

City of Webster

Regular Council Meeting

March 15, 2021

6:00 p.m.



Office Copy



AGENDA
CITY OF WEBSTER
Regular Council Meeting
Webster City Hall, 85 E. Central Avenue
April 15, 2021 - 6:00 P.M.

I. CALL TO ORDER

Pledge of Allegiance, Invocation, Roll Call and Determination of Quorum

Note. All public comment will be limited to 3 minutes per speaker. Anyone wishing to speak during citizen's forum or on an agenda item must fill out a speaker card and present it to the City Clerk prior to being recognized. All comments will be addressed after all speakers have spoken during citizen's forum or on a particular agenda item.

II. APPROVAL OF MINUTES

Approval of Regular Council Meeting – March 18, 2021

M_____S_____ Roll Call Vote

III. CITIZEN FORUM

IV. CONSENT AGENDA

VI. CORRESPONDENCE TO NOTE

HR/ Finance

Director of Public Works

Law Enforcement

VII. PUBLIC HEARINGS

Second Reading of Ordinance 2021- 03 – Sewer Stub Out

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

Fist Reading of Ordinance 2021- 04 -Pets on City Properties

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

Fist Reading of Ordinance 2021- 05 – Changes to City Charter in Relation to Mayor Pro – Tem Appointment.

M_____S_____ Roll Call Vote to Read by Title Only

M_____S_____ Roll Call Vote for Approval

V. NEW BUSINESS

Status of City Properties – City Manager Deanna Naugler

M_____S_____ Roll Call Vote for Approval

Approval for Florida Rural Water Association to Provide a Feasibility Study for Connection Fees.

M_____S_____ Roll Call Vote for Approval

VIII. CITY ATTORNEY'S REPORT AND REQUESTS

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUESTS

X. STAFF REPORTS

Sheriff's Office Planning and Development Services City Manager

XI. ADJOURNMENT

M_____S_____ -Roll Call Vote.

PLEASE NOTE IN ACCORDANCE WITH FLORIDA STATUTE 286.105, ANY PERSON WHO DESIRES TO APPEAL ANY DECISION AT THIS MEETING WILL NEED A RECORD OF THE PROCEEDINGS AND FOR THIS PURPOSE MAY NEED TO ENSURE THAT A VERBATIM RECORD OF THE PROCEEDINGS IS MADE WHICH INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS BASED. ALSO, IN ACCORDANCE WITH FLORIDA STATUTE 286.26; PERSONS WITH DISABILITIES NEEDING ASSISTANCE TO PARTICIPATE IN ANY OF THE PROCEEDINGS SHOULD CONTACT THE OFFICE OF THE CITY CLERK; 85 E. CENTRAL AVENUE; WEBSTER, FLORIDA; (352) 793-2073; 48 HOURS IN ADVANCE.



MINUTES

CITY OF WEBSTER

Regular Council Meeting

Webster City Hall, 85 E. Central Avenue

March 18, 2021, 2020

6:00 P.M.

I. CALL TO ORDER

Pledge of allegiance, Invocation, and Determination of Quorum.

Mayor Yost called the meeting to order at 6:00 P.M. Present were Mayor Bobby Yost, Mayor Pro -Tem Tonya Malott, Councilmember William Thompkins, Councilmember Ana Vigoa and Councilmember Nancy Cherry. We have quorum.

II. APPROVAL OF MINUTES

Councilmember Vigoa motioned to approve the Regular City Council minutes of February 18, 2021 seconded by Mayor Pro –Tem Malott

The vote was as follows:

Councilmember Vigoa -Yes

Mayor Bobby Yost – Yes

Councilmember William Thompkins - Yes

Mayor Pro - Tem Tonya Malott- Yes

Councilmember Nancy Cherry- Yes

Motion Passed 5-0.

III. CITIZENS FORUM

Jermaine Canty of 155 E. Central Ave approached council with many concerns. Some of his concerns were addressed by Sue Farnsworth. Council recommended that Mr. Canty write down all his concerns, so that they could have time to investigate, and could address them at the next meeting.

Kelly Williams of 150 NE 1st Ave approached council with concerns with the pet ordinance, she felt it was unfair and had inadequate guidance.

Judie Mueller 160 NE 2nd Ave approached council with concerns over fencing at Sam Harris. Mrs. Muller expressed that she was uncomfortable with spending money on the fencing for the park.

IV. CONSENT AGENDA

Approval to use money from reserve account less 7,282.00 FRDAP monies to install fencing and gates at Sam Harris.

Kelly Williams of 150 NE 1st Ave apprised council that she does not feel the fence is necessary and does not feel comfortable using the reserve account funds for fencing.

Motion by Councilmember Thompkins for Approval to use money from reserve account, seconded by Mayor Pro –Tem Malott.

The vote was as follows:

Councilmember Vigoa -NO

Mayor Bobby Yost – Yes

Mayor Pro-Tem Tonya Malott- Yes

Councilmember Nancy Cherry- Yes

Councilmember William Thompkins - Yes

Motion Passed 4-1

Authorization Letter for County to coordinate and cover expenses for a Feasibility Study for a Regional Wastewater Plant to benefit the City of Webster and the City of Centerhill.

Motion by Mayor Pro –Tem Malott for Approval, seconded by Councilmember Thompkins.

The vote was as follows:

Councilmember Vigoa -Yes

Mayor Bobby Yost – Yes

Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes
Councilmember William Thompkins - Yes
Motion Passed 5-0

V. CORRESPONDENCE TO NOTE

Finance Manager

Director of Public Works

Law Enforcement

VI. PUBLIC HEARINGS

First Reading of Ordinance 2021-03 – Sewer Stub Out

Motion by Mayor Pro –Tem Malott to read by title only, Seconded by Councilmember Vigoa.

The vote was as follows:
Councilmember Vigoa -Yes
Mayor Bobby Yost – Yes
Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes
Councilmember William Thompkins - Yes
Motion Passed 5-0

Assistant City Clerk Melissa Britt read the ordinance by title only.

Motion by Mayor Pro –Tem Malott for Approval of Ordinance 2021-03, Seconded by Councilmember Vigoa.

The vote was as follows:
Councilmember Vigoa -Yes
Mayor Bobby Yost – Yes
Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes
Councilmember William Thompkins - Yes
Motion Passed 5-0

First Reading of Ordinance 2021-04- Pets on City Properties

Motion by Councilmember Vigoa to read by title only, Seconded by by Mayor Pro –Tem Malott.

The vote was as follows:
Councilmember Vigoa -Yes
Mayor Bobby Yost – Yes
Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes
Councilmember William Thompkins - Yes
Motion Passed 5-0

Assistant City Clerk Melissa Britt read the ordinance by title only.

Motion by Councilmember Vigoa for Approval of Ordinance 2021-04, Seconded by Councilmember Thompkins.

Kelly Williams of 150 NE 1st Ave apprised Council that she feels ordinance 2021-04 is too vague and that it restricts pets.

Councilmember Vigoa withdrew her motion and councilmember Thompkins withdrew his second for the approval of Ordinance 2021-04.

Councilmember Vigoa amended her motion and made a motion to table Ordinance 2021-04, for the next meeting so it can be re-written, Seconded by Mayor Pro – Tem Malott.

The vote was as follows:
Councilmember Vigoa -Yes
Mayor Bobby Yost – Yes
Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes

Councilmember William Thompkins - Yes
Motion Passed 5-0

VII. NEW BUSINESS

Julie Davis apprised Council on Accountant Update on 2020 financials and the 2020 Audit Update. Mike Brynjulfson CPA was ill and unable to attend. Ms. Davis went over his report with Council. Ms. Davis informed council that we were no longer in a state of financial emergency, the audit was positive, and we need to keep it up.

City Manager Naugler apprised Council on the city's contracts with Mr. Jones and Mr. English. Mrs. Naugler also apprise council about Pastor Brynson request and ideas for City properties.

Jessica Duteau of Duteau Realty approached Council with a few questions about the city's properties and listings. She also stated if you want to list properties to sell, she is available to help the city with that. Ms. Duteau also wanted to apprise council that if the city had any property that they would like Raybon Auctions to sell please contact them. She also wanted to apprise council about the live auctions online bidding at Highbid.com.

City Manager Deanna Naugler stated Jon Jones has been to several city council meetings to discuss with council his ideas for this property. Mr. Jones and council has had several discussions and they all came to agreement on the offer price of the property. Ms. Naugler stated the contract has already been drawn up, per direction of City Council, and Mr. Jones has already signed his portion of the contract.

Approval Contract to sale 47 acres - Jon Jones

Motion by Councilmember Thompkins for approval, Seconded by by Councilmember Vigoa.

The vote was as follows:

Councilmember Vigoa -Yes
Mayor Bobby Yost – Yes
Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes
Councilmember William Thompkins - Yes
Motion Passed 5-0

Approval of Contract for Land to Sell - Elijah English

Motion by Councilmember Vigoa for approval, Seconded by by Councilmember Cherry.

