

CITY OF ARCHER

Mayor: Fletcher Hope

Vice-Mayor: Iris Bailey

Commissioners: Kathy Penny, Marilyn Green, Karen Fiore

Interim City Manager: Deanna Alltop

November 10, 2025

6:00 P.M.

CITY COMMISSION
MEETING

ARCHER CITY HALL

PRAYER

CALL TO ORDER

PLEDGE OF ALLEGIANCE

ADDITIONS OR DELETIONS TO THE AGENDA

ADOPTION OF AGENDA

Special Guest: Judge Bullard-Swearing in of Karen Fiore as Commissioner for Seat #1.

I. Consent Agenda

Agenda Item 1: Approve minutes from October 13, 2025, City Commission Meeting

Agenda Item 2: Approve bill payments as presented

II. Public Announcements

III. Public Comment

*As part of the Commission's public outreach, we invite Archer residents and the public to share their thoughts, suggestions, and concerns at designated times during Commission meetings. Each person is allotted a maximum time of **three (3) minutes** to ensure everyone has an opportunity to be heard and responded to. We ask that you adhere to the following guidelines:*

- Please state your full name (or first name if you prefer)
- Please state your question, comment, or concern in as few words as possible.
- Please try to make clear what information you want or what problem you want solved so that the Commission can accurately respond to your request.

16870 SW 134TH AVE., P.O. BOX 39 - ARCHER, FLORIDA 32618-0039

Tel: (352)495-2880

Fax (352)495-2445

- Please be courteous to others and refrain from using language that would be considered insulting, offensive, or insensitive.

The Commission is here to serve you.

IV. Planning Calendar

- A. City Hall will be closed on Tuesday, November 11th, 2025, in observance of Veterans Day
- B. City Hall will be closed on Thursday, November 27th, 2025, in observance of Thanksgiving
- C. JCC Meeting at 6 pm, City Commission Meeting at 6:30 pm on Monday, December 8th, 2025, City Hall

V. Old Business

- Agenda Item 1:** Laurel Hill Cemetery Maintenance Agreement with West Farms
- Agenda Item 2:** Surplus Property Purchase Agreement, Ronnie LLC

Items in Progress:

- A. Surplus Property-agenda item
- B. Surplus Equipment-no staff update
- C. Second Comp Plan & LDR Workshop Date-NCFRPC, no staff update
- D. Archer Community Center-no staff update
- E. Legal Options-Previous Employees-City Attorney
- F. MSTU-no staff update

VI. New Business

- Agenda Item 1:** Resolution Number 2025-33, Amending the Prior Established Water Rates to Increase the Rates
- Agenda Item 2:** Resolution Number 2025-34, Amending the Prior Established Residential Solid Waste Rates to Increase the Rates
- Agenda Item 3:** Response to BoCC Infrastructure Surtax Letter*
- Agenda Item 4:** Public Works Assistant & City Manager Job Descriptions and Employment Application
- Agenda Item 5:** Agenda Review
- Agenda Item 6:** Public Comment
- Agenda Item 7:** Finance Update
- Agenda Item 8:** WSPP and Infrastructure Tax Plan

VII. Reports, Correspondence, Communication

None

VIII. City Managers Report

IX. Attorney Report

X. Commissioners' Report

XI. Public Comment Period

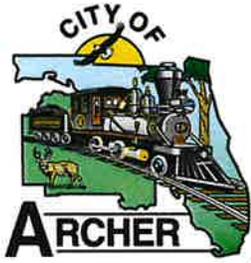
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- Please be courteous to others and refrain from using language that would be considered insulting, offensive, or insensitive.

Thank you for your cooperation.

The Commission is here to serve you.

XII. Adjournment



CITY OF ARCHER

I. Consent Agenda

Agenda Item 1: Approve minutes from October 13, 2025, City Commission Meeting

Agenda Item 2: Approve bill payments as presented

Staff Recommendation: Approve Agenda Items 1-2.

Approved by City Attorney on:

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation

CITY OF ARCHER
16870 SW 134th Ave, Archer, Florida 32618-0039
Phone: 352-495-2880 Fax: 352-495-2445

CITY COMMISSION MEETING MINUTES

Monday, October 13, 2025, Time: 6:30 PM

MINUTES, WHICH ARE PUBLIC RECORD, ARE NOTES TAKEN TO PROVIDE A SUMMARY MEMORANDUM OF MEETINGS OR HEARINGS AND CONTAIN ALL OFFICIAL ACTIONS TAKEN. MINUTES ARE NOT INTENDED TO BE A WORD-FOR-WORD OR VERBATIM TRANSCRIPTION OF THE MEETING.

Opening Prayer:	Mayor Fletcher Hope
Call to Order at 6:32 pm:	Mayor Fletcher Hope
Leading the Pledge of Allegiance:	Mayor Fletcher Hope
Quorum Present:	
Mayor	Fletcher Hope
Commissioners	Marilyn Green
	Kathy Penny
Absent:	
Vice Mayor	Iris Bailey
Staff:	
Interim City Manager	Deanna Alltop
City Attorney	Ms. Derek Folds

MOTION

Commissioner Green motioned to excuse Vice Mayor Bailey, seconded by Commissioner Penny.
No public comment
Motion Carried: 3-0

ADDITIONS OR DELETIONS TO THE AGENDA

None

ADOPTION OF AGENDA

Commissioner Green motioned to adopt the agenda, seconded by Commissioner Penny.
No public comment
Motion Carried: 3-0

Mayor Hope introduced Ms. Derek Folds as our City Attorney tonight.

I. Consent Agenda

Agenda Item 1: Approve minutes from September 10, 2025, City Commission Meeting
Agenda Item 2: Approve minutes from September 24, 2025, Special City Commission Meeting
Agenda Item 3: Approve bill payments as presented and bank statements
Commissioner Green motioned to approve the consent agenda, seconded by Commissioner Penny.
Public comment: Bill Lewandowski
Motion Carried: 3-0

II. Guest

Agenda Item 1: Repairs of the Veterans Memorial/Other-Mrs. Roberta Lopez

Mrs. Lopez read her letter into the record and reviewed the contribution form. This project is for the restoration and repair of the Veterans Memorial. Mrs. Lopez will help raise funds for the project. Commissioner Green motioned to move forward with the project, seconded by Commissioner Penny for discussion purposes.

Mrs. Lopez will immediately start fundraising as the administrator, accept the quote with any additional adjustments, address safety measures, including structural and overall safety, and implement any necessary changes.

Commissioner Green amended the motion to move forward with the proposal, subject to conditions that the structural and safety measures be addressed, seconded by Commissioner Penny.

Commissioner Green amended the motion to accept the proposal with Mrs. Lopez's fundraising, sole source, structural, and safety measures addressed, seconded by Commissioner Penny.

No public comment

Motion Carried: 2-1 (Mayor Hope dissenting)

III. Public Announcements

Reverend Pisco-Ongoing Praise & Praise at Archer First United Methodist Church, everyone welcome. Their church is hosting a Thanksgiving service on November 25th at 6:30 pm; everyone is welcome to attend.

Ann Green invited everyone to the Farmers Market on Tuesdays.

Gene Arnold complimented the Archer First United Methodist Church for the event this past Saturday.

IV. Public Comment

Robert Lusnia, Bill Lewandowski, Grace Obana, Roberta Lopez, Charles Tufano

MOTION

Commissioner Green motioned to expedite the financial year backlog reconciliation process that is projected to be completed by March 2026 by utilizing overtime, seconded by Commissioner Penny.

Public comment: Gene Arnold, Bob Kasicki

Motion Carried: 2-1 (Commissioner Penny dissenting)

V. Planning Calendar

A. Trunk or Treat on Friday, October 31st 6-8 pm, Wilson Robinson Park

B. City Commission Meeting on Monday, November 10th, 2025, at 6 pm, City Hall

C. City Hall will be closed on Tuesday, November 11th, 2025, in observance of Veterans Day

Interim City Manager Alltop reviewed the planning calendar.

VI. Old Business

Agenda Item 1: Resolution No 2025-27, Designating the City Manager as the Administrative Authority to Receive, Review, and Process Final Plat and Replat Submittals-Tabled from September 10th

City Attorney Folds read Resolution No 2025-27 by title only.

Commissioner Green motioned to approve Resolution No 2025-27, seconded by Commissioner Penny.

Public comment: Bill Lewandowski

Motion Carried: 3-0

- A. Surplus Property-no update
- B. Surplus Equipment- *The following items were sold on GovDeals: a motor grader for \$18,800, a dump truck for \$3,050. Funds were received on October 3rd, 2025.*
- C. Second Comp Plan & LDR Workshop Date-NCFRPC-Mayor Hope reviewed that every seven years we have to complete a full comp plan review, our review will be due by 2028.
- D. Archer Community Center-*The floor waxing is going to cost more than anticipated due to the condition of the floor. The staff will follow up with the total cost.*
- E. Legal Options-Previous Employees-no update
- F. MSTU-no update

VII. New Business

Agenda Item 1: Resolution Number 2025-32, Approving the Local Government Comprehensive Planning Services Agreement with North Central Florida Regional Planning Council

City Attorney Folds read Resolution Number 2025-32 by title only.

Commissioner Penny motioned to approve Resolution number 2025-32, seconded by Commissioner Green.

No public comment

Motion Carried: 3-0

Agenda Item 2: Volunteer Code Enforcement Discussion

Interim City Manager Alltop inquired if the citizens could volunteer to assist with Code Enforcement.

By consensus, the Commission would like an application that includes eligibility requirements, relevant experience, and other necessary items to support the application process.

Agenda Item 3: Archer Legislative Agenda

Interim City Manager Alltop reviewed that we need to discuss what we would like to submit for Legislative funding.

The discussion included repairs and replacement of fencing at parks and around the city, as well as upgrades to Maddox Park and Wilson Robinson Park, including repairs to the splash pad and renovations. Well pump house structural building renovations, as well as vehicles and equipment for the Public Works department.

The final project we plan to submit for consideration for funding will be submitted later.

VIII. Reports, Correspondence, Communication

None

IX. City Managers Report

Public Works activity from September 2025

1. Picked up two new batteries from Interstate for F250.
2. Got new blades for the Kubota mower.
3. Checked for leak and provided meter reading at SW 167th Terrace.
4. Moved fallen tree from off the bike trail.
5. Mowed zones.

6. Put the computer to check for a leak on the meter at SW 167th Terrace.
7. Picked up a broken trash can at CR346.
8. Turned water on at SW 128th Place.
9. Moved a dead tree off the road on SW 170th Street.
10. Weeded and sprayed the fence line in front of Archer Community Center.
11. Read water meters.
12. Got dump truck loaded on trailer for buyer from GovDeals.
13. Fixed water leak in front of Nazarene Church on SR 45.
14. Cleared out weeds in retention pond on SW 143rd St.
15. Weeded the Tot Lot.
16. Weeded playgrounds at Wilson Robinson Park.
17. Turned water off on SW 133rd Ave.
18. Checked for leak and provided meter reading on SW 127th Place.
19. Got motor grader out for the buyer from GovDeals.
20. Put up the new screen around the shop fence.
21. Arranged for the company to come out and pour a new sidewalk on SR45.

Archer Community Center Floor Waxing;

I contacted Mr. Stephens to schedule the floor waxing. He told me that, due to the floor's condition, he will need extra supplies to restore it to proper condition. At this time, I do not know the exact amount, but I wanted to make everyone aware that it will exceed \$1,500.

Account Specialist Position;

Lorretta Ott has joined our staff as our account specialist. She is currently with a temporary placement company. She has hit the ground running; she is deeply knowledgeable and hardworking. We are happy she is here. It will take 3-4 months to update the year backlog.

TV in Chambers;

Attached are some quotes from Best Buy for a TV in the Chambers. There will be a charge of approximately \$250 for Emerald Data to install the new TV and wall mount. Staff prefers seventy-five" as that is what Emerald Data recommends.

By consensus, the Commission would like the TV in the Chambers to be tabled until January 2026.

Insurance Claim;

Our insurance company approved the city's claim for employee theft, and we received \$14,080 on October 2nd, 2025.

X. Attorney Report

No report

XI. Commissioners' Report

Commissioner Penny

Meeting with Alachua County and MV Transport, they are working out the details of the process.
Attended the Opioid Task Force Meeting.
Participated in the Blessing of the Badge Ceremony.

Commissioner Green

No report
Mail service is now in Holly Hills!

Mayor Hope

At NCFPC meetings, Mayor Hope is no longer the Chair; County Commissioner Mary Alford is the new Chair.
The City of Newberry is hosting a Planning Officials training on October 1st.

XII. Public Comment Period

Bill Lewandowski, Rhonda Roberson, Bob Kasicki

XIII. Adjournment

Mayor Hope adjourned the meeting at 9:32 pm.

