



Joint Meeting of Town Commission Regular Meeting and Alachua County Board of County Commission Agenda

Monday, June 01, 2026 at 6:00 PM

706 NE Cholokka BLVD

CALL TO ORDER

INVOCATION AND PLEDGE OF ALLEGIANCE TO FLAG

INTRODUCTION

ADOPTION OF THE AGENDA

1. Agenda Approval

ITEMS FOR DISCUSSION

2. State Property Tax Ballot Initiative
3. Update on Forward Focus Initiative
4. Community Resource Center Update
5. Surtax Partnership Projects

PUBLIC COMMENT

COMMISSION COMMENTS

6. County Commission Comments
7. Town Commission Comments

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.



Town of _____
Micanopy

 Florida

Town of Micanopy Planning for Potential Property Tax Reform

Fiscal Responsibility and Long-Term Financial Planning

The Town of Micanopy recognizes the potential impact that expanded homestead exemptions may have on municipal revenues. Based on estimates provided by the Alachua County Property Appraiser, a \$150,000 homestead exemption could result in an annual reduction of approximately \$60,000 in Town property tax revenues and \$80,000 for \$250,000 exemption.

Rather than relying on tax increases or reductions in essential services, the Town has already implemented several measures to strengthen its financial position and offset potential revenue losses.

1. Modernized Investment Practices

In 2026, the Town adopted a comprehensive Investment Policy designed to improve returns on public funds while maintaining strict safeguards and compliance with Florida law.

Previously, a significant portion of Town reserves was invested in certificates of deposit earning approximately 3% interest. Through the adoption of the new policy, the Town now has access to additional investment options, including the Florida FIT and other approved public fund investment vehicles.

Estimated Annual Benefit: Approximately \$20,000 in additional interest earnings.

2. Fire Services Agreement Reaches Cost Neutrality

The Town entered into an interlocal agreement with Alachua County for fire suppression services that required annual payments of approximately \$135,000 for a seven-year period.

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The Town has approximately four years remaining on this agreement. Once the agreement term concludes, this recurring expense will be eliminated, creating additional budget capacity to absorb future revenue reductions.

Long-Term Impact: Significant recurring expenditure reduction beginning at the conclusion of the agreement term.

3. Updated Planning and Development Fees

The Town recently adopted updated planning and zoning fees to better reflect the actual cost of providing development review services.

The revised fee structure:

- Recovers staff time spent reviewing development proposals.
- Passes professional planning costs directly to applicants.
- Ensures that existing residents are not subsidizing private development activities.
- Includes a formal pre-application process that allows applicants to evaluate project feasibility while covering associated review costs.

Impact: Increased cost recovery and reduced reliance on general tax revenues.

4. Review of Agreements with Outside Organizations

The Town is conducting a review of agreements and partnerships with outside organizations to ensure that public resources are being used efficiently and sustainably.

This review includes:

- Willie Mae Stokes Community Resource Center
- Micanopy Athletic Association
- Other Town-supported facilities and programs

The goal is to ensure that users contribute an appropriate share toward operating and maintenance costs while preserving valuable community services.

Impact: Reduced General Fund obligations and improved long-term sustainability.

5. Continued Use of the Existing 5.0000 Millage Rate

The Town intends to continue utilizing its current 5.0000 millage rate, which remains below the maximum municipal rate authorized by Florida law.

The Town will continue monitoring changes in taxable value and population growth while maintaining a balanced approach that protects municipal services and minimizes impacts on residents.

Impact: Continued revenue growth from non-homesteaded property values and new development helps mitigate the effects of expanded homestead exemptions.

Estimated Revenue Offset Strategies

Initiative	Estimated Annual Impact
Enhanced Investment Earnings	~\$20,000
Development Fee Cost Recovery	Ongoing Revenue Protection
Review of Outside Agreements	Ongoing Expense Reduction
Continued Growth in Non-Homesteaded Tax Base	Ongoing Revenue Growth
Completion of Fire Services Agreement	Significant Long-Term Savings

Estimated Ad Valorem Revenue Reduction (150K Exemption): ~\$60,000 annually

Micanopy's Approach

Rather than relying on a single solution, the Town is pursuing a combination of investment earnings, cost recovery, expenditure management, and growth in non-homesteaded taxable value to address potential revenue losses. Through proactive planning and responsible financial management, the Town believes it can absorb much of the projected impact while continuing to provide essential services to residents.

Moving Forward

The Town of Micanopy supports responsible fiscal management and believes local governments must continually evaluate operations, fees, agreements, and investments to maximize efficiency.