The vote was as follows:

Councilmember Vigoa -Yes
Mayor Bobby Yost – Yes
Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes
Councilmember William Thompkins - Yes
Motion Passed 5-0

Listing City Properties

Motion by Councilmember to table listing of city properties until more research is done, seconded by Mayor Pro - Tem Malott.

The vote was as follows:

Councilmember Vigoa -Yes
Mayor Bobby Yost – Yes
Mayor Pro-Tem Tonya Malott- Yes
Councilmember Nancy Cherry- Yes
Councilmember William Thompkins - Yes
Motion Passed 5-0

VIII. CITY ATTORNEY'S REPORTS AND REQUEST

Mayor Pro-Tem Malott suggested putting councilmember's email address on the water bills for customers. Ms. Malott also would like to come up with a protocol to meet with citizens.

Council member Vigoa inquired on the Mayor Pro -Tem ordinance for next meeting.

IX. MAYOR'S AND COUNCIL MEMBER'S REPORTS AND REQUEST.

XI. STAFF REPORTS

City Manager Naugler apprised Council that Troy Duke Resigned, and the city's new hire for public works was Logan Jensen.

XI. ADJOURNMENT

Councilmember Vigoa motioned to adjourn; Mayor Pro – Tem Malott seconded the motion.

The vote was as follows:

Councilmember Vigoa -Yes

Mayor Bobby Yost – Yes

Mayor Pro-Tem Tonya Malott- Yes

Councilmember Nancy Cherry- Yes

Councilmember William Thompkins - Yes

Motion Passed 5-0.

Meeting Adjourned at 8:06 pm

Deanna Naugler, City Manager

Attest:

Melissa Britt, Assistant City Clerk

P

3/16/2021 - 4/6/2021

Income:		
Utility Billing		\$57,642.56
State Revenues		\$19,946.37
SECO/DUKE		\$7,397.44
Business license & Container permit		\$41.00
Ad-Valorem Tax		\$3,299.25
TOTAL		\$88,326.62
Expenses:		
HEALTH INSURANCE/LIFE INSURANCE		\$4,425.85
FRS		\$4,312.28
FUEL		\$403.17
PAYROLL		\$32,800.46
PAYROLL TAXES		\$10,942.79
CELL PHONE		\$227.40
R&M		\$4,811.72
SUNTRUST PAYMENT		\$24,490.97
UNIFORMS		\$235.80
OFFICE		\$1,166.19
ELECTRIC		\$3,684.00
AUDITOR		\$10,000.00
FRDAP GRANT		\$16,095.73
VEHICLE		\$5,509.69
BASED ON SHORT MONTH		\$30,779.73

Public Works City Council Report March 2021

3/12/21 – Purchase mulch for flowerbeds at City Hall and Community Center

3/15/21 – Purchase edging for flowerbeds at City Hall and Community Center

3/15/21 – Security lights on pump house at north well are out. Replace with new bulbs.

3/16-21 – Remove old wood border around flowerbeds and install new red cement border. Start putting mulch in flowerbeds.

3/17/21 – Pull weeds at Community Center and put out mulch. We had several residents stop and comment on how nice the Community Center and City Hall looked and what a good job we did.

3/19/21 – Create new list of ALL hydrants located within the City water system for ease of location for hydrant flushing and for the Fire Department to locate in case of an emergency.

3/22/21 – Work on 2020 Psar report for SWIFTMUD that is due on April 1, 2021.

3/23/21 – Spray City buildings for oak tree worms. They were everywhere....

3/24/21 – RE-Install barbque grills at Hewitt Park that had been removed when wings were added to existing pavilion.

3/26/21 – Look at bucket truck located at the Raybon auction site on SR 471. Talk to Bobby Yost about bidding on the item.

3/26/21 – Locate blow up screen for Pastor Don for a church function and carry to the church for their use.

3/26/21 – Order blades, oil and filters for new mowers. Time to change all the above.

3/29/21 – Meeting with Tom Gustafson regarding the need for the City to implement Impact fees for new development for projected growth within the City's utility area. Tom estimated that the City lost over \$250,000 in impact fees (based on local rates) by not having impact fees in place when the new RV Park on CR 478 East was approved.

3/30/21 – Meet Bob Baker with Utility Technicians to obtain quotes on Lift Station # 2 which has two places showing infiltration from the walls and to obtain a quote to recoat the walls of the wet well on the Master lift station as the walls just keep getting worse and pieces of the wall are starting to fall in the wet well. The City really needs a new larger Master lift station to accommodate the projected growth coming to the City.

3/31/21 – Meet resident who complained about their high water bill. Blake and I both tried to explain to the resident that there was a leak somewhere on the resident side of the meter, as the meter was spinning with all known water being turned off. The resident became very agitated and argumentative. We were told she was going to have us (the City) investigated by the State. That we didn't know what we were doing. (As a side note, a few days later had someone check her residence and they found a water line under her mobile home leaking).

4/1/21 – Check leak at south well. Valve is leaking. Trying to get parts ordered to repair the valve.

4/2/21 – Work on LS # 4. Had an Omni alarm call.

4/5/21 – Meet with US Water, FGUA and Kimberly Horn regarding the City of Webster's sewer and water utilities.

4/7/21 – Work on valve at south well. Trying to get serial number off of valve.

4/8/21 – Meeting with Fire Department and other utility managers regarding fire hydrant inspections, locations, and repair of non -working hydrants.

4/9/21 – Work on roof at south well. Shingles have blown off due to plywood rotting underneath. Need to replace the plywood, roll roofing and shingles.



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:48

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD028107 PUnit: B171 DUNLAP C	03/30/2021 16:26:57	CIVIL-SERV PAPER	609 SE 3RD AVE	2201 C7	
SCSO21CAD028093 PUnit: 203 CANNA D	03/30/2021 16:01:01	DCF/ABUSE REG	850 NW 6TH ST	1102 R1	SCSO21OFF001521
SCSO21CAD028091	03/30/2021 15:58:46	SICK/INJURED	780 JODY LN	6301 M8	
SCSO21CAD028023 PUnit: 203 CANNA D	03/30/2021 12:49:07	SUSPICIOUS PERSON	871 NW 6TH ST	2501 C9	
SCSO21CAD027937 PUnit: 110 SLAY A BUnit1: 203	03/30/2021 9:06:26	THREATS	40 SE 1ST ST	4401 R1	SCSO21OFF001509
SCSO21CAD027783 PUnit: 152 PURSLEY R	03/29/2021 18:28:03	DCF/ABUSE REG	220 SW 1ST ST	3801 R5	
SCSO21CAD027646 PUnit: D107 FENDER JR D BUnit1: D145	03/29/2021 13:13:30	INVESTIGATION FOLLOW	255 SE 3RD ST	3801 R5	
SCSO21CAD027639 PUnit: D107 FENDER JR D BUnit1: D145	03/29/2021 12:56:02	INVESTIGATION FOLLOW	255 SE 3RD ST	3801 R5	
SCSO21CAD027596 PUnit: 203 CANNA D BUnit1: 110	03/29/2021 10:55:40	DISTURBANCE-UNK	82 S MARKET BLVD	2501 C1	
SCSO21CAD027574	03/29/2021 9:56:16	911 HANGUP	CENTRAL AVE	9901 C4	
SCSO21CAD027570 PUnit: 203 CANNA D BUnit1: 110	03/29/2021 9:44:18	DISTURBANCE-UNK	82 S MARKET BLVD	2501 R6	
SCSO21CAD027478 PUnit: 215 BODLE R BUnit1: 208	03/28/2021 21:48:53	SUSPICIOUS PERSON	524 N MARKET BLVD	6201 C9	
SCSO21CAD027471 PUnit: 215 BODLE R	03/28/2021 21:28:11	DIST-O/W	469 N MARKET BLVD	3101 R1	SCSO21OFF001482
SCSO21CAD027454 PUnit: 215 BODLE R	03/28/2021 20:16:12	SUSPICIOUS INCIDENT	374 N MARKET BLVD	6601 C4	
SCSO21CAD027384 PUnit: 165 DAY B BUnit1: 204 BUnit2: 205 BUnit3: A89	03/28/2021 16:42:21	CIVIL	220 SW 1ST ST	1804 R1 A1 C	SCSO21OFF001477
SCSO21CAD027383	03/28/2021 16:28:45	FIRE-UNKNOWN	211 SE 2ND ST	9901 M8	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:49