Deanna Alltop, Interim City Manager

Fletcher Hope, Mayor

**City of Archer - General Fund
Transaction List by Date**

October 2025

Type	Date	Num	Name	Memo	Amount
Bill	10/01/2025	137700 Oct	Alachua Fire Extinguisher	Maintenance and new batteries in City Hall Oc	-407.50
Bill	10/01/2025	HM IMP-25418	Alachua County BOCC	Fiscal yr 2026 Hazardous Materials Annual R	-70.00
Bill	10/01/2025	HM IMP-25262	Alachua County BOCC	Fiscal Year 2026 Hazardous Materials Annual	-105.00
Bill	10/01/2025	5792	Emerald Data Partners	IT support, managed services, consulting fo	-2,208.58
Bill	10/01/2025	9726	N. Central FL Regional Planning	council member dues 10/1/25 - 09/30/26	-750.00
Bill	10/01/2025	HM IMP-25365	Alachua County BOCC	Fiscal year 2026 Hazardous Materials Annual	-280.00
Bill	10/02/2025	08232025	Felicia Parker	Maddox Park refund	-150.00
Bill	10/02/2025	X437362 Oct	Core & Main LP	Pipe and other supplies for State Rd 45 repai	-1,374.32
Bill	10/03/2025	20899	Public Risk Mgmt of FI	Quarterly invoice for Property, Liability, Work	-14,401.50
Bill	10/04/2025	11033026892401 Oct	Cox Communications	17469 SW Archer Rd Oct 4th - Nov 3rd	-159.99
Bill	10/06/2025	65467573	Robert Half	Lorretta Ott week ending 10/3/25	-1,200.00
Bill	10/08/2025	E 22323	Sew What	Junior City Commission sponsorship polos Oc	-179.94
Bill	10/09/2025	102403	West Farms, Inc	mowing of cemetery on 10/10/25	-582.00
Bill	10/11/2025	Q2055849	Quadiant Finance USA, Inc.	Postage meter lease	-207.87
Bill	10/13/2025	Refund	Carmen Moss	Deposit refund for Archer community center r	-300.00
Bill	10/13/2025	65489055	Robert Half	contract work L. Ott week ending 10/10/25	-1,200.00
Bill	10/14/2025	41991776	canon	contract #707946-1 printer lease 10/1/25 - 10	-294.64
Bill	10/14/2025	910084200035 Oct	Duke Energy	City Hall Electric sept 11th - Oct 10th 2025	-335.39
Bill	10/14/2025	910084199237 Oct	Duke Energy	Control House Electric Sept 11th - Oct 10th 2	-217.89
Bill	10/14/2025	910084202467 Oct	Duke Energy	Ball Park Lights II Sept 11th - Oct 10th 2025	-32.40
Bill	10/14/2025	910084202235 Oct	Duke Energy	Splash Pad Sept 12th - Oct 13th 2025	-53.72
Bill	10/14/2025	910084201531 Oct	Duke Energy	Electric Well Pump Sept 11th - Oct 10th 2025	-221.04
Bill	10/14/2025	910084200689 Oct	Duke Energy	Electric pump house #2 Sept 11 - Oct 10th 20	-887.77
Bill	10/14/2025	910084201747 Oct	Duke Energy	Electric SO University Ave Sept 11th - Oct 10t	-234.74
Bill	10/15/2025	910084202011 Oct	Duke Energy	Ball Park Lights Sept 12th - Oct 13th 2025	-32.40
Bill	10/15/2025	910084201747 Oct	Duke Energy	Electric Public Works Sept 12th - Oct 13th 20	-434.45
Bill	10/15/2025	910084199633 Oct	Duke Energy	Electric Maddox Park Sept 12th - Oct 13th 20	-32.40
Bill	10/15/2025	910084199435 Oct	Duke Energy	Electric Restrooms next to Cem Sept 12th - O	-32.40
Bill	10/15/2025	910084150826 Oct	Duke Energy	Electric Ball Lts by Cemetary Sept 12th - Oct	-32.39
Bill	10/15/2025	910084150826 Oct	Duke Energy	Electric Green Courts Sept 12th - Oct 13th 20	-32.40

5:38 AM
11/06/25

**City of Archer - General Fund
Transaction List by Date**

October 2025

Type	Date	Num	Name	Memo	Amount
Bill	10/15/2025	910084150636 Oct	Duke Energy	Electric Old Jail Sept 12th - Oct 13th 2025	-32.40
Bill	10/16/2025	910084199831 Oct	Duke Energy	Basketball Court Sept 12th - Oct 13th 2025	-32.40
Bill	10/17/2025	102406	West Farms, Inc	monthly mowing at Laurel Hill Cemetery 10/16	-582.00
Bill	10/18/2025	1WRL-HX6V-7PWH	Amazon Capital Services	bank supplies locking deposit bag	-32.47
Bill	10/21/2025	65519707	Robert Half	Loretta Ott wk ending 10/17/25 40 hrs	-1,200.00
Bill	10/30/2025	Nov2025	Samuel P. Clark	November 2025	-100.00
Bill	10/30/2025	P.O. Box 39	U.S. Postmaster	12 month lease for PO Box 39 Oct 25 - Oct 26	-198.00

Oct 25

10:47 AM
11/06/25

City of Archer - Water Fund
Transaction List by Date
October 2025

W/F

Type	Date	Num	Name	Memo	Split	Amount
Bill	10/01/2025	635100	Utility Service Co Inc.	75000 Elevated Park project #125428	533600 · Professional Services (Wate	3,263.50



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CITY OF ARCHER
GENERAL FUND
PO BOX 39
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Statement of Account

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

Page 1
Customer Number: 3385213

Direct inquiries to:
Customer Service
866-616-6020

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28

Summary of Account Balance

Account	Number	Ending Balance
Public Funds NOW	XXXX	\$61,744.15

Public Funds NOW

Account number
XXXXX

28 Enclosures

Beginning balance	\$59,678.52		
Low balance	\$42,973.76		
Average balance	\$59,854.94		
Interest paid year to date	\$297.10		
Total additions	\$103,616.15	Total subtractions	\$-101,550.52

Number	Date	Amount	Number	Date	Amount
4569	10-23	202.47	4590	10-22	150.00
4582 *	10-01	200.00	4593 *	10-24	267.85
4584 *	10-21	100.00	4594	10-17	300.00
4586 *	10-01	1,600.00	4595	10-31	100.00
4587	10-21	100.00	99461614 *	10-29	237.73
4588	10-02	300.00			
4589	10-02	300.00			

* Skip in check sequence

Date	Description	Additions	Subtractions
10-01	Rbd Deposit	958.23	
10-01	#Preauthorized Wd ROBERT HALF, INC INTERNET 251001 *****60920 Alltop Deanna		-1,200.00
10-01	#Preauthorized Wd CITYOFARCHER PAYROLL 251001 CITYOFARCHER		-9,686.75
10-02	Rbd Deposit	14,080.36	



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Page 2

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<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-02	#Preauthorized Credit LINK2GOV CORP NID0070124 /BID*000168 54944 35EDM-ARCFL-MSCVP-	16.00	
10-02	#Preauthorized Wd CITYOFARCHER PAYROLL 251002 CITYOFARCHER		-1,275.12
10-03	#Preauthorized Credit 10L GOVDEALS 10LGDUSFSS REF^ ARCHER, FL	21,850.00	
10-03	#Preauthorized Wd HUMANA, INC. INS PYMT 251001 *****01937 615336CITY OF AR		-386.12
10-03	#Preauthorized Wd IRS USATAXPYMT 251003 27056762478274 6 CITY OF ARCHER		-5,285.33
10-03	#Preauthorized Wd FLA DEPT REVENUE CRC 251003 23331205 6 CITY OF ARCHER		-7,788.38
10-06	#Preauthorized Wd VERIZON WIRELESS PAYMENTS 251006 094 216541600001 000000009421654160		-485.21
10-06	#Cash Mgmt Trsfr Dr REF 2791148L FUNDS TRANSFER TO DEP XXXX [REDACTED] FROM FMIT THEFT REIM CLAIM		-14,080.36
10-07	#Preauthorized Wd ROBERT HALF, INC INTERNET 251007 *****65518 Alltop Deanna		-1,200.00
10-07	#Preauthorized Wd DUKEENERGYCORPOR WEB_PAY 251007 5854 0327100625 1107095749		-2,589.78
10-07	#Preauthorized Wd CITYOFARCHER ARCHER 251007 CITYOFARCHER		-2,208.58



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Page 3

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<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-08	Rbd Deposit	2,130.77	
10-09	Rbd Deposit	3,303.73	
10-09	Rbd Deposit	318.51	
10-09	#Preauthorized Wd COX COMM GAN PURCHASE 251009 *****A5vAs City of Archer		-108.00
10-09	#Preauthorized Wd COX COMM GAN PURCHASE 251009 *****z0pna City of Archer		-319.98
10-10	#Preauthorized Credit LINK2GOV CORP NID0070137 /BID*000168 84275 35EDM-ARCFL-MSCVP-	50.00	
10-10	#Preauthorized Wd FLA DEPT REVENUE CUT 251010 23444753 2 CITY OF ARCHER		-75.00
10-10	#Preauthorized Wd FLA DEPT REVENUE CUT 251010 23444753 6 CITY OF ARCHER		-150.00
10-10	#Preauthorized Wd FLA DEPT REVENUE CUT 251010 23444754 2 CITY OF ARCHER		-300.00
10-14	Rbd Deposit	2,300.71	
10-14	Rbd Deposit	645.31	
10-14	#Preauthorized Credit LINK2GOV CORP NID0070139 /BID*000168 86879 35EDM-ARCFL-MSCVP-	600.00	
10-14	Rbd Deposit	448.16	
10-14	#Preauthorized Credit Alachua County T PAYMENTS NTE*Tax Di stributions\ City of Archer	41.54	
10-14	#Preauthorized Wd CITYOFARCHER FOLDS WALK 251014 CITYOFARCHER		-5,000.00



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Page 4

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<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-15	Rbd Deposit	1,659.59	
10-15	#Preauthorized Wd CITYOFARCHER PAYROLL 251015 CITYOFARCHER		-10,335.65
10-15	#Maintenance Fee ANALYSIS ACTIVITY FOR 09/25		-233.41
10-16	#Preauthorized Credit CLAY ELECTRIC CO AP Payment 251016 1317 CITY OF ARCHER	2,018.54	
10-16	Rbd Deposit	1,311.96	
10-16	Rbd Deposit	492.54	
10-16	#Preauthorized Wd ROBERT HALF, INC INTERNET 251016 *****33892 Alltop Deanna		-1,200.00
10-16	#Preauthorized Wd IRS USATAXPYMT 251016 27056891258749 9 CITY OF ARCHER		-2,004.77
10-17	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251017 174 823280219528 0008CITY OF ARCHER	5,380.38	
10-17	#Preauthorized Wd Clay Electric Co WEB PMTS 251017 CITY OF Archer		-127.62
10-20	#Preauthorized Credit DE Florida Other EDI PYMNTS 251020 A P0002406336 0008CITY OF ARCHER	17,593.35	
10-20	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251020 174 823280222727 0008CITY OF ARCHER	4,977.05	
10-20	Rbd Deposit	750.34	



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October 31, 2025

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Page 5

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<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-20	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251020 174 823280223448 0008CITY OF ARCHER	67.00	
10-20	#Preauthorized Credit LINK2GOV CORP NID0070148 /BID*000169 09363 35EDM-ARCFL-MSCVP-	37.50	
10-20	#Preauthorized Wd CARDMEMBER SERV WEB PYMT 251020 **** *****4245 PAYABLE,ACCOUNTS		-335.13
10-21	Rbd Deposit	2,394.74	
10-23	#Preauthorized Wd GRUCOM TELCO 251023 . CITY OF *ARCHER		-575.00
10-27	#Preauthorized Wd CITYOFARCHER PREMIUM 251027 CITYOFARCHER		-1,537.00
10-28	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251028 174 823280240938 0008CITY OF ARCHER	9,580.07	
10-28	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251028 174 823280241251 0008CITY OF ARCHER	5,589.06	
10-28	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251028 174 823280240548 0008CITY OF ARCHER	2,532.81	
10-28	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251028 174 823280240186 0008CITY OF ARCHER	1,845.19	
10-28	#Preauthorized Wd ROBERT HALF, INC INTERNET 251028 *****53998 Alltop Deanna		-2,400.00



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October 31, 2025

XXX [REDACTED]

Page 6

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GENERAL FUND
PO BOX 39
ARCHER FL 32618-0039

28

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-28	#Cash Mgmt Trsfr Dr REF 3010551L FUNDS TRANSFER TO DEP XXXX [REDACTED] FROM OCT INFRA		-9,580.07
10-28	#Preauthorized Wd CITYOFARCHER ARCHER 251028 CITYOFARCHER		-3,671.08
10-29	#Preauthorized Wd CITYOFARCHER PAYROLL 251029 CITYOFARCHER		-908.28
10-29	#Preauthorized Wd CITYOFARCHER PAYROLL 251029 CITYOFARCHER		-9,668.64
10-29	#Preauthorized Wd DUKEENERGYCORPOR WEB_PAY 251029 5948 4449102825 1107095749		-2,644.19
10-29	#Preauthorized Wd CITYOFARCHER PAYROLL 251029 CITYOFARCHER		-225.02
10-30	Rbd Deposit	311.58	
10-30	Rbd Deposit	125.00	
10-30	Rbd Deposit	68.55	
10-30	#Preauthorized Wd COX COMM GAN PURCHASE 251030 *****pYEyd City of Archer		-108.00
10-31	#Preauthorized Credit STATE OF FLORIDA PAYMENTS 251031 174 823280249577 0008CITY OF ARCHER	117.75	
10-31	#Interest Credit	19.83	

Daily balances

<i>Date</i>	<i>Amount</i>	<i>Date</i>	<i>Amount</i>	<i>Date</i>	<i>Amount</i>
09-30	59,678.52	10-07	47,997.48	10-15	42,973.76
10-01	47,950.00	10-08	50,128.25	10-16	43,592.03
10-02	60,171.24	10-09	53,322.51	10-17	48,544.79
10-03	68,561.41	10-10	52,847.51	10-20	71,634.90
10-06	53,995.84	10-14	51,883.23	10-21	73,829.64



AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

October 31, 2025

XXXXXXXXXXXX

Page 7

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

CITY OF ARCHER
GENERAL FUND
PO BOX 39
ARCHER FL 32618-0039

Daily balances

<i>Date</i>	<i>Amount</i>
10-22	73,679.64
10-23	72,902.17
10-24	72,634.32

<i>Date</i>	<i>Amount</i>
10-27	71,097.32
10-28	74,993.30
10-29	61,309.44

<i>Date</i>	<i>Amount</i>
10-30	61,706.57
10-31	61,744.15



AMERIS BANK

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RETURN SERVICE REQUESTED

CITY OF ARCHER
SOLID WASTE AND WATER FUND
PO BOX 39
ARCHER FL 32618-0039

Statement of Account

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

XXX [REDACTED] Page 1
Customer Number: 3385213

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

18

Summary of Account Balance

Account	Number	Ending Balance
Public Funds NOW	XXX [REDACTED]	\$35,621.17

Public Funds NOW

Account number
XXX [REDACTED]

18 Enclosures

Beginning balance	\$25,406.79		
Low balance	\$23,190.19		
Average balance	\$37,755.21		
Interest paid year to date	\$265.39		
Total additions	\$32,358.31	Total subtractions	\$-22,143.93

Number	Date	Amount	Number	Date	Amount
3205	10-20	480.98	3206	10-21	2,000.00

Date	Description	Additions	Subtractions
10-01	#Preauthorized Credit LINK2GOV CORP NID0070122 / BID*000168 50800 35EDM-ARCFL-NTXWP-	167.20	
10-02	Deposit	300.00	
10-02	#Preauthorized Credit LINK2GOV CORP NID0070124 / BID*000168 54937 35EDM-ARCFL-NTXWP-	177.31	
10-02	Deposit	128.26	
10-02	Deposit	60.00	
10-02	Deposit	48.25	
10-02	Deposit	40.00	
10-02	Deposit	37.50	
10-02	Deposit	34.18	



AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

October 31, 2025

XXX [REDACTED]

Page 2

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

CITY OF ARCHER
SOLID WASTE AND WATER FUND
PO BOX 39
ARCHER FL 32618-0039

18

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-02	#Preauthorized Credit LINK2GOV CORP NID0070124 /BID*000168 56657 35EDM-ARCFL-NTXVP-	18.68	
10-03	#Preauthorized Credit LINK2GOV CORP NID0070126 /BID*000168 59346 35EDM-ARCFL-NTXWP-	456.80	
10-03	#Preauthorized Credit ALACHUA COUNTY B PAY INV 251003 1704 000 CITY OF ARCHER	83.95	
10-03	#Preauthorized Credit LINK2GOV CORP NID0070126 /BID*000168 58399 35EDM-ARCFL-NTXVP-	42.27	
10-03	#Preauthorized Wd BLUECROSSFLORIDA PREMIUM 251003 **60608 THE CITY OF ARCHER		-3,811.00
10-06	#Cash Mgmt Trsfr Cr REF 2791148L FUNDS TRANSFER FRM DEP XXXXX [REDACTED] FROM FMIT THEFT REIM CLAIM	14,080.36	
10-06	#Preauthorized Credit LINK2GOV CORP NID0070128 /BID*000168 63871 35EDM-ARCFL-NTXWP-	187.33	
10-06	#Preauthorized Credit LINK2GOV CORP NID0070128 /BID*000168 63180 35EDM-ARCFL-NTXVP-	120.79	
10-06	#Deposit Return Item		-37.50
10-06	#Service Charge DEPOSIT RETURN ITE		-12.00
10-06	#Automatic Ln Paymt 07452000695-00101		-4,265.39
10-07	#Preauthorized Credit LINK2GOV CORP NID0070130 /BID*000168 68254 35EDM-ARCFL-NTXWP-	697.26	



AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

October 31, 2025

XXX [REDACTED]

Page 3

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

CITY OF ARCHER
SOLID WASTE AND WATER FUND
PO BOX 39
ARCHER FL 32618-0039

18

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-07	Rbd Deposit	280.61	
10-07	#Preauthorized Credit LINK2GOV CORP NID0070130 /BID*000168 72489 35EDM-ARCFL-NTXWP-	213.62	
10-07	#Preauthorized Credit LINK2GOV CORP NID0070130 /BID*000168 69985 35EDM-ARCFL-NTXWP-	61.86	
10-08	#Preauthorized Credit LINK2GOV CORP NID0070133 /BID*000168 75450 35EDM-ARCFL-NTXWP-	737.41	
10-09	#Preauthorized Credit LINK2GOV CORP NID0070135 /BID*000168 79207 35EDM-ARCFL-NTXWP-	184.77	
10-09	#Preauthorized Credit LINK2GOV CORP NID0070135 /BID*000168 80548 35EDM-ARCFL-NTXVP-	112.29	
10-10	#Preauthorized Credit LINK2GOV CORP NID0070137 /BID*000168 82152 35EDM-ARCFL-NTXWP-	455.88	
10-10	#Preauthorized Credit LINK2GOV CORP NID0070137 /BID*000168 82733 35EDM-ARCFL-NTXVP-	73.41	
10-14	#Preauthorized Credit LINK2GOV CORP NID0070139 /BID*000168 86537 35EDM-ARCFL-NTXWP-	684.76	
10-14	#Preauthorized Credit LINK2GOV CORP NID0070139 /BID*000168 87632 35EDM-ARCFL-NTXVP-	421.58	
10-15	#Preauthorized Credit CITY OF ARCHER CITY OF AR 251015 *****02500 CITY OF ARCHER	4,018.23	



AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

October 31, 2025

XXX-XXXX-XXXX

Page 5

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

CITY OF ARCHER
SOLID WASTE AND WATER FUND
PO BOX 39
ARCHER FL 32618-0039

18

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-17	#Preauthorized Credit LINK2GOV CORP NID0070146 /BID*000169 06102 35EDM-ARCFL-NTXWP-	373.46	
10-17	#Preauthorized Credit LINK2GOV CORP NID0070146 /BID*000169 06317 35EDM-ARCFL-NTXVP-	158.39	
10-17	#Automated ACH Return [REDACTED]		-21.65
10-17	#Service Charge ACH RETURN FEE		-7.00
10-20	#Preauthorized Credit LINK2GOV CORP NID0070148 /BID*000169 11006 35EDM-ARCFL-NTXWP-	411.91	
10-20	#Preauthorized Credit LINK2GOV CORP NID0070148 /BID*000169 10288 35EDM-ARCFL-NTXVP-	122.64	
10-21	#Preauthorized Credit LINK2GOV CORP NID0070150 /BID*000169 14395 35EDM-ARCFL-NTXWP-	77.48	
10-21	#Preauthorized Credit LINK2GOV CORP NID0070150 /BID*000169 18188 35EDM-ARCFL-NTXWP-	56.34	
10-22	#Preauthorized Credit LINK2GOV CORP NID0070153 /BID*000169 22820 35EDM-ARCFL-NTXWP-	75.39	
10-22	#Preauthorized Credit LINK2GOV CORP NID0070153 /BID*000169 22682 35EDM-ARCFL-NTXVP-	68.95	



AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

October 31, 2025

XXX [REDACTED]

Page 6

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

CITY OF ARCHER
SOLID WASTE AND WATER FUND
PO BOX 39
ARCHER FL 32618-0039

18

<i>Date</i>	<i>Description</i>	<i>Additions</i>	<i>Subtractions</i>
10-24	#Preauthorized Credit LINK2GOV CORP NID0070157 /BID*000169 31591 35EDM-ARCFL-NTXWP-	422.91	
10-24	#Preauthorized Credit LINK2GOV CORP NID0070157 /BID*000169 29440 35EDM-ARCFL-NTXVP-	155.51	
10-27	#Preauthorized Credit LINK2GOV CORP NID0070159 /BID*000169 32945 35EDM-ARCFL-NTXVP-	127.12	
10-27	#Preauthorized Wd CITY OF ARCHER CITY OF AR 251027 CITY OF ARCHER		-8,094.00
10-28	#Preauthorized Credit LINK2GOV CORP NID0070161 /BID*000169 37253 35EDM-ARCFL-NTXWP-	170.98	
10-29	#Preauthorized Credit LINK2GOV CORP NID0070164 /BID*000169 46463 35EDM-ARCFL-NTXWP-	583.77	
10-29	#Preauthorized Wd BLUECROSSFLORIDA PREMIUM 251029 **72407 THE CITY OF ARCHER		-3,132.22
10-30	#Preauthorized Credit LINK2GOV CORP NID0070166 /BID*000169 50329 35EDM-ARCFL-NTXWP-	315.42	
10-31	#Preauthorized Credit LINK2GOV CORP NID0070168 /BID*000169 53508 35EDM-ARCFL-NTXWP-	279.21	
10-31	#Interest Credit	12.73	

Daily balances

<i>Date</i>	<i>Amount</i>	<i>Date</i>	<i>Amount</i>	<i>Date</i>	<i>Amount</i>
09-30	25,406.79	10-01	25,573.99	10-02	26,418.17



AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

October 31, 2025

XXX [REDACTED]

Page 7

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

CITY OF ARCHER
SOLID WASTE AND WATER FUND
PO BOX 39
ARCHER FL 32618-0039

Daily balances

<i>Date</i>	<i>Amount</i>
10-03	23,190.19
10-06	33,263.78
10-07	34,517.13
10-08	35,254.54
10-09	35,551.60
10-10	36,080.89
10-14	37,187.23

<i>Date</i>	<i>Amount</i>
10-15	45,786.10
10-16	45,944.81
10-17	46,448.01
10-20	46,501.58
10-21	44,635.40
10-22	44,779.74
10-24	45,358.16

<i>Date</i>	<i>Amount</i>
10-27	37,391.28
10-28	37,562.26
10-29	35,013.81
10-30	35,329.23
10-31	35,621.17



AMERIS BANK

P.O. Box 105075, Atlanta, GA 30348

RETURN SERVICE REQUESTED

CITY OF ARCHER
WILD SPACES PUBLIC PLACES
PO BOX 39
ARCHER FL 32618-0039

Statement of Account

Last statement: September 30, 2025
This statement: October 31, 2025
Total days in statement period: 31

XXXXXXXXXXXX Page 1
Customer Number: 3385213

Direct inquiries to:
Customer Service
866-616-6020

Ameris Bank
P.O. Box 105075
Atlanta, GA 30348

0

Summary of Account Balance

Account	Number	Ending Balance
Public Funds NOW	XXXXXXXXXXXXXX	\$182,791.96

Public Funds NOW

Account number
XXXXXXXXXXXXXX

Beginning balance	\$173,153.14		
Low balance	\$173,153.14		
Average balance	\$174,389.28		
Interest paid year to date	\$407.90		
Total additions	\$9,638.82	Total subtractions	\$-0.00

Date	Description	Additions	Subtractions
10-28	#Cash Mgmt Trsfr Cr REF 3010551L FUNDS TRANSFER FRM DEP XXXXXXXXXXXX FROM OCT INFRA	9,580.07	
10-31	#Interest Credit	58.75	

Daily balances

Date	Amount	Date	Amount	Date	Amount
09-30	173,153.14	10-28	182,733.21	10-31	182,791.96

AMERIS BANK
LOANS
P O BOX 105075
ATLANTA GA 30348

LOAN STATEMENT

CITY OF ARCHER
 16870 SW 134TH AVE
 ARCHER FL 32618-5410

Account/Note Number	[REDACTED]
Statement Date	10/20/25
Officer	PATRICK MURPHY
Branch Number	452
Current Balance	\$818,955.56
Payment Due Date	11/05/25
Amount Due	\$4,265.40

Your Account Number XXX [REDACTED] Will Be Charged
Call 866 616-6020 with questions on your bill.

SUMMARY					
Note/Category	Current Balance	Interest Rate	Maturity Date	Description	Amount Due
00101/C	818,955.56	6.250000	12/13/26		
				Interest To 11/05/25	4,265.40
				Total Due On 11/05/25	\$4,265.40

YEAR-TO-DATE SUMMARY			
Interest Paid	35,710.91	Escrow Interest Paid	0.00
Unapplied Funds	0.00	Escrow Balance	0.00
Taxes Disbursed	0.00		

Please return the bottom portion if you are making an additional loan payment.

CITY OF ARCHER
 16870 SW 134TH AVE
 ARCHER FL 32618-5410

A late fee of \$213.27 will be imposed if payment is not received by 11/17/25.

466

Please remit and make check payable to:

Account/Note Number	[REDACTED]
Payment Due Date	11/05/25
Amount Due	\$4,265.40
Additional Prin, Int, Escrow, Fees:	
_____	_____
_____	_____
Amount Enclosed	_____

AMERIS BANK-LOAN SERVICE CENTER
 P O BOX 105075
 ATLANTA GA 30348

Check here for change of address or phone number and indicate changes.

Deposit Confirmation

Your payment has been accepted.

Payment Successful

An EFT Acknowledgement Number has been provided for this payment. Please keep this number for your records.

REMINDER: REMEMBER TO FILE ALL RETURNS WHEN DUE!

EFT ACKNOWLEDGEMENT NUMBER:	270570744418493
------------------------------------	-----------------

PLEASE NOTE

Any amounts represented in the subcategories of Social Security, Medicare, and Income Tax Withholding are for informational purposes only.

Payment Information	Entered Data
Taxpayer EIN	xxxxx2500
Tax Form	941 Employers Federal Tax
Tax Type	Federal Tax Deposit
Tax Period	Q4/2025
Payment Amount	\$2,044.79
Settlement Date	11/03/2025
Subcategories:	
1 Social Security	\$654.13
2 Medicare	\$136.16
3 Tax Withholding	\$1,254.50
Account Number	[REDACTED]
Account Type	CHECKING
Routing Number	[REDACTED]
Bank Name	AMERIS BANK

*DP end
10/29/25*

Deposit Confirmation

Your payment has been accepted.

Payment Successful

An EFT Acknowledgement Number has been provided for this payment. Please keep this number for your records.

REMINDER: REMEMBER TO FILE ALL RETURNS WHEN DUE!

EFT ACKNOWLEDGEMENT NUMBER:	270568912587499
------------------------------------	-----------------

PLEASE NOTE

Any amounts represented in the subcategories of Social Security, Medicare, and Income Tax Withholding are for informational purposes only.

Payment Information	Entered Data
Taxpayer EIN	xxxxx2500
Tax Form	941 Employers Federal Tax
Tax Type	Federal Tax Deposit
Tax Period	Q4/2025
Payment Amount	\$2,004.77
Settlement Date	10/16/2025
Subcategories:	
1 Social Security	\$621.69
2 Medicare	\$128.58
3 Tax Withholding	\$1,254.50
Account Number	xx-██████████
Account Type	CHECKING
Routing Number	██████████
Bank Name	AMERIS BANK

PP end 10/15/2025

Deposit Confirmation

Your payment has been accepted.

Payment Successful

An EFT Acknowledgement Number has been provided for this payment. Please keep this number for your records.

REMINDER: REMEMBER TO FILE ALL RETURNS WHEN DUE!

EFT ACKNOWLEDGEMENT NUMBER:	270567624782746
------------------------------------	-----------------

PLEASE NOTE

Any amounts represented in the subcategories of Social Security, Medicare, and Income Tax Withholding are for informational purposes only.

Payment Information	Entered Data
Taxpayer EIN	xxxxx2500
Tax Form	941 Employers Federal Tax
Tax Type	Federal Tax Deposit
Tax Period	Q4/2025
Payment Amount	\$5,285.33
Settlement Date	10/03/2025
Subcategories:	
1 Social Security	\$1,976.87
2 Medicare	\$454.76
3 Tax Withholding	\$2,853.70
Account Number	[REDACTED]
Account Type	CHECKING
Routing Number	[REDACTED]
Bank Name	AMERIS BANK

pp end
10/1/25



State of Florida Department of Revenue

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Payment Only

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Payments submitted in error must be cancelled before 5:00 p.m. ET on the date submitted. If submitted after 5:00 p.m. ET on a business day, weekend, or holiday, the cancellation must be completed before 5:00 p.m. ET the next business day. All cancellations are permanently deleted from the database.

