for *A Land Remembered* has requested permission to utilize Town-owned facilities as a staging and support area during their upcoming on-location filming in Micanopy. Specifically, the request includes use of the vacant fire department building for staging and support activities, as well as the Town’s ballpark for additional parking.

The anticipated duration of use is approximately two (2) to three (3) days. The use of the ballpark would be similar in nature and intensity to its use during the Micanopy Fall Festival, with temporary parking and associated activity.

The Commission has previously approved a location release agreement for filming activities associated with this production. The proposed use of these additional Town facilities would be incorporated into that same agreement, with any necessary modifications.

**Proposal:**

The production is offering a rental fee of \$500 for use of the facilities for the duration of their stay. The Town will ensure that appropriate protections are included in the agreement, such as insurance, indemnification, and restoration requirements consistent with prior approvals.

**Recommendation:**

Staff recommends that the Commission approve the use of the vacant fire department building and the Town ballpark for staging and parking associated with *A Land Remembered* production, and authorize the Town Administrator and Town Attorney to negotiate and execute the necessary location release agreement and related terms.

**Suggested Motion:**

Move to approve the use of the vacant fire department building and Town ballpark by *A Land Remembered* production for staging and parking purposes, and authorize the Town Administrator and Town Attorney to negotiate and execute the necessary agreement.