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
PUnit: 204 AMSLER K					
SCSO21CAD027318	03/28/2021 11:47:49	TRESPASSING	82 S MARKET BLVD	7501 C2	
PUnit: 204 AMSLER K					
SCSO21CAD027263	03/28/2021 7:35:54	NARCOTICS INFO	871 NW 6TH ST	2501 C1	
PUnit: 205 REYNOLDS D					
SCSO21CAD027202	03/27/2021 23:46:07	BURGLARY	650 NW 3RD ST	2105 R6	
PUnit: 215 BODLE R BUnit1: 204					
SCSO21CAD027192	03/27/2021 22:34:34	DISTURBANCE-UNK	811 NW 3RD ST	6601 C9	
PUnit: 204 AMSLER K BUnit1: 215					
SCSO21CAD027185	03/27/2021 22:17:23	DISTURBANCE-NOISE	165 SE 1ST ST	3102 C4	
PUnit: 204 AMSLER K					
SCSO21CAD027180	03/27/2021 21:40:12	911 HANGUP	211 N MARKET BLVD	9201 C4	
SCSO21CAD027131	03/27/2021 18:12:50	911 HANGUP	N MARKET BLVD	9201 Z1	
SCSO21CAD026461	03/25/2021 18:34:00	TRAFFIC STOP	NW 5TH ST	7301 T4	
PUnit: 152 PURSLEY R					
SCSO21CAD026454	03/25/2021 18:13:55	ACCIDENT/OBSTRUCTION	NW 7TH AVE	7102 T7	
PUnit: 203 CANNA D BUnit1: 152 BUnit2: X173					
SCSO21CAD025821	03/23/2021 20:43:32	911 HANGUP	102 NE 4TH AVE	9201 C5	
SCSO21CAD025785	03/23/2021 17:32:45	INFORMATION	3840 E C-478	9901 K1	
SCSO21CAD025774	03/23/2021 16:52:03	CIVIL-SERV PAPER	255 SE 3RD ST	2201 C7	
PUnit: 204 AMSLER K					
SCSO21CAD025581	03/23/2021 6:54:35	INFORMATION	120 N MARKET BLVD	2501 M8	
SCSO21CAD025580	03/23/2021 6:41:35	FIRE-UNKNOWN	120 N MARKET BLVD	3701 M8	
SCSO21CAD025548	03/23/2021 0:27:26	SICK/INJURED	754 NW 5TH ST	6301 M8	
SCSO21CAD025535	03/22/2021 22:05:26	SUSPICIOUS PERSON	469 N MARKET BLVD	9901 C5	
SCSO21CAD025534	03/22/2021 21:55:41	DISTURBANCE-UNK	374 N MARKET BLVD	3102 C9	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:49

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
PUnit: 215 BODLE R	BUnit1: 208				
SCSO21CAD025516	03/22/2021 19:33:45	ASSIST OTHER AGENCY	754 NW 5TH ST	6101 C11	
PUnit: 215 BODLE R					
SCSO21CAD025480	03/22/2021 17:10:29	INFORMATION	524 N MARKET BLVD	9901 C5	
SCSO21CAD025382	03/22/2021 12:58:41	SUSPICIOUS PERSON	850 NW 6TH ST	6602 C4	
PUnit: 204 AMSLER K					
SCSO21CAD025310	03/22/2021 9:06:45	TRAFFIC STOP	NW 6TH AVE	7301 T1	
PUnit: 204 AMSLER K					
SCSO21CAD025297	03/22/2021 8:14:55	INVESTIGATION FOLLOW	1010 E CENTRAL AVE	4402 C1	
PUnit: 149 COOK M	BUnit1: 217				
SCSO21CAD025277	03/22/2021 7:00:04	TRAFFIC STOP	NW 6TH AVE	7301 T3	
PUnit: 204 AMSLER K					
SCSO21CAD025084	03/21/2021 12:56:36	TRAFFIC STOP	N MARKET BLVD	7301 T3	
PUnit: 203 CANNA D					
SCSO21CAD024912	03/20/2021 18:54:47	SHOTS HRD- AREA	NW 4TH ST	2501 C11	
PUnit: 188 PREVATT T	BUnit1: 203	BUnit2: K138			
SCSO21CAD024740	03/20/2021 7:58:09	CITIZENS ASSIST	385 NE 3RD ST	2501 M8	
SCSO21CAD024733	03/20/2021 7:05:10	SICK/INJURED	2089 FIG RD	6301 M8	
SCSO21CAD024587	03/19/2021 18:03:47	INFORMATION	848 NW 3RD ST	9901 K1	
SCSO21CAD024543	03/19/2021 16:03:19	TRAFFIC STOP	N MARKET BLVD	7301 T3	
PUnit: 203 CANNA D					
SCSO21CAD024492	03/19/2021 13:48:15	SICK/INJURED	368 N MARKET BLVD	6301 M8	
SCSO21CAD024218	03/18/2021 18:02:18	REPOSSESSION	325 NW 8TH AVE	7704 S75	
SCSO21CAD024154	03/18/2021 15:34:10	FCIC/NCIC HIT	139 SW 3RD ST	8803 C12 A4	
PUnit: D145 TORCHIA N	BUnit1: 204	BUnit2: D107			
SCSO21CAD023921	03/17/2021 22:14:11	SUSPICIOUS PERSON	182 SE 1ST AVE	6602 C11	
PUnit: 215 BODLE R					



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:50

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD023777 PUnit: 204 AMSLER K	03/17/2021 14:46:34	RECOVERED PROPERTY	1010 E CENTRAL AVE	3801 R5	
SCSO21CAD023492 PUnit: 114 BRITT R	03/16/2021 17:38:42 BUnit1: 188 BUnit2: 193 BUnit3: 203 BUnit4: L27 BUnit5: S56	DISTURBANCE-VERBAL	850 NW 6TH ST	4401 R1	SCSO21OFF001273
SCSO21CAD023480 PUnit: 203 CANNA D	03/16/2021 17:14:22	SUSPICIOUS INCIDENT	650 NW 3RD ST	2105 R1	SCSO21OFF001271
SCSO21CAD023393 PUnit: 203 CANNA D	03/16/2021 13:06:47 BUnit1: S52	DCF/ABUSE REG	342 SW 1ST ST	1102 R6	SCSO21OFF001266
SCSO21CAD023361	03/16/2021 11:59:16	911 HANGUP	64 SE 2ND ST	9901 C4	
SCSO21CAD022975	03/15/2021 12:02:41	911 HANGUP	524 N MARKET BLVD	9901 C4	
SCSO21CAD022926	03/15/2021 10:08:02	SICK/INJURED	524 N MARKET BLVD	6301 M8	
SCSO21CAD022925	03/15/2021 10:07:58	911 HANGUP	102 NE 4TH AVE	9201 K1	
SCSO21CAD022902 PUnit: 110 SLAY A	03/15/2021 9:18:01	911 HANGUP	NW 1ST ST	9201 C11	
SCSO21CAD022886 PUnit: 203 CANNA D	03/15/2021 8:33:54 BUnit1: 197	INFORMATION	220 SW 1ST ST	2501 R6	
SCSO21CAD022680	03/14/2021 14:34:27	SICK/INJURED	780 JODY LN	6301 M8	
SCSO21CAD022500 PUnit: 204 AMSLER K	03/13/2021 20:09:15	SUSPICIOUS PERSON	82 S MARKET BLVD	6602 C9	
SCSO21CAD022112	03/12/2021 16:42:27	911 MISDIAL	342 SW 1ST ST	9201 C1	
SCSO21CAD022041 PUnit: B133 DECKARD S	03/12/2021 13:50:08	CIVIL-SERV PAPER	255 SE 3RD ST	2201 C7	
SCSO21CAD022007	03/12/2021 11:42:09	911 MISDIAL	524 N MARKET BLVD	9201 C1	
SCSO21CAD021994 PUnit: 204 AMSLER K	03/12/2021 11:16:03 BUnit1: 165	JUVENILE	74 SW 5TH ST	5101 R1	SCSO21OFF001201
SCSO21CAD021843	03/11/2021 21:02:36	SICK/INJURED	256 NE 1ST ST	6301 M8	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:51