The cancellation option is not available for credit card payments.

CITY OF ARCHER
16870 SW 134TH AVE
Archer, FL 32618-5410

Access ID: 420596002500
Business Partner #: 0001674965

Confirmation Number: 253071994313

Remittance Period End Date	Payment Type	Tax Type:
10/31/2025	Contribution Payment	DMS - Florida Retirement System - Contributions

Confirmation Date and Time

11/03/2025 10:03:05 AM ET

Debit Date:	11/4/2025
Enter Amount for Check:	\$8,957.25
Bank Routing Number:	[REDACTED]
Bank Account Number:	****[REDACTED]
Bank Account Type:	Checking
Corporate/Personal:	Corporate
Name on Bank Acct:	CITY OF ARCHER

I hereby authorize the Department of Revenue to process this ACH transaction and to debit the bank account identified above. I understand there may be service charges assessed on any transactions not honored by my bank.

Due to federal security requirements, we can not process international ACH transactions. If any portion of the money used in the payment you may be making today came from a financial institution located outside of the US or its territories for the purpose of funding this payment, please do not proceed and contact the Florida Department of Revenue at 850-488-6800 to make other payment arrangements. By continuing, you are confirming that this payment is not an international ACH transaction. If you are unsure, please contact your financial institution.

Signature:	DEANNA ALLTOP
Phone Number:	3524952880
Email Address:	DALLTOP@CITYOFARCHER.COM

[Back to Menu](#)

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CITY OF ARCHER

V. Old Business

Agenda Item 1: Laurel Hill Cemetery Maintenance Agreement with West Farms

Staff Recommendation: Continue Laurel Hill maintenance agreement with West Farms. They have done a beautiful job of maintaining the cemetery. It is not fiscally beneficial to have Public Works responsible for maintaining the cemetery. We discussed this when the RFP results were submitted, the cost of an employee allocated to the cemetery was around \$30K. West Farms is a little under \$7K.

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation

CITY OF ARCHER CEMETERY GROUNDS MAINTENANCE AGREEMENT
(LAUREL HILL)

This Agreement entered into this 8th day of May, 2017 by and between the City of Archer and West Farms ("Contractor"), whose address is 11717 SW Archer, Road, Gainesville, Florida 32608.

WHEREAS, the City of Archer desires to retain Contractor to render certain services, described herein; and

WHEREAS, the Contractor represents the Contractor is qualified, willing and able to provide the described services according to the terms of this Agreement;

WHEREAS, the City issued a Request for Proposals for lawn maintenance and trimming at Laurel Hill Cemetery, and the Contractor was the successful bidder; and

Now, therefore, in consideration of the mutual covenants contained herein, to be respectively kept and performed by the parties, the City and the Contractor agree as follows:

1. **Scope of Services:** The parties agree that the purpose of this Agreement is for the Contractor to provide Cemetery Grounds Maintenance services to the City (Laurel Hill Cemetery) described in RFP No. 1, for the monthly rate as described on the Contractor's bid. The terms of the Request for Proposals and the Contractor's Bid are incorporated herein as **Exhibit A**.
2. **Commencement and Term:** Work performed by the Contractor will commence on May 8th, 2017, and shall continue for a one (1) year term following the date of commencement, unless extended by mutual agreement of the parties, or terminated as provided herein.
3. **Payment to the Contractor:** All payments shall be made on a monthly basis within thirty (30) days after receipt of invoice(s). Upon certification by the City Manager that all work has been performed in accordance with the terms of this Agreement, the City Manager will authorize payment of such invoice(s).
4. **Termination:** The City may terminate this Agreement with thirty (30) days' notice without penalty or cause, provided that in such event, the City shall pay compensation for services actually performed hereunder prior to such termination.
5. **Insurance:** The Contractor shall furnish proof of Workers' Compensation Insurance, General Liability Insurance and Comprehensive Automobile Liability Insurance. Coverage to remain in force at all times during this Contractor period. The following minimum insurance coverage is required:
 - a. Workers' Compensation: Statutory Amount;
 - b. Employer's Liability: \$500,000.00;
 - c. Commercial General Liability (Combined bodily injury/property damage): \$1,000,00.00; and

- d. Comprehensive Automobile Liability (Owned, leases and hired vehicles)
Combined Bodily Injury/Property Damage: \$500,000.00

The City reserves the right to require the Contractor to furnish satisfactory evidence of the above protection before work is started or at any time thereafter.

6. **Indemnification:** For all services performed pursuant to this Agreement, the Contractor agrees to, to the fullest extent permitted by law, to indemnify and hold harmless the City and its employees, officers, and attorneys from and against all claims, losses, damages, personal injuries (including, but not limited to death), or liability (including reasonable attorney fees through any and all administrative, trial, post judgment and appellate proceedings), directly or indirectly arising from the negligent acts, errors, omissions, intentional or otherwise, arising out of or resulting from performance of services pursuant to this Agreement or failure to properly train employees under its control or direction. This indemnification shall survive termination of this Agreement.
7. **Laws:** The Contractor shall observe and comply with all Federal, State and local laws, ordinances, rules and regulations that would apply to this Agreement.
8. **Permits, Fees, Taxes, Licenses:** The Contractor shall, at its own expense, obtain all necessary permits, pay all licenses, fees and taxes required to comply with all local ordinances, State and Federal laws, rules and regulations applicable under this Agreement. This includes all City-issued permits.
9. **Personnel:** The Contractor may employ as many subcontractors or assistants as it deems appropriate and necessary to perform its services required hereunder. However, the Contractor shall be solely responsible for the payment of its subcontractors or assistants including responsibility for their acts and omissions, wages, fees, applicable income taxes, applicable workers' compensation insurance, and expenses. Such subcontractors are subject to the provisions of this Agreement. The Contractor shall be considered an independent contractor in connection with this Agreement. The Contractor shall in no way be construed or deemed to be an employee of the City. The Contractor shall have exclusive control and discretion in the operation and management of its duties pursuant to this Agreement. However, the Contractor is not authorized to make any public statements or comments on behalf of the City concerning the cemetery without prior authorization from the City Manager.
10. **Sovereign Immunity:** Notwithstanding any other provision set forth in this Agreement, nothing contained in this Agreement shall be construed as a waiver of the City's right to sovereign immunity under section 768.28, Florida Statutes, or other limitations imposed on the City's potential liability under state or federal law. As such, the City shall not be liable under this Agreement for punitive damages or interest for the period before judgment. Further, the City shall not be liable for any claim or judgment, or portion thereof, to any one person for more than two hundred thousand dollars (\$200,000.00), or any claim or judgment, or portion thereof, which, when totaled with all other damages or judgments paid by the State or its agencies and subdivisions arising out of the same

incident or occurrence, exceeds the sum of three hundred thousand dollars (\$300,000.00). This paragraph shall survive termination of this Agreement.

11. **OSHA Requirements:** Contractor agrees to comply with the provisions of the Occupational Safety and Health Act and the standards and regulations issued there under and warrants that all services furnished under this Agreement will conform to and comply with said standards and regulations.
12. **Public Entity Crimes:** In accordance with Section 287.133, Florida Statutes, any person or affiliate who has been placed on the convicted vendor list following a conviction for a public entity crime may not submit a bid, proposal, or reply on a contract to provide any goods or services to a public entity, may not submit a bid, proposal, or reply on a contract with a public entity for the construction or repair of a public building or public work, may not submit bids, proposals, or replied on leases of real property to a public entity, may not be awarded or perform work as a Contractor, supplier, subcontractor, or consultant under a contract with any public entity, and may not transact business with any public entity in excess of the threshold amount provided in Section 287.017, Florida Statutes, for CATEGORY TWO, for a period of thirty-six (36) months from the date of being placed on the convicted vendor list.

By execution of this Agreement, Contractor assures the City that none of its officers, directors, executives, partners, shareholders, employees, members, or any of its agents who are active in management have been convicted of a public entity crime. In the event that any of its officers, directors, executives, partners, shareholders, employees, members, or any agents who are active in management are convicted of a public entity crime, the Consultant shall immediately notify the City.

13. **Non-Waiver:** No failure by the City to insist upon the strict performance of any term or condition of this Agreement or to exercise any right or remedy available upon a breach hereof, shall constitute a waiver of any such breach or of any such term or condition. No waiver of any breach thereof, shall affect or alter any term or condition in this Agreement, and each such term or condition shall continue in full force and effect with respect to any other then existing or subsequent breach thereof.
14. **Venue:** Venue for any action to enforce this Agreement shall be in Alachua County, Florida. This Agreement shall be governed by and construed in accordance with the laws of the State of Florida.
15. **Notices:** All notices required or permitted hereunder shall be in writing and shall be deemed to have been duly delivered hereunder if mailed by first class certified mail, postage prepaid, to the respective parties at the respective address:

City:

Zeriah K. Folston
City Manager

City of Archer
P.O. Box 39
SW 134th Ave.
Archer, Florida 32618

West Farms:

Tammy West Cooper
11717 SW Archer Road
Gainesville, Florida 32608

16. **Successors and Assigns:** The covenants in this Agreement are binding on the parties and their respective successors, legal representatives and assignees, if any, provided however, that this Agreement may not be assigned by Contractor to any third party without prior written consent of the City.
17. **Severability:** If any provision of this Agreement is held invalid, the remainder of the Agreement shall not be affected thereby if such remainder would then continue to conform to the terms and requirements of applicable law.
18. **Entire Agreement.** This Agreement contains the entire agreement of the parties. It may not be modified or terminated orally and no claimed modification, termination or waiver shall be binding on the City unless in writing signed by an authorized representative of the City.
19. **Interpretation:** The parties have participated in the drafting of all parts of this Agreement, and have each had an opportunity to review this Agreement with legal counsel. As a result, it is the intent of the parties that no portion of this Agreement shall be interpreted more harshly against either of the parties as drafter.
20. **Public Records:** Pursuant to Florida Statute 119.0701 the parties agree to the following:
 - a. During the term of this Contract, Contractor shall comply with the Florida Public Records Law, to the extent such law is applicable to Contractor. If Section 119.0701, Florida Statutes is applicable, Contractor shall do the following: (1) Keep and maintain public records required by the City to perform this service; (2) Upon request from the City, provide the City with a copy of the requested records or allow the records to be inspected or copied within a reasonable time at a cost that does not exceed the cost allowed by law; (3) Keep from disclosure those public records that are exempt or confidential from public records disclosure requirements are not disclosed except as authorized by law for the duration of the contract term and following completion of the contract if the Contractor does not transfer the records to the City; (4) Upon completion of the contract, Contractor will transfer, at no cost, all public records to the City, or keep and maintain public

records required by the City to perform the service. If Contractor transfers to the City all public records upon completion of the contract, Contractor shall destroy any duplicate public records that are exempt or confidential from public records disclosure requirements. If Contractor keeps and maintains public records upon completion of the contract, Contractor shall meet all applicable requirements for retaining public records. All records stored electronically must be provided to the City in a format that is compatible with the information technology systems of the City.

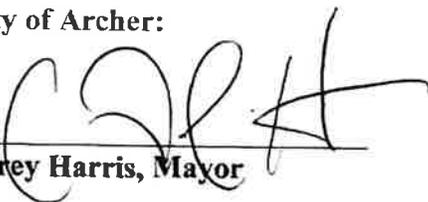
- b. Contractor shall keep and make available to the City for inspection and copying, upon written request by the City, all records in Contractor's possession relating to this Agreement. Any document submitted to the City may be a public record and is open for inspection or copying by any person or entity unless considered confidential and exempt. Public records are defined as all documents, papers, letters, maps, books, tapes, photographs, films, sound recordings, data processing software, or other material, regardless of physical form, characteristics, or means of transmission, made or received pursuant to law or ordinance or in connection with the transaction of official business by an agency. Any document in Contractor's possession is subject to inspection and copying unless exempted under Chapter 119, Florida Statutes.
- c. During the term of this Contract, Contractor may claim that some or all of Contractor's information, including, but not limited to, software, documentation, manuals, written methodologies and processes, pricing, discounts, or other considerations (hereafter collectively referred to as "Confidential Information"), is, or has been treated as, confidential and proprietary by Contractor in accordance with Section 812.081, Florida Statutes, or other law, and is exempt from disclosure under the Public Records Act. Contractor shall clearly identify and mark Confidential Information as "Confidential Information" and the City shall use its best efforts to maintain the confidentiality of the information properly identified by Contractor as "Confidential Information."
- d. The City shall promptly notify Contractor in writing of any request received by the City for disclosure of Contractor's Confidential Information and Contractor may assert any exemption from disclosure available under applicable law or seek a protective order against disclosure from a court of competent jurisdiction. Contractor shall protect, defend, indemnify, and hold the City, its officers, employees and agents free and harmless from and against any claims or judgments arising out of a request for disclosure of Confidential Information. Contractors shall investigate, handle, respond to, and defend, using counsel chosen by the City, at Contractor's sole cost and expense, any such claim, even if

any such claim is groundless, false, or fraudulent. Contractor shall pay for all costs and expenses related to such claim, including, but not limited to, payment of attorney fees, court costs, and expert witness fees and expenses. Upon completion of this Contract, the provisions of this section shall continue to survive. Contractor releases the City from all claims and damages related to any disclosure of documents by the City.

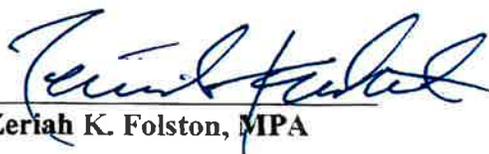
- e. If Contractor refuses to perform its duties under this section within 14 calendar days of notification by the City that a demand has been made to disclose Contractor's Confidential Information, then Contractor waives its claim that any information is Confidential Information, and releases the City from claims or damages related to the subsequent disclosure by the City.
- f. A request to inspect or copy public records relating to this Agreement must be made directly to the City. If the City does not possess the requested records, the City shall immediately notify Contractor of the request, and Contractor must provide the records to the City or allow the records to be inspected or copied within a reasonable time.
- g. If Contractor fails to comply with the Public Records Law, CONTRACTOR shall be deemed to have breached a material provision of this Contract and the City shall enforce this Contract and Contractor may be subject to penalties pursuant to Chapter 119.
- h. IF CONTRACTOR HAS QUESTIONS REGARDING THE APPLICATION OF CHAPTER 119, FLORIDA STATUTES, TO CONTRACTOR'S DUTY TO PROVIDE PUBLIC RECORDS RELATING TO THIS CONTRACT, CONTACT THE CUSTODIAN OF PUBLIC RECORDS AT 352-495-2880, OR ZFOLSTON@CITYOFARCHER.COM OR P.O. BOX 39, ARCHER, FLORIDA 32618.