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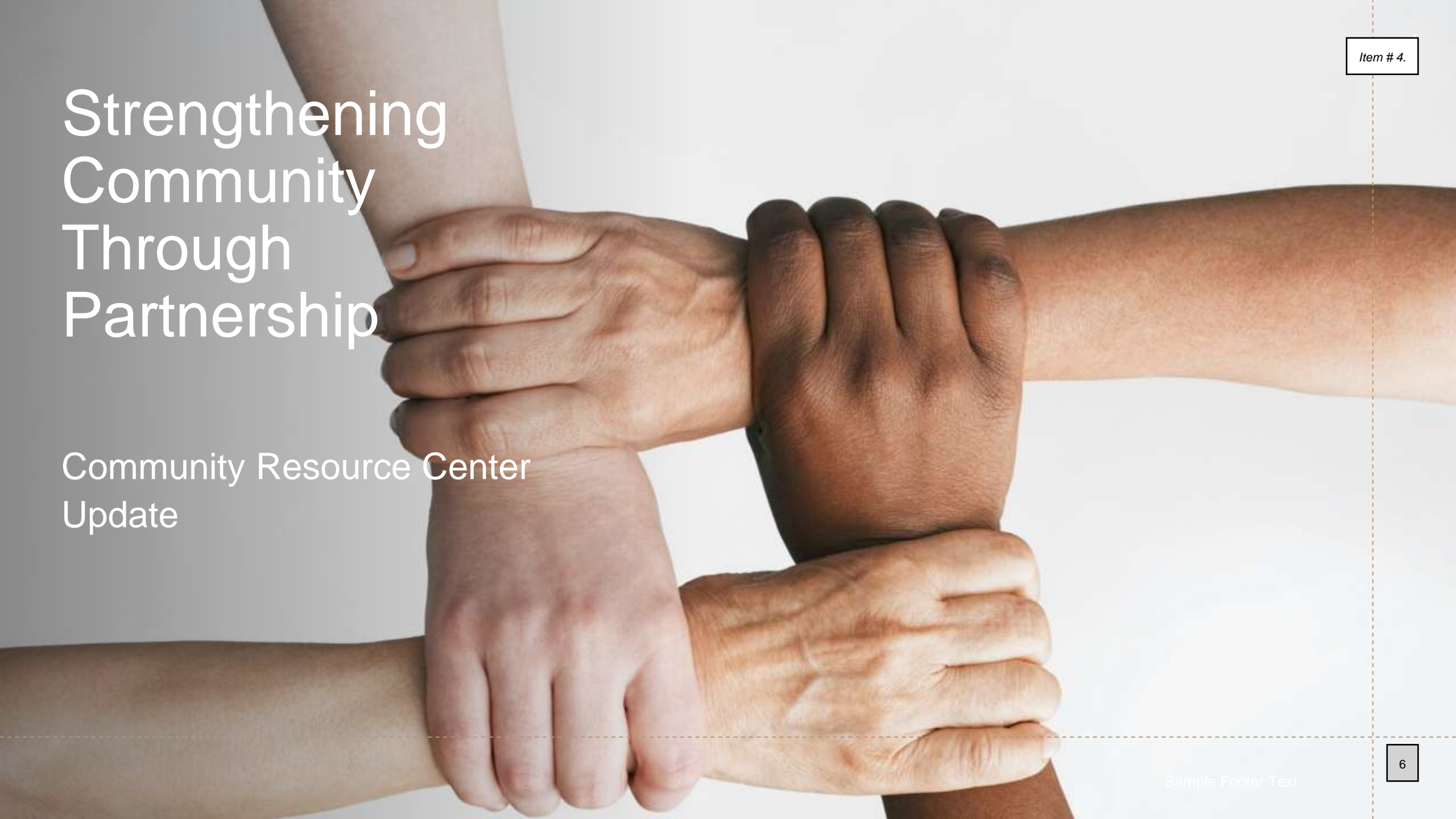
While the estimated revenue reduction associated with expanded homestead exemptions presents challenges, the Town has already taken meaningful steps to improve financial resilience and position itself to absorb a significant portion of the projected impact without reducing essential services.

The Town remains committed to identifying efficiencies, controlling costs, and protecting the quality of services provided to residents.

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Strengthening Community Through Partnership

Community Resource Center
Update



Grant Evolvement

- Original grant application was submitted in December 2021 for Community-Wide Broadband
- In October 2023, we requested an amendment for a Community Resource Center





wm stokes community center

Willie Mae Stokes Community Center

- ♦ *Educational Programs*
- ♦ *Youth Development Programs*
- ♦ *Family Programs & Community Resources*
- ♦ *Employment Services*

Empowering the Micanopy Community

- Safe, inclusive space for residents of all ages
- Programs include job readiness, afterschool tutoring, and community events
- Cultural enrichment and civic engagement activities
- Enhances quality of life and community pride



Where are we in the process



- ◆ Land was acquired on May 5, 2026
- ◆ Hoffman Construction was selected as the building contractor

Pictured are future sites of the Micanopy Branch Library and Willie Mae Stokes Community Center

Where are we in the process

- ♦ The foundation was poured on May 26, 2026
- ♦ Walls and trusses will be set within the next few weeks



Where are we in the process

- ♦ Working with Commerce on a final extension to ensure completion within the grant deadline
- ♦ Developing an agreement with the Willie Mae Stokes Community Center



What does that look like?

Hearing the commission and community feedback, the agreement will:

- ◆ Comply with CDBG requirements
 - ◆ Protect taxpayer investment
- ◆ Long-term sustainability of the facility

Questions?