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD021818 PUnit: 203 CANNA D	03/11/2021 19:05:43 BUnit1: 188	DIST-O/W	125 S MARKET BLVD	3102 R6	
SCSO21CAD021755 PUnit: 203 CANNA D	03/11/2021 16:00:05	INFORMATION	469 N MARKET BLVD	4501 R6	
SCSO21CAD021638 PUnit: 203 CANNA D	03/11/2021 10:42:56 BUnit1: S42	MISSING PERSON	220 SW 1ST ST	5201 R6	
SCSO21CAD021555	03/11/2021 3:29:09	SICK/INJURED	625 NW 9TH AVE	6301 M8	
SCSO21CAD021426 PUnit: 203 CANNA D	03/10/2021 16:11:22 BUnit1: X173	TRAFFIC STOP	NE 4TH AVE	7301 T3	
SCSO21CAD021355 PUnit: 203 CANNA D	03/10/2021 13:36:12	TRAFFIC STOP	N MARKET BLVD	7301 T3	
SCSO21CAD021349	03/10/2021 13:24:03	SICK/INJURED	331 NE 9TH ST	6301 M8	
SCSO21CAD021345	03/10/2021 13:18:04	SICK/INJURED	331 NE 9TH ST	6301 M8	
SCSO21CAD021044 PUnit: 204 AMSLER K BUnit8: S52	03/09/2021 15:04:37 BUnit1: 149 BUnit9: K105	ATTEMPT TO CONTACT	146 SE 3RD ST	4402 R1	SCSO21OFF001159
SCSO21CAD020973 PUnit: 149 COOK M	03/09/2021 11:50:51 BUnit1: 165 BUnit2: 204	DISTURBANCE-PHYSICAL	255 SE 3RD ST	1804 R1 A2	SCSO21OFF001154
SCSO21CAD020968	03/09/2021 11:30:00	SICK/INJURED	598 SE 7TH ST	6301 M8	
SCSO21CAD020830 PUnit: S41 BISHOP M	03/08/2021 18:36:34	ATTEMPT TO CONTACT	260 NE 3RD ST	6101 R6	
SCSO21CAD020818 PUnit: 215 BODLE R	03/08/2021 18:16:26 BUnit1: S41	911 HANGUP	3840 E C-478	9901 C11	
SCSO21CAD020786	03/08/2021 16:41:59	INVESTIGATION FOLLOW	850 NW 4TH ST	2501 C4	
SCSO21CAD020774 PUnit: 204 AMSLER K	03/08/2021 16:16:11 BUnit1: 148	BURGLARY OW	88 SW 3RD ST	5601 C4	
SCSO21CAD020754	03/08/2021 15:37:06	DISTURBANCE-PHYSICAL	871 NW 6TH ST	1801 C8	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:52

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
PUnit: 204 AMSLER K	BUnit1: 148				
SCSO21CAD020726	03/08/2021 14:34:15	ATC-REG OFF CK	654 NW 6TH AVE	6203 C4	
PUnit: 204 AMSLER K					
SCSO21CAD020689	03/08/2021 12:29:32	911 MISDIAL	524 N MARKET BLVD	9201 C1	
SCSO21CAD020629	03/08/2021 9:08:54	SICK/INJURED	102 NE 4TH AVE	6301 M8	
SCSO21CAD020628	03/08/2021 9:03:07	FCIC/NCIC HIT	146 SE 3RD ST	8801 C11	
PUnit: 149 COOK M	BUnit1: 204 BUnit2: B133				
SCSO21CAD020609	03/08/2021 7:35:59	TRAFFIC PARKING	659 NW 3RD ST	7204 T1	
PUnit: 204 AMSLER K	BUnit1: 208				
SCSO21CAD020605	03/08/2021 7:28:00	SUSPICIOUS VEH	659 NW 3RD ST	7204 C1	
PUnit: 204 AMSLER K					
SCSO21CAD020558	03/07/2021 23:39:23	ATTEMPT TO CONTACT	260 NE 3RD ST	6101 R6	
PUnit: 188 PREVATT T					
SCSO21CAD020521	03/07/2021 19:47:01	TRAFFIC STOP	NW 6TH AVE	7301 T3	
PUnit: 203 CANNA D					
SCSO21CAD020427	03/07/2021 13:31:37	911 MISDIAL	WEBSTER	9201 C1	
SCSO21CAD020418	03/07/2021 12:42:13	TRAFFIC STOP	N MARKET BLVD	7301 T3	
PUnit: 203 CANNA D					
SCSO21CAD020406	03/07/2021 11:30:54	911 MISDIAL	125 S MARKET BLVD	9201 C4	
SCSO21CAD020393	03/07/2021 10:35:50	SICK/INJURED	333 E CENTRAL AVE	6301 M8	
SCSO21CAD020300	03/06/2021 22:51:17	TRAFFIC STOP	N MARKET BLVD	7301 T3	
PUnit: 203 CANNA D					
SCSO21CAD020248	03/06/2021 19:14:26	SICK/INJURED	598 SE 7TH ST	6301 M8	
SCSO21CAD020225	03/06/2021 18:02:49	TRAFFIC STOP	NE 4TH AVE	7301 T3	
PUnit: 203 CANNA D					
SCSO21CAD020217	03/06/2021 17:36:20	TRAFFIC STOP	NE 4TH AVE	7301 T3	
PUnit: 203 CANNA D					



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:52

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD020207 PUnit: 203 CANNA D	03/06/2021 17:13:26	NARCOTICS INFO	807 NW 3RD ST	2501 C1	
SCSO21CAD019856	03/05/2021 14:44:31	911 HANGUP	102 NE 4TH AVE	9201 C4	
SCSO21CAD019854 PUnit: 203 CANNA D	03/05/2021 14:43:07	NARCOTICS INFO	74 SW 5TH ST	2501 C1	
SCSO21CAD019790 PUnit: 203 CANNA D	03/05/2021 12:37:39	TRAFFIC STOP	NW 3RD ST	7301 T3	
SCSO21CAD019643 PUnit: 168 SMITH C	03/04/2021 22:42:00	DISTURBANCE-VERBAL	146 SE 3RD ST	2501 C1	
SCSO21CAD019491 PUnit: 198 LIVINGSTON R	03/04/2021 12:47:50	SUSPICIOUS INCIDENT	807 NW 3RD ST	2501 R6	
SCSO21CAD019390 PUnit: 149 COOK M BUnit1: 165 BUnit2: 217 BUnit3: S51	03/04/2021 7:53:40	INFORMATION	2828 C-478A	5101 R1	SCSO21OFF001079
SCSO21CAD019385 PUnit: 149 COOK M BUnit1: 217	03/04/2021 7:32:46	EXTRA PATROL	871 NW 6TH ST	8901 C1	
SCSO21CAD019361 PUnit: K190 BUXTON M BUnit1: 215	03/04/2021 4:09:01	EXTRA PATROL	871 NW 6TH ST	8901 C4	
SCSO21CAD019309	03/03/2021 19:50:50	911 HANGUP	3840 E C-478	9901 C5	
SCSO21CAD019155 PUnit: 149 COOK M BUnit1: 217	03/03/2021 11:20:45	ATC -WELFARE CHECK	385 NE 3RD ST	9901 C1	
SCSO21CAD019146 PUnit: 203 CANNA D BUnit1: 165 BUnit2: X140	03/03/2021 11:09:55	TRAFFIC STOP	NW 2ND ST	7301 R1 A1	SCSO21OFF001063
SCSO21CAD019086 PUnit: X504 WATERS S BUnit1: T109 BUnit2: X172	03/03/2021 7:49:51	ACCIDENT	349 S MARKET BLVD	7102 T7	
SCSO21CAD019073	03/03/2021 7:03:21	REPOSSESSION	37 NW 3RD AVE	7704 S75	
SCSO21CAD019064 PUnit: 165 DAY B	03/03/2021 6:16:35	EXTRA PATROL	871 NW 6TH ST	8901 C4	



SUMTER COUNTY SHERIFF'S OFFICE

CALL HISTORY LISTING

Printed By:
MCASSIDY
Printed On:
04/06/2021 13:20:53

Incident Number	Date/Time	Complaint	Location	Disposition Codes	Offense Number
SCSO21CAD018945	03/02/2021 17:14:17	911 MISDIAL	215 SW 6TH ST	9201 C1	
SCSO21CAD018841	03/02/2021 13:20:08	INVESTIGATION FOLLOW	1010 E CENTRAL AVE	3801 C1	
PUnit: 176 MARTIN P BUnit1: 218					
SCSO21CAD018791	03/02/2021 11:04:53	EXTRA PATROL	871 NW 6TH ST	8901 C4	
PUnit: 203 CANNA D					
SCSO21CAD018422	03/01/2021 11:15:48	EXTRA PATROL	871 NW 6TH ST	8901 C4	
PUnit: 203 CANNA D					
SCSO21CAD018420	03/01/2021 11:13:49	EXTRA PATROL	772 NW 5TH ST	8901 C4	
PUnit: 203 CANNA D					
SCSO21CAD018378	03/01/2021 9:30:35	ANIMAL COMPLAINT	64 SE 2ND ST	1601 C1	
PUnit: 203 CANNA D					

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA RELATING TO UTILITY SYSTEM CONNECTION FEES AND MODIFYING AND QUALIFYING THE PROVISIONS OF ORDINANCE NUMBER 2007-06 RELATING TO CONNECTION FEES; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION AND THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Webster desires to maintain a high quality of life for the citizens of the City; and

WHEREAS, the City Council of the City of Webster desires to provide utility services to citizens in a cost-effective manner to citizens and customers with fair rates and charges being assessed; and

WHEREAS, this Ordinance is enacted pursuant to the home rule powers of the City of Webster as set forth at Article VIII, Section 2, of the *Constitution of the State of Florida*; Chapter 166, *Florida Statutes*, the *City of Webster City Charter*, and other applicable controlling law.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.:

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the recitals (whereas clauses) to this Ordinance, the City staff report and City Council agenda memorandum relating this Ordinance.

(b). The City of Webster has complied with all requirements and procedures of

Florida law in processing and advertising this Ordinance.

(c). Although not a land development regulation, this Ordinance is consistent with the goals, objectives and policies of the *Comprehensive Plan of the City of Webster*.