IN WITNESS, WHEREOF, we, the agreeing parties, by our duly authorized agents, hereto affix our signatures and seals in Archer, Florida, as of this 8th day of May, 2017.

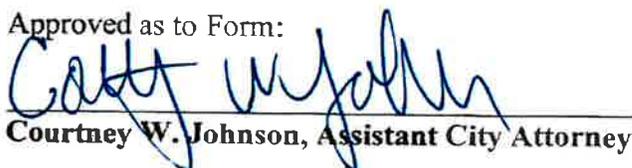
City of Archer:


Corey Harris, Mayor

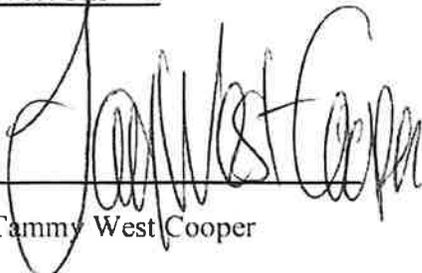
City Manager:


Zeria K. Folston, MPA

Approved as to Form:


Courtney W. Johnson, Assistant City Attorney

West Farms:

 as West Farms Inc

Tammy West Cooper

1177 SW Archer Rd
Gull Pt 32608



West Farms
LANDSCAPE/INTERIORSCAPE SERVICES

11717 SW Archer Road • Gainesville, FL 32608
(352) 495-9858 • FAX (352) 495-8001
E-MAIL WestFarms11717@aol.com

February 1, 2017

City of Archer
Ref: Laurel Hill Cemetery

.....
PROPOSAL FOR LAWN MAINTENANCE SERVICE
.....

Upon acceptance of this proposal West Farms will provide the following services:

- Mowing, weed eating, and edging will be done regularly for an annual total of 12 normal maintenance visits. We will maintain one time a month.
- Shrub pruning for appearance will be provided at the main entrance and the circle.

Based upon 12 visits per year the cost per month to maintain your landscape would be:

\$ 485.00 per month

Thank you for the opportunity to provide your Landscaping Maintenance needs!

TERMS: BILLS FOR WORK PERFORMED ARE MAILED ON THE 25TH OF EACH MONTH AND DUE BY THE 10TH OF THE FOLLOWING MONTH.

If this proposal meets your approval please sign and return to our office. Thank you!

Tammy West-Cooper

Proposal by: Tammy West Cooper Date: 02/01/2017

Approved by: _____

Date: _____



CITY OF ARCHER

V. Old Business

Agenda Item 2: Surplus Property Purchase Agreement, Ronnie LLC

Staff Recommendation: Approve surplus property purchase agreement.

Approved by City Attorney on: October 28, 2025

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation

Scruggs, Carmichael & Wershow, P.A.
Kelley D. Jones, Esq.
4923 N.W. 43rd Street, Gainesville, FL 32606
(352) 376-5242
tvickers@scwlegal.org OR osteen@scwlegal.org OR dees@scwlegal.org

Vacant Land Contract

- 1 1. **Sale and Purchase ("Contract"):** CITY OF ARCHER, A FLORIDA MUNICIPAL CORPORATION
2 ("Seller") and Ronnie LLC - A Florida Limited Liability Corporation
3 ("Buyer") (the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property")
4 described as:
5 Address: _____
6 Legal Description: _____
7 SEE EXHIBITS "A" AND "B" ATTACHED
8 _____
9 _____
10 _____
11 SEC ___/TWP /___/ RNG ___ of _____ County, Florida. Real Property ID No.: _____
12 including all improvements existing on the Property and the following additional property: _____
13 N/A
- 14 2. **Purchase Price:** (U.S. currency)..... \$ 40,223.02
15 All deposits will be made payable to "Escrow Agent" named below and held in escrow by:
16 Escrow Agent's Name: Scruggs, Carmichael & Wershow, P.A.
17 Escrow Agent's Contact Person: Kelley D. Jones
18 Escrow Agent's Address: 4923 NW 43rd Street, Gainesville, FL 32606
19 Escrow Agent's Phone: 352-376-5242
20 Escrow Agent's Email: Kelley@scwlegal.org
- 21 (a) Initial deposit (\$0 if left blank) (Check if applicable)
22 accompanies offer
23 will be delivered to Escrow Agent within _____ days (3 days if left blank)
24 after Effective Date \$ 1,000.00
- 25 (b) Additional deposit will be delivered to Escrow Agent (Check if applicable)
26 within _____ days (10 days if left blank) after Effective Date
27 within _____ days (3 days if left blank) after expiration of Due Diligence Period \$ _____
- 28 (c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage)..... \$ 0.00
29 (d) Other: _____ \$ _____
- 30 (e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)
31 to be paid at closing by wire transfer or other Collected funds..... \$ 39,223.02
- 32 (f) (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The
33 unit used to determine the purchase price is lot acre square foot other (specify): _____
34 prorating areas of less than a full unit. The purchase price will be \$ 1.26 per unit based on a
35 calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in
36 accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the
37 calculation: _____
- 38 3. **Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy
39 delivered to all parties on or before 9/30/2025, this offer will be withdrawn and Buyer's deposit, if
40 any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is
41 delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer
42 has signed or initialed and delivered this offer or the final counter-offer.
- 43 4. **Closing Date:** This transaction will close on TBD ("Closing Date"), unless specifically
44 extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including,
45 but not limited to, Financing and Due Diligence periods. However, if the Closing Date occurs on a Saturday,
46 Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business
47 day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property
48 insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If
49 this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and
50 other items.
- 51 5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not
52 available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

Buyer  and Seller () () acknowledge receipt of a copy of this page, which is 1 of 8 pages.

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53 ("CFPB Requirements), if applicable, then Closing Date shall be extended for such period necessary to satisfy
54 CFPB Requirements, provided such period shall not exceed 10 days.

55 **6. Financing: (Check as applicable)**

56 (a) Buyer will pay cash for the Property with no financing contingency.
57 (b) This Contract is contingent on Buyer qualifying for and obtaining the commitment(s) or approval(s)
58 specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective
59 Date, whichever occurs first, if left blank) ("Financing Period"). Buyer will apply for Financing within _____
60 days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial,
61 and other information required by the lender. If Buyer, after using diligence and good faith, cannot obtain the
62 Financing within the Financing Period, either party may terminate this Contract and Buyer's deposit(s) will be
63 returned.

64 (1) **New Financing:** Buyer will secure a commitment for new third party financing for \$ _____
65 or _____% of the purchase price at (Check one) a fixed rate not exceeding _____% an
66 adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate
67 based on Buyer's creditworthiness if neither choice is selected). Buyer will keep Seller and Broker fully
68 informed of the loan application status and progress and authorizes the lender or mortgage broker to
69 disclose all such information to Seller and Broker.

70 (2) **Seller Financing:** Buyer will execute a first second purchase money note and mortgage to
71 Seller in the amount of \$ _____, bearing annual interest at _____% and payable as follows:

72 _____
73 The mortgage, note, and any security agreement will be in a form acceptable to Seller and will follow
74 forms generally accepted in the county where the Property is located; will provide for a late payment fee
75 and acceleration at the mortgagee's option if Buyer defaults; will give Buyer the right to prepay without
76 penalty all or part of the principal at any time(s) with interest only to date of payment; will be due on
77 conveyance or sale; will provide for release of contiguous parcels, if applicable; and will require Buyer to
78 keep liability insurance on the Property, with Seller as additional named insured. Buyer authorizes Seller
79 to obtain credit, employment, and other necessary information to determine creditworthiness for the
80 financing. Seller will, within 10 days after Effective Date, give Buyer written notice of whether or not Seller
81 will make the loan.

82 (3) **Mortgage Assumption:** Buyer will take title subject to and assume and pay existing first mortgage to

83 _____
84 LN# _____ in the approximate amount of \$ _____ currently payable at
85 \$ _____ per month, including principal, interest, taxes and insurance, and having a
86 fixed other (describe) _____
87 interest rate of _____% which will will not escalate upon assumption. Any variance in the mortgage
88 will be adjusted in the balance due at closing with no adjustment to purchase price. Buyer will purchase
89 Seller's escrow account dollar for dollar. If the interest rate upon transfer exceeds _____% or the
90 assumption/transfer fee exceeds \$ _____, either party may elect to pay the excess, failing
91 which this Contract will terminate; and Buyer's deposit(s) will be returned. If the lender disapproves
92 Buyer, this Contract will terminate; and Buyer's deposit(s) will be returned.

93 **7. Assignability: (Check one)** Buyer may assign and thereby be released from any further liability under this
94 Contract, may assign but not be released from liability under this Contract, or may not assign this Contract.

95 **8. Title:** Seller has the legal capacity to and will convey marketable title to the Property by statutory warranty
96 deed special warranty deed other (specify) _____, free of liens, easements,
97 and encumbrances of record or known to Seller, but subject to property taxes for the year of closing; covenants,
98 restrictions, and public utility easements of record; existing zoning and governmental regulations; and (list any
99 other matters to which title will be subject) _____,
100 provided there exists at closing no violation of the foregoing.

101 (a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay
102 for the title search, including tax and lien search (including municipal lien search) if performed, and all other
103 fees charged by closing agent. Seller will deliver to Buyer, at
104 (Check one) Seller's Buyer's expense and
105 (Check one) within _____ days after Effective Date at least _____ days before Closing Date,
106 (Check one)

107 (1) a title insurance commitment by a Florida licensed title insurer setting forth those matters to be
108 discharged by Seller at or before closing and, upon Buyer recording the deed, an owner's policy in the

amount of the purchase price for fee simple title subject only to the exceptions stated above. If Buyer is paying for the owner's title insurance policy and Seller has an owner's policy, Seller will deliver a copy to Buyer within 15 days after Effective Date.

(2) an abstract of title, prepared or brought current by an existing abstract firm or certified as correct by an existing firm. However, if such an abstract is not available to Seller, then a prior owner's title policy acceptable to the proposed insurer as a base for reissuance of coverage may be used. The prior policy will include copies of all policy exceptions and an update in a format acceptable to Buyer from the policy effective date and certified to Buyer or Buyer's closing agent together with copies of all documents recited in the prior policy and in the update. If such an abstract or prior policy is not available to Seller, then (1) above will be the title evidence.

(b) **Title Examination:** After receipt of the title evidence, Buyer will, within 10 days (10 days if left blank) but no later than Closing Date, deliver written notice to Seller of title defects. Title will be deemed acceptable to Buyer if (i) Buyer fails to deliver proper notice of defects or (ii) Buyer delivers proper written notice and Seller cures the defects within 30 days (30 days if left blank) ("Cure Period") after receipt of the notice. If the defects are cured within the Cure Period, closing will occur within 10 days after receipt by Buyer of notice of such cure. Seller may elect not to cure defects if Seller reasonably believes any defect cannot be cured within the Cure Period. If the defects are not cured within the Cure Period, Buyer will have 10 days after receipt of notice of Seller's inability to cure the defects to elect whether to terminate this Contract or accept title subject to existing defects and close the transaction without reduction in purchase price.

(c) **Survey:** Buyer may, at Buyer's expense, have the Property surveyed and must deliver written notice to Seller, within 5 days after receiving survey but not later than 5 days before Closing Date, of any encroachments on the Property, encroachments by the Property's improvements on other lands, or deed restriction or zoning violations. Any such encroachment or violation will be treated in the same manner as a title defect and Seller's and Buyer's obligations will be determined in accordance with Paragraph 8(b).

(d) **Ingress and Egress:** Seller warrants that the Property presently has ingress and egress.

9. **Property Condition:** Seller will deliver the Property to Buyer at closing in its present "as is" condition, with conditions resulting from Buyer's inspections and casualty damage, if any, excepted. Seller will not engage in or permit any activity that would materially alter the Property's condition without the Buyer's prior written consent.

(a) **Inspections: (Check (1) or (2))**

(1) **Due Diligence Period:** Buyer will, at Buyer's expense and within 45 days (30 days if left blank) ("Due Diligence Period") after Effective Date and in Buyer's sole and absolute discretion, determine whether the Property is suitable for Buyer's intended use. During the Due Diligence Period, Buyer may conduct a Phase 1 environmental assessment and any other tests, analyses, surveys, and investigations ("Inspections") that Buyer deems necessary to determine to Buyer's satisfaction the Property's engineering, architectural, and environmental properties; zoning and zoning restrictions; subdivision statutes; soil and grade; availability of access to public roads, water, and other utilities; consistency with local, state, and regional growth management plans; availability of permits, government approvals, and licenses; and other inspections that Buyer deems appropriate. If the Property must be rezoned, Buyer will obtain the rezoning from the appropriate government agencies. Seller will sign all documents Buyer is required to file in connection with development or rezoning approvals. Seller gives Buyer, its agents, contractors, and assigns, the right to enter the Property at any time during the Due Diligence Period for the purpose of conducting Inspections, provided, however, that Buyer, its agents, contractors, and assigns enter the Property and conduct Inspections at their own risk. Buyer will indemnify and hold Seller harmless from losses, damages, costs, claims, and expenses of any nature, including attorneys' fees, expenses, and liability incurred in application for rezoning or related proceedings, and from liability to any person, arising from the conduct of any and all Inspections or any work authorized by Buyer. Buyer will not engage in any activity that could result in a construction lien being filed against the Property without Seller's prior written consent. If this transaction does not close, Buyer will, at Buyer's expense, (i) repair all damages to the Property resulting from the Inspections and return the Property to the condition it was in before conducting the Inspections and (ii) release to Seller all reports and other work generated as a result of the Inspections.

Before expiration of the Due Diligence Period, Buyer must deliver written notice to Seller of Buyer's determination of whether or not the Property is acceptable. Buyer's failure to comply with this notice requirement will constitute acceptance of the Property as suitable for Buyer's intended use in its "as is" condition. If the Property is unacceptable to Buyer and written notice of this fact is timely delivered to Seller, this Contract will be deemed terminated, and Buyer's deposit(s) will be returned.

Buyer  and Seller () () acknowledge receipt of a copy of this page, which is 3 of 8 pages.

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- (2) **No Due Diligence Period:** Buyer is satisfied that the Property is suitable for Buyer's purposes, including being satisfied that either public sewerage and water are available to the Property or the Property will be approved for the installation of a well and/or private sewerage disposal system and that existing zoning and other pertinent regulations and restrictions, such as subdivision or deed restrictions, concurrency, growth management, and environmental conditions, are acceptable to Buyer. This Contract is not contingent on Buyer conducting any further investigations.
- (b) **Government Regulations:** Changes in government regulations and levels of service which affect Buyer's intended use of the Property will not be grounds for terminating this Contract if the Due Diligence Period has expired or if Paragraph 9(a)(2) is selected.
- (c) **Flood Zone:** Buyer is advised to verify by survey, with the lender, and with appropriate government agencies which flood zone the Property is in, whether flood insurance is required, and what restrictions apply to improving the Property and rebuilding in the event of casualty.
- (d) **Coastal Construction Control Line ("CCCL"):** If any part of the Property lies seaward of the CCCL as defined in Section 161.053, Florida Statutes, Seller will provide Buyer with an affidavit or survey as required by law delineating the line's location on the Property, unless Buyer waives this requirement in writing. The Property being purchased may be subject to coastal erosion and to federal, state, or local regulations that govern coastal property, including delineation of the CCCL, rigid coastal protection structures, beach nourishment, and the protection of marine turtles. Additional information can be obtained from the Florida Department of Environmental Protection, including whether there are significant erosion conditions associated with the shore line of the Property being purchased.
 Buyer waives the right to receive a CCCL affidavit or survey.

10. Closing Procedure; Costs: Closing will take place in the county where the Property is located and may be conducted by mail or electronic means. If title insurance insures Buyer for title defects arising between the title binder effective date and recording of Buyer's deed, closing agent will disburse at closing the net sale proceeds to Seller (in local cashier's check if Seller requests in writing at least 5 days before closing) and brokerage fees to Broker as per Paragraph 21. In addition to other expenses provided in this Contract, Seller and Buyer will pay the costs indicated below.

- (a) **Seller Costs:**
 - Taxes on deed
 - Recording fees for documents needed to cure title
 - Title evidence (if applicable under Paragraph 8)
 - Estoppel Fee(s)
 - Other: OWNER'S TITLE INSURANCE POLICY
- (b) **Buyer Costs:**
 - Taxes and recording fees on notes and mortgages
 - Recording fees on the deed and financing statements
 - Loan expenses
 - Title evidence (if applicable under Paragraph 8)
 - Lender's title policy at the simultaneous issue rate
 - Inspections
 - Survey
 - Insurance
 - Other: _____
- (c) **Prorations:** The following items will be made current and prorated as of the day before Closing Date: real estate taxes (including special benefit tax liens imposed by a CDD), interest, bonds, assessments, leases, and other Property expenses and revenues. If taxes and assessments for the current year cannot be determined, the previous year's rates will be used with adjustment for any exemptions.
- (d) **Special Assessment by Public Body:** Regarding special assessments imposed by a public body, Seller will pay (i) the full amount of liens that are certified, confirmed, and ratified before closing and (ii) the amount of the last estimate of the assessment if an improvement is substantially completed as of Effective Date but has not resulted in a lien before closing; and Buyer will pay all other amounts. If special assessments may be paid in installments, Seller Buyer (Buyer if left blank) will pay installments due after closing. If Seller is checked, Seller will pay the assessment in full before or at the time of closing. Public body does not include a Homeowners' or Condominium Association.
- (e) **PROPERTY TAX DISCLOSURE SUMMARY:** BUYER SHOULD NOT RELY ON THE SELLER'S CURRENT PROPERTY TAXES AS THE AMOUNT OF PROPERTY TAXES THAT BUYER MAY BE OBLIGATED TO PAY IN THE YEAR SUBSEQUENT TO PURCHASE. A CHANGE OF OWNERSHIP OR PROPERTY

- 222 IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER
223 PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE
224 COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.
- 225 (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If Seller is a "foreign person" as defined by
226 FIRPTA, Seller and Buyer will comply with FIRPTA, which may require Seller to provide additional cash at
227 closing.
- 228 (g) **1031 Exchange:** If either Seller or Buyer wish to enter into a like-kind exchange (either simultaneously with
229 closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate
230 in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that
231 the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be
232 contingent upon, extended, or delayed by the Exchange.
- 233 **11. Computation of Time:** Calendar days will be used when computing time periods, except time periods of 5 days
234 or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal
235 holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph
236 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or
237 inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103)
238 shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in
239 this Contract.**
- 240 **12. Risk of Loss; Eminent Domain:** If any portion of the Property is materially damaged by casualty before closing
241 or Seller negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain
242 proceedings or an eminent domain proceeding is initiated, Seller will promptly inform Buyer. Either party may
243 terminate this Contract by written notice to the other within 10 days after Buyer's receipt of Seller's notification,
244 and Buyer's deposit(s) will be returned, failing which Buyer will close in accordance with this Contract and receive
245 all payments made by the governmental authority or insurance company, if any.
- 246 **13. Force Majeure:** Seller or Buyer will not be required to perform any obligation under this Contract or be liable to
247 each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or
248 prevented by an act of God or force majeure. An "act of God or force majeure" is defined as hurricanes,
249 earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably
250 within the control of Seller or Buyer and which by the exercise of due diligence the non-performing party is unable
251 in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period
252 that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event
253 continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and
254 Buyer's deposit(s) will be returned.
- 255 **14. Notices:** All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or
256 electronic means. Buyer's failure to timely deliver written notice to Seller, when such notice is required by
257 this Contract, regarding any contingency will render that contingency null and void, and this Contract will
258 be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by
259 an attorney or licensee (including a transactions broker) representing a party will be as effective as if
260 delivered to or received by that party.
- 261 **15. Complete Agreement; Persons Bound:** This Contract is the entire agreement between Seller and Buyer.
262 Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless
263 incorporated into this Contract. Modifications of this Contract will not be binding unless in writing, signed or
264 initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This
265 Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications
266 communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding.
267 Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any
268 provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully
269 effective. Seller and Buyer will use diligence and good faith in performing all obligations under this Contract. This
270 Contract will not be recorded in any public record. The terms "Seller," "Buyer," and "Broker" may be singular or
271 plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if
272 permitted, of Seller, Buyer, and Broker.

Buyer  and Seller () () acknowledge receipt of a copy of this page, which is 5 of 8 pages.

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- 273 16. **Default and Dispute Resolution:** This Contract will be construed under Florida law. This Paragraph will survive
274 closing or termination of this Contract.
- 275 (a) **Seller Default:** If Seller fails, neglects, or refuses to perform Seller's obligations under this Contract, Buyer
276 may elect to receive a return of Buyer's deposit(s) without thereby waiving any action for damages resulting
277 from Seller's breach and may seek to recover such damages or seek specific performance. Seller will also be
278 liable for the full amount of the brokerage fee.
- 279 (b) **Buyer Default:** If Buyer fails, neglects, or refuses to perform Buyer's obligations under this Contract,
280 including payment of deposit(s), within the time(s) specified, Seller may elect to recover and retain the
281 deposit(s), paid and agreed to be paid, for the account of Seller as agreed upon liquidated damages,
282 consideration for execution of this Contract, and in full settlement of any claims, whereupon Seller and Buyer
283 will be relieved from all further obligations under this Contract; or Seller, at Seller's option, may proceed in
284 equity to enforce Seller's rights under this Contract.
- 285 17. **Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to
286 recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting
287 the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.
- 288 18. **Escrow Agent; Closing Agent:** Seller and Buyer authorize Escrow Agent and closing agent (collectively
289 "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them
290 upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing
291 brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and
292 finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person
293 for misdelivery of escrowed items to Seller or Buyer, unless the misdelivery is due to Agent's willful breach of this
294 Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees
295 and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed
296 funds or equivalent and charged and awarded as court costs in favor of the prevailing party.
- 297 19. **Professional Advice; Broker Liability:** Broker advises Seller and Buyer to verify all facts and representations
298 that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this
299 Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor
300 reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax,
301 property condition, environmental, and other specialized advice. Buyer acknowledges that all representations
302 (oral, written, or otherwise) by Broker are based on Seller representations or public records. Buyer agrees to rely
303 solely on Seller, professional inspectors, and government agencies for verification of the Property
304 condition and facts that materially affect Property value. Seller and Buyer respectively will pay all costs and
305 expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors,
306 agents, and employees in connection with or arising from Seller's or Buyer's misstatement or failure to perform
307 contractual obligations. Seller and Buyer hold harmless and release Broker and Broker's officers, directors,
308 agents, and employees from all liability for loss or damage based on (i) Seller's or Buyer's misstatement or failure
309 to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to,
310 photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related
311 to the Property; (iii) Broker's performance, at Seller's or Buyer's request, of any task beyond the scope of
312 services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or
313 retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any
314 vendor. Seller and Buyer each assume full responsibility for selecting and compensating their respective vendors.
315 This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be
316 treated as a party to this Contract. This Paragraph will survive closing.
- 317 20. **Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by
318 Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales
319 Commission Lien Act provides that when a broker has earned a commission by performing licensed services
320 under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the
321 broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.
- 322 21. **Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." Instruction to
323 closing agent: Seller and Buyer direct Closing Agent to disburse at Closing the full amount of the brokerage
324 fees as specified in separate brokerage agreements with the parties and cooperative agreements between the
325 Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be
326 used to modify any offer of compensation made by Seller or listing broker to cooperating brokers.

Buyer  and Seller () () acknowledge receipt of a copy of this page, which is 6 of 8 pages.

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This is intended to be a legally binding Contract. If not fully understood, seek the advice of an attorney before signing.

371

ATTENTION: SELLER AND BUYER

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CONVEYANCES TO FOREIGN BUYERS: Part III of Chapter 692, Sections 692.201 - 692.205, Florida Statutes, 2023 (the "Act"), in part, limits and regulates the sale, purchase and ownership of certain Florida properties by certain buyers who are associated with a "foreign country of concern", namely: the People's Republic of China, the Russian Federation, the Islamic Republic of Iran, the Democratic People's Republic of Korea, the Republic of Cuba, the Venezuelan regime of Nicolás Maduro, or the Syrian Arab Republic. It is a crime to buy or knowingly sell property in violation of the Act.

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At time of purchase, Buyer must provide a signed Affidavit which complies with the requirements of the Act. Seller and Buyer are advised to seek legal counsel regarding their respective obligations and liabilities under the Act.

380

Ronnie LLC - A Florida Limited Liability Corporation

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382

Buyer: Ronald E. Arnold Sr.
Print name: RONALD E. ARNOLD SR.

Date: 9/23/2025

383

Buyer: _____ Date: _____

384

Print name: _____

385

Buyer's address for purpose of notice:

386

Address: _____

387

Phone: _____ Fax: _____ Email: _____

CITY OF ARCHER, A FLORIDA MUNICIPAL CORPORATION

388

Seller: _____ Date: _____

389

Print name: _____

390

Seller: _____ Date: _____

391

Print name: _____

392

Seller's address for purpose of notice:

393

Address: _____

394

Phone: _____ Fax: _____ Email: _____

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Exhibit "A"

A portion of the abandoned Seaboard Coastline Railroad Right of Way, lying in the Northeast 1/4 of Section 17, Township 11 South, Range 18 East, City of Archer, Alachua County, Florida; being more particularly described as follows:

Commence at the southeast corner of the Northeast 1/4 of Section 17, Township 11 South, Range 18 East, Alachua County, Florida and run North 00°05'31" West, along the East line of said Northeast 1/4, a distance of 321.68 feet to a point on the centerline of the abandoned Seaboard Coastline Railroad (100' Right of Way); thence South 49°59'51" West, along said centerline, 32.65 feet to the Point of Beginning; thence North 00°05'31" West 26.05 feet; thence South 49°59'46" East 426.93 feet; thence South 40°00'14" East 20.00 feet; thence North 49°59'46" East 11.20 feet; thence South 40°00'14" East 15.00 feet; thence North 49°59'46" East 169.73 feet; thence South 40°00'14" East 35.28 feet; thence North 49°59'46" East 187.35 feet; thence North 00°05'31" West 65.29 feet to the Point of Beginning.

Containing 0.49 Acres (21,383 Square Feet), more or less.

Exhibit "B"

Parcel B

A portion of the abandoned Seaboard Coastline Railroad Right of Way, and a portion of
Mechanic
Street lying in the Northeast 1/4 of Section 17, Township 11 South, Range 18 East, City of
Archer,
Alachua County, Florida; being more particularly described as follows:

Commence at the Northern most corner of the intersection of Mechanic Street and Main Street
(each 50 foot streets in the town of Archer) as the point of beginning; thence run
North 39 Degrees 59 min. 46 sec. West, 90.10 feet to the Southeasterly right of way of S.A.L.
Railroad, thence North 50 Degrees 00 min. 14 sec. East, along the railway right of way 120.00
feet;
thence North 39 Degrees 59 min. 46 sec. West, 35.00 feet to a point on the center line of the
SAL
railway; thence South 50 Degrees 00 min. 14 sec West, 170.00 feet to a point on the center line
of
the SAL railway; thence South 39 Degrees 59 min. 46 sec. East, 125.10 feet to the most
westerly
corner of the intersection of Mechanic Street and Main Street (each 50 foot streets in the town
of
Archer); thence North 50 Degrees 00 Min. 14 Sec. East, 50.00 feet to the point of beginning. All
lying
in Section 17, Township 11, Range 18, Alachua County, Florida.

Containing 0.24 Acres (10,455 Square Feet), more or less.



CITY OF ARCHER

V. Old Business-Follow-Up Items

Items in Progress:

- A. Surplus Property-agenda item
- B. Surplus Equipment-no staff update
- C. Second Comp Plan & LDR Workshop Date-NCFRPC, no staff update
- D. Archer Community Center-no staff update
- E. Legal Options-Previous Employees-City Attorney
- F. MSTU-no staff update



CITY OF ARCHER

VI. New Business

Agenda Item 1: Resolution Number 2025-33, Amending the Prior Established Water Rates to Increase the Rates

Staff Recommendation: Approve Resolution Number 2025-33.