SECTION 2. UTILITY SYSTEM CONNECTION FEES; APPLICATION OF ORDINANCE NUMBER 2007-06. A new section of the *City Code of the City of Webster* is created to read as follows:

Notwithstanding the provisions of Part 6 of Ordinance Number 2007-06, or any other code or ordinance of the City of Webster, no utility stub out fees are to be charged relative to the connection of a parcel of record, as of the effective date of Ordinance Number 2007-06, to the utility systems of the City. The sewer stub out will be installed by the City at time of permitting for construction on the parcel.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS.

The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions.

SECTION 4. SAVINGS; EFFECT OF ORDINANCE.

The prior actions of the City of Webster in terms of the matters relating to the provision of utility services to the citizens of the City and customers of the City's utility systems, as well as any and all related matters, processes and procedures of the City pertaining thereto, are hereby ratified and affirmed.

SECTION 5. CODIFICATION; SCRIVENER'S ERRORS.

The provisions, sections, divisions and provisions of this Ordinance may be

codified, renumbered or re-lettered as deemed appropriate by the Code codifier. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected without the need for a public hearing.

SECTION 6. CONFLICTS.

All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

PASSED AND ENACTED this ____ day of _____, 2021.

**CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA**

Bobby Yost
Mayor

Approved as to form and Legality:

ATTEST:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA RELATING TO ANIMAL CONTROL; PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROHIBITING THE DEPOSIT OF ANIMAL WASTE IN CERTAIN PLACES; PROVIDING FOR ENFORCEMENT AND PENALTIES; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION AND THE CORRECTION OF SCRIVENER'S ERRORS; PROVIDING FOR SEVERABILITY AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City Council of the City of Webster desires to maintain a high quality of life for the citizens of the City; and

WHEREAS, the City Council of the City of Webster desires to provide its citizens with a high quality and, to the maximum extent practicable, nuisance-free life and to protect the positive ambience of the City; and

WHEREAS, this Ordinance is enacted pursuant to the home rule powers of the City of Webster as set forth at Article VIII, Section 2, of the *Constitution of the State of Florida*; Chapter 166, *Florida Statutes*, the *City of Webster City Charter*, and other applicable controlling law.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE FINDINGS AND INTENT.:

(a). The City Council of the City of Webster hereby adopts and incorporates into this Ordinance the recitals (whereas clauses) to this Ordinance, the City staff report and City Council agenda memorandum relating this Ordinance.

(b). The City of Webster has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

SECTION 2. ANIMAL NUISANCES PROHIBITED. A new section of the *City Code of the City of Webster* is created to read as follows:

Animal nuisances prohibited.

(a). It is prohibited and unlawful for any animal owner, or person in charge or control of an animal, to allow his or her animal to enter the premises of any City property, City park or other governmental park without being leashed and must remove and dispose of, in a sanitary manner, any feces left by such animal provided, however, that the provisions of Florida law and the Federal *Americans with Disabilities Act* shall prevail to the extent of any conflict.

(b). It is prohibited and unlawful for any animal owner, or person in charge or control of an animal, to allow his or her animal to enter the premises of any City or other governmental park's ball fields, park soccer fields, park basketball courts and playgrounds located within a park; provided, however, that the provisions of Florida law and the Federal *Americans with Disabilities Act* shall prevail to the extent of any conflict.

(c). Any code enforcement officer of the City or a law enforcement officer may issue a citation relating to the violation of this Ordinance. A violation of this Ordinance shall be punished by a fine of \$50.00 for each violation. The violation of this Ordinance relating to each animal at issue and its owner, or person in charge or control of an animal, shall be a separate violation of this Ordinance and subject the animal owner, or person in charge or control of an animal, to multiple citations and resulting fines. The violation can be witnessed by an officer or documented in at least one (1) affidavits from individuals observing the violation. The affidavits must contain documentation of the times and dates of such nuisances and must be documented by an officer who will determine if there is

probable cause to believe a violation has occurred. A person cited for an offense under this Ordinance may demand a hearing before the City Council at the next scheduled council meeting, if such hearing is not timely demanded, the fine shall be due to the City and immediately constitute a debt in favor of the City and the adjudication of the fine shall be final and not subject to review. If a hearing is demanded, the decision of the City Council shall be final City action.

SECTION 3. IMPLEMENTING ADMINISTRATIVE ACTIONS.

The City Manager, or designee, is hereby authorized and directed to implement the provisions of this Ordinance and to take any and all necessary administrative actions.

SECTION 4. SAVINGS; EFFECT OF ORDINANCE.

The prior actions of the City of Webster in terms of the matters relating to animal control, as well as any and all related matters, processes and procedures of the City pertaining thereto, are hereby ratified and affirmed.

SECTION 5. CODIFICATION; SCRIVENER'S ERRORS.

The provisions, sections, divisions and provisions of this Ordinance may be codified, renumbered or re-lettered as deemed appropriate by the Code codifier. Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected without the need for a public hearing.

SECTION 6. CONFLICTS.

All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 7. SEVERABILITY.

If any section, subsection, sentence, clause, phrase, or portion of this Ordinance, or application hereof, is for any reason held invalid or unconstitutional by any court of competent jurisdiction, such portion or application shall be deemed a separate, distinct, and independent provision and such holding shall not affect the validity of the remaining portions thereof.

SECTION 8. EFFECTIVE DATE.

This Ordinance shall take effect immediately upon enactment.

PASSED AND ENACTED this ____ day of _____, 2021.

**CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA**

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE CITY OF WEBSTER, FLORIDA CALLING FOR A REFERENDUM ELECTION TO BE HELD ON SEPTEMBER 30, 2021, BY MAIL BALLOT ELECTION, FOR THE PURPOSE OF PROPOSING TO THE ELECTORATE OF THE CITY OF WEBSTER REVISIONS TO THE CHARTER OF THE CITY OF WEBSTER RELATING TO SECTION 9 (2) PERTAINING TO THE POSITION OF MAYOR PRO TEMPORE; PROVIDING FOR BALLOT LANGUAGE; PROVIDING FOR LEGISLATIVE AND ADMINISTRATIVE FINDINGS AND INTENT; PROVIDING FOR DUTIES OF CITY CLERK; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS; PROVIDING FOR REVISED CHARTER OF THE CITY OF WEBSTER; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR SEVERABILITY AND SCRIVENER'S ERRORS; PROVIDING FOR CONFLICTS AND PROVIDING FOR EFFECTIVE DATE OF ORDINANCE AND EFFECTIVE DATE OF PROPOSED CHARTER AMENDMENT.

WHEREAS, controlling State law and the *Charter of the City of Webster, Florida* provide for alternative means whereby the *City Charter* may be amended; and

WHEREAS, the City Council has developed, and hereby recommends to the electors of the City of Webster, that the following proposed amendment to the *Charter of the City of Webster, Florida* be approved by the electors of the City at a mail ballot referendum election held pursuant to the *Charter of the City of Webster, Florida* and applicable controlling State law; and

Whereas, the City Council of the City of Webster has concluded that it is in the best interests of the citizens of the City of Webster for the City Council to propose an amendment to the *Charter of the City of Webster* at a referendum election in accordance the *Charter of the City of Webster* and Section 166.031, *Florida Statutes*, and in the form set forth herein; and

Whereas, the City Council of the City of Webster approved this Ordinance on first reading on the ____ day of _____, 2021; and

Whereas, words with underlined type shall constitute additions to the original text, ~~strike through~~ shall constitute deletions to the original text, and ellipses (***) shall constitute text that is not changed.

NOW, THEREFORE, BE IT ENACTED BY THE CITY COUNCIL OF THE CITY OF WEBSTER, FLORIDA:

SECTION 1. LEGISLATIVE AND ADMINISTRATIVE FINDINGS AND INTENT.

(a). The City of Webster has complied with all requirements and procedures of Florida law in processing and advertising this Ordinance.

(b). The foregoing recital (whereas clause) is hereby ratified, affirmed and confirmed as being true and correct and are hereby made a part of this Ordinance.

SECTION 2. PROPOSED REVISION OF SECTION 9 (2); MAYOR PRO TEMPORE; CHARTER OF THE CITY OF WEBSTER. Section 9 (2) of the *Charter of the City of Webster, Florida*, is proposed to be amended to read as follows:

Section 9. Powers and duties of the mayor and mayor pro tempore.—

(1). ***

(2) **MAYOR PRO TEMPORE.** — At the first regular meeting after each regular municipal election, at which newly elected City Council members assume their duties of office, ~~the five City Council members shall, by majority vote of the City Council, select a City Council member, exclusive of the Mayor, shall be appointed~~ to act as Mayor Pro Tempore. The appointment shall be made on the basis of the longest tenure of service on the City Council, longevity of service, which shall include all periods of service regardless of whether consecutive in nature or not, of the members of the City Council not serving as Mayor. The calculation of the term of service shall be accomplished by the City Clerk and verified by the City Manager

and City Attorney. In the event that there is a tie in terms of longevity of service, the determination as to which City Council shall be determined by lot which shall be accomplished in a manner determined by the City Attorney. In addition to the regular powers invested in any City Council member, the Mayor Pro Tempore shall:

(a) Have all the powers and duties of the Mayor in the absence from the City of the Mayor or his or her inability to act, whether by reason of his or her death, resignation, impeachment, mental or physical sickness, or for any other reason, and the City Clerk certifies as to the absence from the City of the Mayor or his or her inability to act, upon demand, when the Mayor is so absent from the City or unable to act; and

(b) Serve as acting Mayor during the absence or disability of the Mayor, and, during such period, has the same powers and duties as the Mayor.