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation

RESOLUTION NUMBER: 2025-33

A RESOLUTION OF THE CITY OF ARCHER, FLORIDA, PERTAINING TO WATER SERVICE WITHIN THE CITY OF ARCHER; AMENDING THE PRIOR ESTABLISHED RATES TO INCREASE THE RATES; PROVIDING FOR CONFLICTS AND SEVERABILITY; REPEALING ALL RESOLUTIONS IN CONFLICT; AND PROVIDING AN EFFECTIVE DATE

WHEREAS, the City of Archer provides water service to residential and non-residential customers located within its water service territory; and

WHEREAS, the current residential customer and non-residential charges for water services are not adequate for providing such services; and

WHEREAS, Chapter 32, Section 32-34 of the City's Code of Ordinances requires such rates be set by resolution and notice to utility customers has been provided to each customer of the utility of the date, time and place of the Archer City Commission meeting where the increase in rates are to be considered, see Section 180.136, Florida Statutes.

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management of public assets and business affairs to increase the current residential customer and non-residential charges for water; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ARCHER, FLORIDA, as follows:

SECTION ONE: The water base rates are hereby amended as set forth below representing a \$3.50 per month increase from the present rates:

Residential base rate: ~~\$15.09~~ \$18.59

Commercial base rate: ~~\$22.56~~ \$26.06

SECTION TWO: All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION THREE: If any section or portion of a section of this Resolution proves to be invalid, unlawful or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION FOUR: This Resolution shall become effective immediately upon passage and adoption and customers will have the new rates applied to the November billing cycle.

ADOPTED, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Archer, Florida, at a regular meeting, this 10th day of November, 2025.

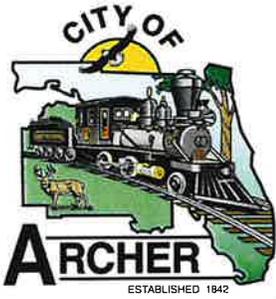
ATTEST:

Deanna Alltop, Interim City Manager

Fletcher Hope, Mayor

Approved as to form and legal sufficiency:

S. Scott Walker, City Attorney



CITY OF ARCHER

Mayor: Fletcher Hope
Vice-Mayor: Iris Bailey

Commissioners

Kathy Penny
Marilyn Green

Interim City Manager

Deanna Alltop

September 2025

The Proposed Water Rate Increase will be on the agenda for November 10, 2025, at 6:00 pm, at City Hall.

The water rates are hereby proposed as set forth below: a flat monthly increase of \$3.50.

Current Residential Base Rate \$15.09
Proposed Residential Base Rate \$18.59

Current Commercial Base Rate \$22.56
Proposed Commercial Base Rate \$26.06

The proposed Solid Waste Rate Increase will be on the agenda for November 10, 2025, at 6:00 pm, at City Hall.

The solid waste rates are hereby proposed as set forth below: a flat monthly increase of \$0.50.

Current Residential Solid Waste Rate \$26.18
Proposed Residential Solid Waste Rate \$26.68

16870 SW 134TH AVE., P.O. BOX 39 - ARCHER, FLORIDA 32618-0039
Tel: (352)495-2880 Fax (352)495-2445



CITY OF ARCHER

VI. New Business

Agenda Item 2: Resolution Number 2025-34, Amending the Prior Established Residential Solid Waste Rates to Increase the Rates

Staff Recommendation: Approve Resolution Number 2025-34.

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation

RESOLUTION NUMBER: 2025-34

**A RESOLUTION OF THE CITY OF ARCHER, FLORIDA,
PERTAINING TO SOLID WASTE SERVICES WITHIN THE
CITY OF ARCHER; AMENDING THE PRIOR ESTABLISHED
RESIDENTIAL RATES TO INCREASE THE RATES;
PROVIDING FOR CONFLICTS AND SEVERABILITY;
REPEALING ALL RESOLUTIONS IN CONFLICT; PROVIDING
FOR AN EFFECTIVE DATE**

WHEREAS, the City of Archer (“City”) deems it necessary to protect the public health of its citizens by contracting with a private company for the removal of solid waste, recyclables, yard trash and bulky waste generated by residents within the City and that such action is a valid exercise of powers of the City; and

WHEREAS, the City contracts with Waste Pro of Florida, Inc., a Florida Company (“Contractor”) to provide solid waste services to residential and non-residential customers location within the City; and

WHEREAS, the current residential customer charges for solid waste services are not adequate for providing such services; and

WHEREAS, Chapter 24, Section 24-35 of the City's Code of Ordinances requires such rates be set by resolution; and

WHEREAS, the City Commission, being fully advised of the facts and circumstances, hereby finds it necessary and in the interest of prudent management to increase the current residential charges for solid waste;

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF ARCHER, FLORIDA, as follows:

SECTION ONE: The residential solid waste rates are hereby amended as set forth below representing a \$0.50 increase per month from the present rates:

Residential base rate: ~~\$26.18~~ \$26.68 per month

Dumpster services shall be coordinated directly between customers and Waste Pro.

SECTION TWO: All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION THREE: If any section or portion of a section of this Resolution proves to be invalid, unlawful or unconstitutional, it shall not be held to invalidate or impair the validity, force or effect of any other section or part of this Resolution.

SECTION FOUR: This Resolution shall become effective immediately upon passage and adoption and customers will have the new rates applied to the November billing cycle.

ADOPTED, by an affirmative vote of a majority of a quorum present of the City Commission of the City of Archer, Florida, at a regular meeting, this 10th day of November, 2025.

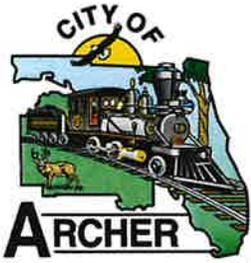
ATTEST:

Deanna Alltop, Interim City Manager

Fletcher Hope, Mayor

Approved as to form and legal sufficiency:

S. Scott Walker, City Attorney



CITY OF ARCHER

VI. New Business

Agenda Item 3: Response to BoCC Infrastructure Surtax Letter

Staff Recommendation: A response letter will be provided once it is completed.

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation



Alachua County Board of County Commissioners

Charles S. Chestnut, IV, Chair
Ken Cornell, Vice Chair
Mary C. Alford
Anna Prizzia
Marihelen Wheeler

Administration
Michele L. Lieberman
County Manager

October 15, 2025

fhope@cityofarcher.com

The Honorable Fletcher J. Hope, Mayor
City of Archer Commission
16870 SW 134th Avenue
Archer, FL 32618

Dear Mayor Hope,

On behalf of the Alachua County Board of County Commissioners and the Infrastructure Surtax Oversight Board, I am writing to request an update on the following:

1. **Quantifiable progress** made toward the corrective accounting measures described in your December 2024 correspondence with the Auditor General.
2. A proposed **repayment timeline** for misspent surtax funds, with supporting documentation.
3. Identification of **best practices** and internal controls the City has implemented—or plans to implement—to ensure surtax revenues are segregated, tracked, and reported in compliance with Florida law and the terms of the surtax referendum.

We believe that this update will assist both the City, County, and Oversight Board in ensuring public trust and accountability in the use of these dedicated infrastructure funds.

Thank you for your attention to this matter. The Alachua County Board of County Commissioners looks forward to working cooperatively with the City of Archer to ensure the continued responsible stewardship of Infrastructure Surtax revenues.

Sincerely,

Charles S. Chestnut, IV, Chair
Alachua County Commission
Chr26.001

cc: Alachua County Board of County Commissioners
Michele L. Lieberman, County Manager
Sylvia Torres, County Attorney
Deanna Alltop, Interim City Manager



CITY OF ARCHER

VI. New Business

Agenda Item 4: Public Works Assistant & City Manager Job Descriptions and Employment Application

- a. **Description:** Review the accuracy of both job descriptions and employment application
- b. **Fiscal Note:** No fiscal impact
- c. **Recommendation:** The City Commission discuss and direct city staff to edit both job descriptions and employment application

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation



CITY OF ARCHER, FLORIDA - POSITION DESCRIPTION

TITLE: Public Works Assistant

DEPARTMENT: Public Works

REPORTS TO: Public Works Director

STATUS: Non-Exempt

SUMMARY

Assists the Public Works Director in the performance of duties. Performs hands on maintenance duties for the city under general supervision of the Public Works Director.

ESSENTIAL JOB FUNCTIONS

- Reads meters, checks city well and stormwater ponds, cleans city Community Center city parks, city hall as needed.
- Repairs and maintains city equipment as needed.
- Reads city water meters once a month and reports results.
- Mows road sides and stormwater ponds when needed.
- Maintains city cemeteries, maintains city parks, ponds, maintains city streets and signs and repairs and maintains city water lines as necessary.
- Performs duties in a safe manner following generally accepted safety guidelines and provided equipment.
- Performs other duties as assigned by the Public Works Director or City Manager

EDUCATION AND TRAINING REQUIRED:

- Valid Florida driver's license
- High School diploma or GED
- Pursue training as requirement by the Public Works Director

POTENTIAL HAZARD EXPOSURE:

- Job requirements may result in exposure to extremes of temperature, contact with fuel/chemicals on a daily basis and potential contact with human or infectious waste.

PHYSICAL REQUIREMENTS:

- Job requires individual to be physically able, on a daily basis, to bend, walk, occasionally lift and carry up to 100 lbs. Operate vehicles: lawn mower, weed eater, chainsaw, and other equipment and tools associated with the position.

DRESS REQUIREMENTS:

- City approved shirts, boots, jeans provided by employer. Hard hats and steel toed shoes required for some jobs (provided by city).

+++++

DISCLAIMER: Job profiles are not intended, nor should they be construed to be, an exhaustive list of all responsibilities, tasks, skills, efforts, working conditions or similar behaviors, attributes or requirements associated with a job. A job profile is not a comprehensive job description.

City of Archer, Alachua County, Florida
City Manager - Job Announcement
\$45,000-\$50,000 Part-Time annual salary
Open until Filled

The City of Archer is seeking a highly responsible, dynamic, and forward-thinking part-time City Manager to lead and manage all administrative operations of the city. The City Manager serves as the chief administrative financial officer, overseeing the daily operations of municipal government in accordance with the policies and objectives set by the City Commission, the City Charter, and applicable state and local laws.

This position requires directing city staff, coordinating municipal services, and supervising activities across multiple departments, including Finance & Financial P&L, Sound Balanced Budgeting, Human Resources, Planning, Building, and Public Works. The City Manager is responsible for ensuring efficient city operations, balancing the needs of the community, and advancing long-term strategic goals.

Key Responsibilities:

1. Direct and supervise all city departments, ensuring compliance with policies set by the City Commission, applicable laws, and ordinances.
2. Manage and coordinate the work of departments, including Sound Balanced Budgeting Review and Monthly P&L, Finance, Human Resources, Building Assets, Public Works and Parks, and other departments as required.
3. Develop and recommend policies, procedures, and programs for approval by the City Commission to result in fair and balanced, equitable training development.
4. Oversee the preparation and administration of the city's annual budget, ensuring financial stability, developing a monthly review, and efficient resource allocation, as needed.
5. Serve as the primary liaison between the City Commission and city staff, ensuring clear communication of goals, policies, and priorities.
6. Foster open communication with residents and businesses to ensure transparency and address community concerns, as well as make oneself visible and available.
7. Provide leadership in planning, implementing, and evaluating municipal projects and services, ensuring alignment with community needs and growth.
8. Prepare reports, presentations, and other policy review documents for the City Commission, resulting in accurate, timely information for decision-making.
9. Ensure compliance with all city, state, and federal regulations and laws.
10. Promote and maintain positive relationships with external organizations, other municipalities, state agencies, and the public.
11. Requires standing, sitting, bending, and a minimum of 20-25 hours a week on the job.

Qualifications:

1. Bachelor's degree in Public Administration, Business Administration, or a related field (Master's degree preferred).
2. A minimum of 10 years of progressively responsible experience in municipal government administration, with at least 5 years in a senior management role, as it relates to a balanced budget and monthly P&L comparison.

3. An ICMA Credentialed Manager (ICMA-CM) is desirable but not required.
4. Strong knowledge of municipal finance, public works, planning, human resources, and policy-making functions.
5. Exceptional written and verbal communication skills, with the ability to present complex information clearly and effectively.
6. Proven ability to work collaboratively with elected officials, city staff, and the community, balancing diverse interests and priorities.
7. Proficient and experienced in balanced budget planning preparation, fiscal management, and municipal operations.
8. Demonstrated leadership and strategic planning skills, with the ability to adapt to the evolving needs of the city.
9. Knowledge of Florida municipal laws, government regulations, and local ordinances is highly desirable.

Important Note: The Commission reserves the right to edit, modify, change, and alter the timeframe or criteria legislatively if this is deemed necessary or in the best interest of the city.

1. Candidates are prohibited from lobbying, contacting, and engaging in conversations with elected officials outside of the executive recruitment process. Candidates who engage in these activities could be eliminated from consideration. All questions and comments should be directed to the interim City Manager, Deanna Alltop, at the contact information listed below.
2. Final candidates will undergo a background check before a formal job offer.
3. The statements noted above are intended to describe the general nature and level of work being performed. They are not to be construed as a comprehensive list of responsibilities, duties, and skills required. These statements are subject to change at the discretion of the employer.
4. Reasonable accommodations will be made for otherwise qualified individuals with disabilities.
5. All applications will become public record under Florida law.
6. The City of Archer is a drug-free workplace in accordance with Federal and Florida Law.
7. “The City of Archer is an Equal Opportunity Employer.” In compliance with the Americans with Disabilities Act, the city will provide reasonable accommodations to qualified individuals with disabilities and encourages both prospective and current employees to discuss potential accommodations with the employer.

Application: City of Archer - Employment Application

Please submit a completed application, cover letter, resume, references, and current letters of recommendation to:

City of Archer
Deanna Alltop
16870 SW 134th Avenue
Archer, Florida 32618
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352-495-2880



City of Archer

EMPLOYMENT APPLICATION

Equal Opportunity Employer/Affirmative Action Employer
The City of Archer does not tolerate violence in the workplace.

Where to Find Vacancy Information:

- www.cityofarcher.com
- City Hall

FOR OFFICIAL USE ONLY

Agency Authorized Signature _____ Date ____/____/____ Class Code _____ Status _____

POSITION APPLIED FOR

Title: _____
 Position Number: _____ Date Available: _____
 Minimum Acceptable Salary: _____

GENERAL INSTRUCTIONS FOR COMPLETION OF APPLICATION:

- Complete all information within this application in its entirety.
- Type or print in ink.
- All information provided will be a public record and will be released upon request, unless exempt or confidential.
- Specify the position for which you are applying. (Note: A separate application must be submitted for each vacancy. Photocopies are acceptable.)
- Submit application to the Archer City Manager, FAX: 352/ 495-2445, no later than 2:00 PM (EST) on the announced deadline date or email to dalltop@cityofarcher.com
- Sign your name in the Certification Section (page 4). All information you submit is subject to verification.

HOW DO WE CONTACT YOU?

Name _____
 Mailing Address _____
 City _____ County _____ State _____ Zip Code _____
 Phone _____ Alternate Phone _____
 E-mail Address _____

EDUCATION

HIGH SCHOOL:

NAME / LOCATION OF SCHOOL _____ RECEIVED: Diploma Other (specify) _____ None

YOUR NAME, IF DIFFERENT WHILE ATTENDING SCHOOL: _____

COLLEGE, UNIVERSITY OR PROFESSIONAL SCHOOL: (TRANSCRIPTS MAY BE REQUIRED)

NAME OF SCHOOL	LOCATION	DATES OF ATTENDANCE (MONTH / YEAR)		CREDIT HOURS EARNED		MAJOR / MINOR COURSE OF STUDY	TYPE OF DEGREE EARNED
		FROM	TO	QTR	SEM		

YOUR NAME, IF DIFFERENT WHILE ATTENDING SCHOOL: _____

JOB-RELATED TRAINING OR COURSE WORK: (VOCATIONAL, TRADE, GOVERNMENTAL, BUSINESS, ARMED FORCES, ETC.)

NAME OF SCHOOL	LOCATION	DATES OF ATTENDANCE (MONTH / YEAR)		CREDIT HOURS EARNED		COURSE OF STUDY	TRAINING COMPLETED	
		FROM	TO	CLASS	CLOCK		YES	NO

YOUR NAME, IF DIFFERENT WHILE ATTENDING SCHOOL: _____

LICENSURE, REGISTRATION, CERTIFICATION (EXAMPLES: Teacher Certification, RN, LPN, PE, CPA, etc.)

LICENSE, REGISTRATION OR CERTIFICATION:	Number	Date Received	Expiration Date	State Licensing Agency

4 Name of Next Previous Employer: _____

Address: _____ Your Job Title: _____

Supervisor's Name: _____ Phone No.: (_____) _____

FROM: ____/____/____ TO: ____/____/____ HOURS PER WEEK: ____ (_____) YOUR NAME IF DIFFERENT DURING EMPLOYMENT

Duties and Responsibilities: _____

Reason For Leaving: _____

5 Name of Next Previous Employer: _____

Address: _____ Your Job Title: _____

Supervisor's Name: _____ Phone No.: (_____) _____

FROM: ____/____/____ TO: ____/____/____ HOURS PER WEEK: ____ (_____) YOUR NAME IF DIFFERENT DURING EMPLOYMENT

Duties and Responsibilities: _____

Reason For Leaving: _____

6 Name of Next Previous Employer: _____

Address: _____ Your Job Title: _____

Supervisor's Name: _____ Phone No.: (_____) _____

FROM: ____/____/____ TO: ____/____/____ HOURS PER WEEK: ____ (_____) YOUR NAME IF DIFFERENT DURING EMPLOYMENT

Duties and Responsibilities: _____

Reason For Leaving: _____

If needed, attach additional sheets, using the same format as on the application. Resumes may be attached to provide additional information.

KNOWLEDGE / SKILLS / ABILITIES (KSAs)

List KSAs you possess and believe relevant to the position you seek, such as operating heavy equipment, computer skills, fluency in language(s), etc.

EXEMPTION FROM PUBLIC RECORDS DISCLOSURE

ARE YOU A CURRENT OR FORMER LAW ENFORCEMENT OFFICER, OTHER COVERED EMPLOYEE**, OR THE SPOUSE OR CHILD OF ONE, WHOSE INFORMATION IS EXEMPT FROM PUBLIC RECORDS DISCLOSURE UNDER SECTION 119.071(4)(d), FLORIDA STATUTES (F.S.)?

YES NO

**Other covered jobs include but are not limited to: correctional and correctional probation officers, firefighters, certain judges, assistant state attorneys, state attorneys, assistant and statewide prosecutors, personnel of the Department of Revenue or local governments whose responsibilities include revenue collection and enforcement or child support enforcement, and certain investigators in the Department of Children and Families [see§ 119.071.F.S.].

BACKGROUND INFORMATION

HAVE YOU EVER BEEN CONVICTED OF A FELONY OR A FIRST DEGREE MISDEMEANOR?

YES NO

If "YES", what charges? _____

Where convicted? _____

Date of Conviction: _____

HAVE YOU EVER PLED NOLO CONTENDERE OR PLED GUILTY TO A CRIME WHICH IS A FELONY OR A FIRST DEGREE MISDEMEANOR?

YES NO

If "YES", what charges? _____

Where? _____

Date: _____

HAVE YOU EVER HAD THE ADJUDICATION OF GUILT WITHHELD FOR A CRIME WHICH IS A FELONY OR A FIRST DEGREE MISDEMEANOR?

YES NO

If "YES", what charges? _____

Where? _____

Date: _____

NOTE: A "YES" answer to these questions will not automatically bar you from employment. The nature, job-relatedness, severity and date of the offense in relation to the position for which you are applying are considered [see §112.011, F.S.]

CITIZENSHIP

The City of Archer hires only U.S. citizens and lawfully authorized alien workers. You will be required to provide identification and either proof of citizenship or proof of authorization to work in the U.S.

1. ARE YOU A U.S. CITIZEN?

YES NO

2. IF NO, ARE YOU LEGALLY AUTHORIZED TO ACCEPT EMPLOYMENT WITH THE SPECIFIC HIRING AUTHORITY TO WHICH YOU ARE APPLYING?

YES NO

RELATIVES

TO YOUR KNOWLEDGE, DO YOU HAVE ANY RELATIVES WORKING IN THIS AGENCY?

YES NO

SELECTIVE SERVICE SYSTEM REGISTRATION

Section 110.1128, Florida Statutes, prohibits the employment of any person who was required to register with the Selective Service System under the U.S. Military Selective Service Act, but failed to do so. Additionally, if currently employed by the State, this law prohibits the promotion of such individuals or the subsequent re-hire, once they have separated from the State.

IF YOU ARE A MALE BORN ON OR AFTER JANUARY 1, 1960, HAVE YOU REGISTERED OR DO YOU HAVE PROOF OF AN EXEMPTION FROM THIS REQUIREMENT (DOCUMENTATION MAY BE REQUIRED)?

YES NO N/A

CERTIFICATION

I am aware that any omissions, falsifications, misstatements, or misrepresentations above may disqualify me for employment consideration and, if I am hired, may be grounds for termination at a later date. I understand that any information I give may be investigated as allowed by law. I consent to the release of information about my ability, employment history, and fitness for employment by employers, schools, law enforcement agencies, and other individuals and organizations to investigators, personnel staff, and other authorized employees of the City of Archer for employment purposes. This consent shall continue to be effective during my employment if I am hired. I understand that applications submitted for employment are public records. I certify that to the best of my knowledge and belief all of the statements contained herein and on any attachments are true, correct, complete, and made in good faith.

SIGNATURE: _____

DATE: _____



Employer, remove this section upon completion of the selection process.

YOUR NAME: _____

POSITION TITLE FOR WHICH YOU ARE APPLYING: _____ POSITION NUMBER: _____

VETERANS' PREFERENCE INFORMATION: (Career Service positions only) For the purposes of appointments, retention, reinstatement and reemployment, Veterans' Preference ensures that veterans and eligible spouses of veterans are given consideration at each step of the selection process. However, preference does not guarantee that a veteran or the eligible spouse of a veteran will be the candidate selected to fill the position. Completion of the Veterans' Preference section below is made on a voluntary basis and kept confidential in accordance with the Americans with Disabilities Act. Listed below are the five Veterans' Preference categories.

1. A veteran with a service-connected disability who is eligible for or receiving compensation, disability retirement, or pension under public laws administered by the U.S. Department of Veterans' Affairs and the Department of Defense, **or**
2. The spouse of a veteran who cannot qualify for employment because of a total and permanent service-connected disability, or the spouse of a veteran missing in action, captured, or forcibly detained or interned in the line of duty by a foreign power, **or**
3. A veteran of any war who has served on active duty for one day or more during a wartime period, excluding active duty for training, and who was discharged under honorable conditions from the Armed Forces of the United States of America, **or**
4. The unmarried widow or widower of a veteran who died of a service-connected disability, **or**
5. A veteran who has served in a qualifying campaign or expedition for which a campaign badge or expeditionary medal has been authorized; including any Armed Forces Expeditionary Medal or Global War on Terrorism Expeditionary Medal.

The receipt of a campaign medal is not required, only service during a wartime period. Wartime periods are defined in §1.01, F.S. Veterans' Preference may only be given to non-state employees or current state employees applying to positions outside their current agency or political subdivision. Veterans' Preference is only available to Florida residents.

A DD214 or comparable document which serves as a certificate of release or discharge and any other required supporting documentation must be furnished at the time of application. Please FAX supporting documentation to the People First Service Center at 904/636-2627 by the closing date of the advertisement. Be sure to include the position number for which you are applying. In addition to the DD214, applicants claiming categories 1, 2, or 4 above must furnish supporting documentation in accordance with the provisions of Rule 55A-7.013, F.A.C. Under Florida law, preference in appointment shall be given first to those persons in categories 1 and 2 and then to those in categories 3, 4 and 5.

If a qualified applicant claiming Veterans' Preference for a vacant position is not selected, he/she may file a complaint with the Florida Department of Veterans' Affairs, 11351 Ulmerton Road, Largo, FL 33778. A complaint must be filed within 21 days of the applicant receiving notice of the hiring decision made by the employing agency or within 3 months of the date the application is filed with the employer if no notice is given.

VETERANS' PREFERENCE CLAIM: IF ELIGIBLE, WHICH VETERANS' PREFERENCE CATEGORY ARE YOU CLAIMING? (Please indicate number from Veterans' Preference Information section above.)

ARE YOU CURRENTLY EMPLOYED IN A CAREER SERVICE POSITION WITH THE AGENCY TO WHICH YOU ARE CURRENTLY APPLYING?

YES NO

ARE YOU A RESIDENT OF THE STATE OF FLORIDA?

YES NO

HAVE YOU RECEIVED A PROMOTIONAL APPOINTMENT, SUBSEQUENT TO ACTIVE MILITARY SERVICE, WITH THE AGENCY TO WHICH YOU ARE CURRENTLY APPLYING?

YES NO



This section SHOULD be removed prior to the selection process.

EEO SURVEY Although the following information is not mandatory, it is requested to aid the State of Florida in its commitment to Equal Employment Opportunity, Affirmative Action and to meet federal reporting requirements. Refusal to answer will not result in adverse treatment of any applicant. Applicants who believe they have been discriminated against may file a complaint with the Florida Commission on Human Relations, 2009 Apalachee Parkway, Tallahassee, Florida 32301.

RACE/ ETHNICITY (Please identify both Race and Ethnicity)

Race (CHECK ONLY ONE):

- White
- Black/African American
- Asian
- Native Hawaiian/Other Pacific Islander
- American Indian/Alaska Native
- 2 or more races

Ethnicity (CHECK ONLY ONE):

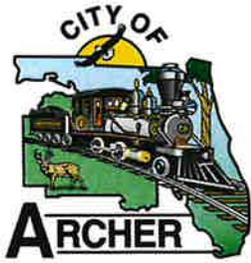
- Hispanic or Latino
- Not Hispanic or Latino

SEX: MALE FEMALE

DATE OF BIRTH: _____

POSITION NUMBER: _____

POSITION TITLE FOR WHICH YOU ARE APPLYING: _____



CITY OF ARCHER

VI. New Business

Agenda Item 5: Agenda Review

- a. **Description:** Calendar virtual City Commission monthly Agenda Review meetings
- b. **Fiscal Note:** May require a zoom license or a designated audio conference line for public response
- c. **Recommendation:** The City Commission discuss and direct city staff to calendar monthly virtual agenda review meetings two weeks prior to regular monthly commission meetings

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation



CITY OF ARCHER

VI. New Business

Agenda Item 6: Public Comment

- a. **Description:** City Commission behavior during public comment
- b. **Fiscal Note:** No fiscal impact
- c. **Recommendation:** The City Commission discuss and agree to make utmost effort to not "overspeak" or comment without using microphones during public comment

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation



CITY OF ARCHER

VI. New Business

Agenda Item 7: Finance Update

- a. **Description:** Formal monthly update from city staff on financial status
- b. **Fiscal Note:** No fiscal impact
- c. **Recommendation:** The City Commission discuss and direct city staff to provide a formal written monthly financial update to include items such as:
 - i. Bank reconciliations status, what months have been completed
 - ii. Status of FY24 & FY25 audit, what the auditors have been reporting back on
 - iii. Major financial changes, such as the status of the new insurance, reimbursements from FEMA, and for which storms, etc...
 - iv. Budget to Actual report
 - v. Provide a list of outstanding transactions and the reason for the delay in processing them, basically a list of **accounts payable**
 - vi. Update on adopted FY26 budget cuts status, did we terminate the cemetery contract, are we keeping OT to a minimum, etc....
 - vii. Overtime YTD total with explanation as to why
 - viii. Employment status, have we hired or terminated any employees, have any employees done any outstanding work that should be recognized, etc

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation



CITY OF ARCHER

VI. New Business

Agenda Item 8: WSPP and Infrastructure Tax Plan

- a. **Description:** Calendar public workshops or designate City Commission meetings to discuss a plan for WSPP & Infrastructure Tax
- b. **Fiscal Note:** No fiscal impact
- c. **Recommendation:** The City Commission discuss and direct staff to calendar either public workshops or designate already calendared City Commission meetings to formulate a plan on how both taxes should be spent. These meetings should have input from citizens, commission and especially city staff

Approved by City Attorney on: _____

Commissioner Action:

Open for Discussion

Public Comments

Closed for Discussion

Action: Approve/Disapprove Staff Recommendation