SECTION 3. BALLOT QUESTION. The form of the ballot for the *Charter* amendment provided for in Section 2 of this Ordinance shall be as follows:¹

¹ See, Section 101.161, *Florida Statutes*, relating to referenda and ballots relating thereto. The statutory provision provides as follows:

101.161 Referenda; ballots.—

(1) Whenever a constitutional amendment or other public measure is submitted to the vote of the people, a ballot summary of such amendment or other public measure shall be printed in clear and unambiguous language on the ballot after the list of candidates, followed by the word “yes” and also by the word “no,” and shall be styled in such a manner that a “yes” vote will indicate approval of the proposal and a “no” vote will indicate rejection. The ballot summary of the amendment or other public measure and the ballot title to appear on the ballot shall be embodied in the constitutional revision commission proposal, constitutional convention proposal, taxation and budget reform commission proposal, or enabling resolution or ordinance. The ballot summary of the amendment or other public measure shall be an explanatory statement, not exceeding 75 words in length, of the chief purpose of the measure. In addition, for every amendment proposed by initiative, the ballot shall include, following the ballot summary, a separate financial impact statement concerning the measure prepared by the Financial Impact Estimating Conference in accordance with s. 100.371(5). The ballot title shall consist of a caption, not exceeding 15 words in length, by which the measure is commonly referred to or spoken of. This subsection does not apply to constitutional amendments or revisions proposed by joint resolution.

(2) The ballot summary and ballot title of a constitutional amendment proposed by initiative shall be prepared by the sponsor and approved by the Secretary of State in accordance with rules adopted pursuant to s. 120.54. The Department of State shall give each proposed constitutional amendment a

designating number for convenient reference. This number designation shall appear on the ballot. Designating numbers shall be assigned in the order of filing or certification and in accordance with rules adopted by the Department of State. The Department of State shall furnish the designating number, the ballot title, and, unless otherwise specified in a joint resolution, the ballot summary of each amendment to the supervisor of elections of each county in which such amendment is to be voted on.

(3)(a) Each joint resolution that proposes a constitutional amendment or revision shall include one or more ballot statements set forth in order of priority. Each ballot statement shall consist of a ballot title, by which the measure is commonly referred to or spoken of, not exceeding 15 words in length, and a ballot summary that describes the chief purpose of the amendment or revision in clear and unambiguous language. If a joint resolution that proposes a constitutional amendment or revision contains only one ballot statement, the ballot summary may not exceed 75 words in length. If a joint resolution that proposes a constitutional amendment or revision contains more than one ballot statement, the first ballot summary, in order of priority, may not exceed 75 words in length.

(b) The Department of State shall furnish a designating number pursuant to subsection (2) and the appropriate ballot statement to the supervisor of elections of each county. The ballot statement shall be printed on the ballot after the list of candidates, followed by the word “yes” and also by the word “no,” and shall be styled in such a manner that a “yes” vote will indicate approval of the amendment or revision and a “no” vote will indicate rejection.

(c)1. Any action for a judicial determination that one or more ballot statements embodied in a joint resolution are defective must be commenced by filing a complaint or petition with the appropriate court within 30 days after the joint resolution is filed with the Secretary of State. The complaint or petition shall assert all grounds for challenge to each ballot statement. Any ground not asserted within 30 days after the joint resolution is filed with the Secretary of State is waived.

2. The court, including any appellate court, shall accord an action described in subparagraph 1. priority over other pending cases and render a decision as expeditiously as possible. If the court finds that all ballot statements embodied in a joint resolution are defective and further appeals are declined, abandoned, or exhausted, unless otherwise provided in the joint resolution, the Attorney General shall, within 10 days, prepare and submit to the Department of State a revised ballot title or ballot summary that corrects the deficiencies identified by the court, and the Department of State shall furnish a designating number and the revised ballot title or ballot summary to the supervisor of elections of each county for placement on the ballot. The revised ballot summary may exceed 75 words in length. The court shall retain jurisdiction over challenges to a revised ballot title or ballot summary prepared by the Attorney General, and any challenge to a revised ballot title or ballot summary must be filed within 10 days after a revised ballot title or ballot summary is submitted to the Department of State.

(4)(a) For any general election in which the Secretary of State, for any circuit, or the supervisor of elections, for any county, has certified the ballot position for an initiative to change the method of selection of judges, the ballot for any circuit must contain the statement in paragraph (b) or paragraph (c) and the ballot for any county must contain the statement in paragraph (d) or paragraph (e).

(b) In any circuit where the initiative is to change the selection of circuit court judges to selection by merit selection and retention, the ballot shall state: “Shall the method of selecting circuit court judges in the (number of the circuit) judicial circuit be changed from election by a vote of the people to selection by the judicial nominating commission and appointment by the Governor with subsequent terms determined by a retention vote of the people?” This statement must be followed by the word “yes” and also by the word “no.”

(c) In any circuit where the initiative is to change the selection of circuit court judges to election by the voters, the ballot shall state: “Shall the method of selecting circuit court judges in the (number of the circuit) judicial circuit be changed from selection by the judicial nominating commission and appointment by the Governor with subsequent terms determined by a retention vote of the people to election by a vote of the people?” This statement must be followed by the word “yes” and also by the word “no.”

(d) In any county where the initiative is to change the selection of county court judges to merit selection and retention, the ballot shall state: “Shall the method of selecting county court judges in

Mayor Pro Tempore.

An amendment to the *Webster City Charter* is proposed to provide that the Mayor Pro Tempore will be appointed on the basis of the longest tenure of service on the City Council, longevity of service, which shall include all periods of service regardless of whether consecutive in nature or not. Do you favor the amendment?

Yes ☐

No ☐

SECTION 4. REFERENDUM ELECTION.

(a). A referendum election is hereby called to be held on September 30, 2021, by mail ballot in accordance with controlling State law, to present to the electors of the City of Webster the ballot questions provided for in this Ordinance.

(b). The Supervisor of Elections of Sumter County is hereby requested to coordinate all matters relating to the said referendum election with the City Clerk, the Division of Elections of the Florida Department of State, and the City Manager, City Clerk and City Attorney.

SECTION 5. DUTIES OF CITY CLERK.

The City Clerk is hereby directed to ensure that the advertising and notice requirements of Section 100.342, *Florida Statutes*,² are complied with and to coordinate all

(name of county) be changed from election by a vote of the people to selection by the judicial nominating commission and appointment by the Governor with subsequent terms determined by a retention vote of the people?" This statement must be followed by the word "yes" and also by the word "no."

(e) In any county where the initiative is to change the selection of county court judges to election by the voters, the ballot shall state: "Shall the method of selecting county court judges in (name of the county) be changed from selection by the judicial nominating commission and appointment by the Governor with subsequent terms determined by a retention vote of the people to election by a vote of the people?" This statement must be followed by the word "yes" and also by the word "no."

² 100.342 *Notice of special election or referendum.*— In any special election or referendum not otherwise provided for there shall be at least 30 days' notice of the election or referendum by

activities necessary to conduct the referendum election called in this Ordinance with the Supervisor of Elections for Sumter County.

SECTION 6. IMPLEMENTING ADMINISTRATIVE ACTIONS.

(a). The City Manager is hereby authorized and directed to implement the provisions of this Ordinance as may be deemed necessary or appropriate by the City Manager.

(b). The City Manager and City Attorney are also hereby authorized and directed to generally implement the provisions of this Ordinance and to take any and all necessary administrative actions to bring into effect the provisions of this Ordinance in accordance with controlling law as such officers may deem appropriate in their respective roles and functions under the *City of Webster City Charter*.

SECTION 7. REVISED CHARTER OF THE CITY OF WEBSTER.

(a). If the proposed amendment to the *Charter of the City of Webster* is approved by the electorate in the referendum election called for in this Ordinance, it is the intention of the City Council, and it is hereby ordained, that the approved provisions of this Ordinance shall become and be made a part of the *Charter of the City of Webster*.¹

(b). The City's Code codifier is granted broad and liberal power and authority to codify the *Charter of the City of Webster* in terms of making appropriate harmonizing, technical or editorial changes and notes that do not affect the substantive provisions thereof.

publication in a newspaper of general circulation in the county, district, or municipality, as the case may be. The publication shall be made at least twice, once in the fifth week and once in the third week prior to the week in which the election or referendum is to be held. If there is no newspaper of general circulation in the county, district, or municipality, the notice shall be posted in no less than five places within the territorial limits of the county, district, or municipality.

SECTION 8. SAVINGS.

The prior actions of the City of Webster relating to the enactment of the *City Charter*, and any and all related matters, are hereby ratified and affirmed.

SECTION 9. SEVERABILITY; SCRIVENER'S ERRORS.

(a). Should any section, paragraph, sentence, clause, phrase or other part of this Ordinance be declared by a court of competent jurisdiction to be invalid, such decision shall not affect the validity of this Ordinance as a whole or any portion thereof, other than the part so declared to be invalid.

(b). Typographical errors and other matters of a similar nature that do not affect the intent of this Ordinance, as determined by the City Clerk and City Attorney, may be corrected with the endorsement of the City Manager, or designee, without the need for a public hearing.

SECTION 10. CONFLICTS.

All ordinances or parts thereof in conflict with this Ordinance are hereby repealed to the extent of such conflict.

SECTION 11. EFFECTIVE DATE.

The provisions of this Ordinance shall take effect immediately upon enactment. The amendment to the *Charter of the City of Webster* proposed for approval in this Ordinance shall become effective only upon approval at a referendum election of the electors of the City of Webster in accordance with the provisions of Section 166.031, *Florida Statutes*.

PASSED AND ENACTED this _____ day of _____, 2021.

CITY COUNCIL OF THE CITY OF
WEBSTER, FLORIDA

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

FLORIDA RURAL WATER ASSOCIATION

2970 Wellington Circle • Tallahassee, FL 32309-7813
(850) 668-2746

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EMAIL
frwa@frwa.net

WEBSITE
www.frwa.net

April 7, 2021

Ms. Deanna Naugler, City Manager
City of Webster
PO Box 28 (49 SE 1st St)
Webster, FL 33597
Phone: (352) 793-2073
Deanna Naugler dnaugler@websterfl.com
Deanna Naugler - Webster cityhall@websterfl.com

**RE: Offer to Perform a Water and Wastewater Capacity Fee Study
City of Webster, Sumter Co., PWS: 6600330, Fac. ID: FLA188697**

Dear Ms. Naugler,

Florida Rural Water Association is pleased to offer the City of Webster a Water and Wastewater Capacity Fee Study as a membership benefit. The Capacity Fees will include a review of water expenses, revenues, asset values, as well as future expenditures and will provide recommendations regarding Capacity Fees.

The value of the Capacity Fees we are offering is generally accepted to be between \$35,000 and \$50,000 if the City of Webster were to use a consultant. Since we provide this service as a membership benefit, we ask you provide a **\$3,000** contribution to FRWA in aid of engineering assistance and ask you to collect, organize and summarize your utility's data, see attached list. Please provide 50% upfront and 50% as the project proceeds. *If you had not been a FRWA member we would have asked for a \$5,500 contribution.*

Once the data has been collected it will be my pleasure to sit down with you, review each item, and assist you as necessary in summarizing / compiling the necessary information. Please provide ALL information listed below and respond to each item – should there be data that is not readily available, please make a note so that we may discuss the subject, and possibly provide an informed estimate the answer. The Capacity Fees will be only as accurate as the information provided.

When the Capacity Fees progresses, we would recommend a Board Workshop be scheduled to discuss the Capacity Fees and Fiduciary Responsibilities and Issues – please allow at least 60-minutes for this activity (90-minutes if this is a difficult issue). Our portion is normally about 30-minutes with the remainder for questions and answers.

Should you also require a Rate Study, David Hanna FRWA Fin/Mgmt Circuit Rider, can assist you as free membership benefit.

FRWA will defend against Rate and Fee Study Challenges. We also will provide technical support (at cost) during any court challenge defense including being expert witnesses. FRWA personnel have extensive experience in conducting rate studies and financial planning for hundreds of water and wastewater utilities across the state.

As a result of this experience, we are very familiar with local, regional and statewide issues and challenges that utilities face and we are able to provide our members with a variety of solutions for fiscal planning and pricing needs. Our experience allows us to see utility issues from different perspectives and to ensure value-added solutions.

1. FRWA rate and fee studies have never had a legal challenge!
2. FRWA rate and fee studies are performed using a sound rational and methodical procedures based on actual financial cost records provided by the utility.
3. FRWA rate and fee studies are performed using tested utility industry standards – American Water Works Association Manuals of Practice M1 - Water Rates, M26 - Water Rates & Related Charges, M34 - Alternative Rates, M35 - Revenue Requirements, Water Rates, Fees and the Legal Environment, US EPA Guidance Manuals, etc.
4. FRWA rate and fee studies are performed using a strong legal footing under Florida Statutes and case law.

FRWA Priorities. We work on projects based on the following priorities: (1) First come, first served; (2) Readiness to proceed and completeness of data -- send all items listed above; (3) Need. Systems with regulatory compliance issues have priority. Economically challenged systems have priority - if you can hire a consulting firm, you are encouraged to do so. Community water systems, schools, churches, daycares, public facilities, etc. have priority over businesses; (4) Cooperation and appreciation for services; and (5) you must be a FRWA Member.

Information Needed From You. Before we will begin to work on your project we need the following information. Missing information is likely to delay your project so if you have ANY questions or concerns please call us soonest! If you need help please ask your FRWA Circuit Riders.

1. **Sign the Attached Agreement.** Please sign the FRWA Specific Assistance Agreement below and return it to FRWA.
 - Once we have the signed agreement we will send an invoice with a link to pay the 50% contribution on-line (or you can mail a check for that amount).
 - The remainder to be invoiced as work progresses.
 - When work is complete, FRWA will send a DRAFT of the Final Report along with a final invoice. Once final payment is received, FRWA will release the signed and sealed Final Report to you.
2. **Current Water and Wastewater Connection Fees.** Please send your current fee schedule including connection, turn-offs, turn-ons (water meter setting and new sewer laterals), late fees, etc.
3. **Current Water and Wastewater Capacity Fees.** Please send your current Water and Wastewater Capacity Fee schedule.

4. Recent Financial Reports.

- Please provide audited Financial Reports for FY 2018 & 2019 for your water and wastewater system (Comprehensive Annual Financial Reports CAFR).
- Please provide the FY 2020 Profit and Loss Statement (Balance Sheet) for your water and wastewater system.
- Please provide the FY 2021 Budget for your water and wastewater system.

5. Summary of Customers and Flows.

- Please provide the number of water and wastewater connections / customers.

Water Connections / Customers	Wastewater Connections / Customers
400	375

- If you have Categories of Customers – such as:
 - Single Family Residential, Multi-Family Residential, Small Commercial, Large Commercial, Institutional, and Industrial (if you have less or more categories that is fine)
 - Please provide the average Volume used by each customer in 2020 in each your own category.

Category	Single Family Residential	Multi-Family	Commercial	Institutional / Industrial
No. of Water Connections				
Average Usage (gpd)				
No. of Wastewater Connections				
Average Usage (gpd)				

- Please ask for assistance if needed and a spreadsheet can be furnished.

6. Water Distribution System Maps or Inventory. Please provide a either (a) Water System Inventory or (b) Water System Maps.

- 6.a. Water System Inventory.** If you have a complete inventory of your water distribution system mains, please send this information as shown in the example below.

Pipe Dia.	2-in & smaller	3-in	4-in	6-in	8-in	12-in	Larger?
Pipe Materials	GSP, TPVC, PVC	GSP, PVC, CIP, DIP	GSP, PVC, DIP, ACP	PVC, DIP, ACP	PVC, DIP, ACP	PVC, DIP, ACP	PVC, DIP, ACP
Lengths (ft)	20,380-ft	3,772-ft	4,560-ft	15,464-ft	10,226-ft	28,825-ft	3,634-ft
Est. Age (yrs)	10 to 50-yrs	20 to 50-yrs	20 to 50-yrs	10 to 50-yrs	10 to 40-yrs	10 to 30-yrs	20-yrs

ACP Asbestos Cement Pipe
CIP Cast Iron Pipe
DIP Ductile Iron Pipe

GSP Galvanized Steel Pipe
PVC Polyvinyl Chloride Pipe
TPVC Thin Wall PVC Pipe

6.b. Water System Maps. Please provide a complete Water System Maps. Please provide your best plans. Please search for original engineering plans (24" x 36"). If you find them we'd like a copy and there are four (4) options available:

- If you have digital copies of the plans please email them to us. The AutoCAD format is a dwg format. Adobe (pdf) files are also acceptable.
- If the plans are large format you can mail them to FRWA. We'll make copies, scan them, and send them right back to you.
- If you wish to make copies of the large format plans and scan them yourself at a local blueprint service in your area.
- If can't find them, please provide a sketch of the Water Treatment Plant site and show: the location of the wells, north arrow, scale or dimensions of the building, tank diameters, pumps, piping, valves, meters, and so forth. You can sketch your plant by hand -- it doesn't have to look pretty, just representative of what's actually there on-site and readable. Your FRWA Water Circuit Rider can help you with this sketch.
- If can't find them, please provide a sketch of your **Water Mains**. Use an aerial photo or street map and markup locations of water lines with highlighters, [see Attachment A](#).
 - For example we use a **BLUE** highlighter for large water lines 8-inch plus; **GREEN** for 6-inch; **ORANGE** for 4 and 3-inch; **YELLOW** for 2-inch and smaller; and **PINK** for WTP and Tanks, see Attachment A.
 - It doesn't have to look pretty, just representative of where you mains are located and readable. Your FRWA Water Circuit Rider can help you with this sketch.

7. Wastewater Collection System Maps or Inventory. Please provide a either (a) Sewer System Inventory or (b) Sewer System Maps.

7.a. Wastewater System Inventory. If you have a complete inventory of your Wastewater Collection System Lines, please send this information as shown in the example below.

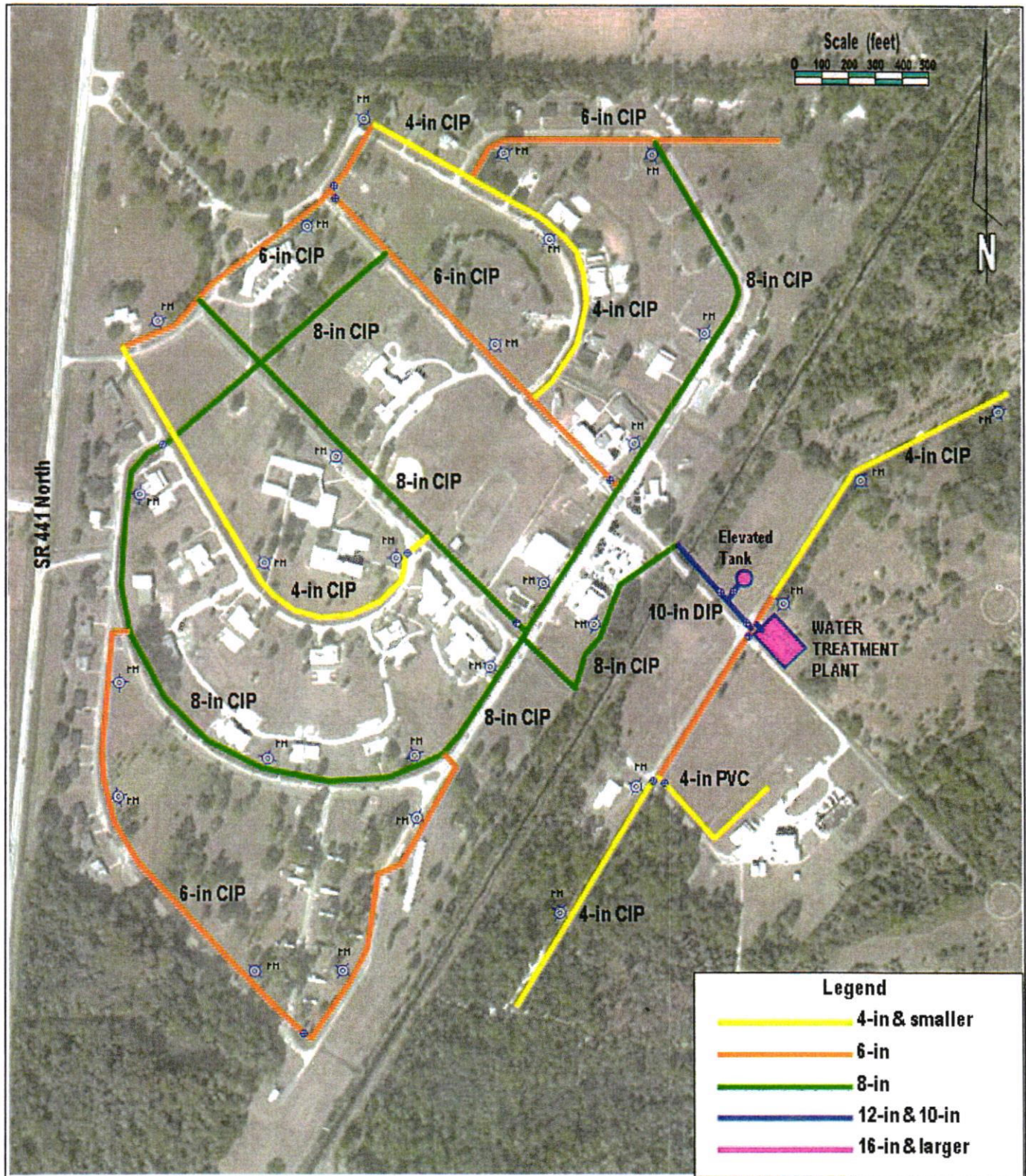
Category	Number		
Manholes			
Lift Stations (neighborhood)			
Lift Stations (regional)			

Sewer Pipe Dia.	6-in	8-in	12-in
Pipe Materials	PVC, DIP, ACP, VCP	PVC, DIP, ACP, VCP	PVC, DIP, ACP
Lengths (ft)	15,464-ft	10,226-ft	28,825-ft

Attachment A ~ Sample Water Distribution System Sketch

Use an aerial photo or street map and markup locations of water lines with highlighters.

For example we use **BLUE** highlighter for large water lines 8-inch plus; **GREEN** for 6-inch; **ORANGE** for 4 and 3-inch; **YELLOW** for 2-inch and smaller; and **PINK** for plants and tanks.



Kelly A. Williams
150 NE 1st Avenue
Webster, Florida 33597

March 19, 2021

Deanna Naugler
City Manager
City of Webster
85 E. Central Avenue
Webster, FL 33597

RE: Offer to purchase City-owned property, Sumter County Florida Tax Parcel identification
T06A030

Ms. Naugler,

This letter, along with the attached **CONTRACT FOR SALE OF REAL ESTATE**, acts as an offer to purchase the City-owned property identified as Sumter County Florida Tax Parcel # T06A030.

v

Please put this on the April City Council Agenda so that the City Council can approve the sale of this property to me.

If you have any questions, please let me know.

Sincerely,

A handwritten signature in black ink, appearing to read 'Kelly A. Williams', with a long horizontal flourish extending to the right.

Kelly A. Williams

Attachment: **CONTRACT FOR SALE OF REAL ESTATE**

Information FRWA will collect about your WTP & WWTP from the FDEP database:

1. **Monthly Operating Reports (MORs)** for the last 5-years. We will use the FDEP database to download a several years of MORs showing Average Daily Demand (ADD) and Maximum-Day Demands (MDD) -- quantities of finished water produced.
2. Most recent **Sanitary Survey**. We will use the FDEP database to download this inspection report.
3. **Discharge Monitoring Reports (DMRs)** for the last 10-years.
4. **WWTP Permit Renewal Application Package**. We will obtain a copy of most recent permit renewal package – including the:
 - Capacity Analysis Report, and
 - Operation & Maintenance Performance Report.

Options For Your Project: As we described, you have several options to obtain the required Specific Assistance you need for your system:

1. You can always hire a consulting firm to do the work for you!
 - If you need immediate assistance and cannot wait for FRWA Engineers to get to your project.
2. You can ask FRWA to assist you as a membership benefit:
 - Please make a \$3,000 contribution to support FRWA's Engineering Program
 - Please provide 50% up front is kindly requested
 - The remainder will be invoiced as work progresses
 - You must **commit to doing some of the footwork yourself**
 - You must be a **FRWA Member** and commit to long-term membership
 - We ask that you **be patient** – we have lots of work and few engineers
 - ~~You agree to hold FRWA harmless for our assistance efforts~~ *(does not apply to cities, counties, and governmental entities)*

Please sign the FRWA Specific Assistance Agreement attached and return it to us for our files.

Sincerely,

Sterling L.

Carroll, P.E.

Sterling L. Carroll, P.E.
FRWA State Engineer

Digitally signed by
Sterling L. Carroll, P.E.
Date: 2021.04.07
11:44:53 -04'00'

Copy: David Vice, David Hanna, Peyton Piotrowski, Donnie Morrison, FRWA

Est. Age (yrs)	10 to 50-yr	10 to 40-yr	10 to 30-yr
----------------	-------------	-------------	-------------

ACP Asbestos Cement Pipe

GSP Galvanized Steel Pipe

CIP Cast Iron Pipe

PVC Polyvinyl Chloride Pipe

DIP Ductile Iron Pipe

VCP Vitrified Clay Pipe

Force Main Pipe Dia.	2-in & smaller	3-in	4-in
Pipe Materials	GSP, TPVC, PVC	GSP, PVC, CIP, DIP	GSP, PVC, DIP, ACP
Lengths (ft)	20,380-ft	3,772-ft	4,560-ft
Est. Age (yrs)	10 to 50-yr	20 to 50-yr	20 to 50-yr

7.b. Wastewater System Maps. Please provide a complete Wastewater Collection System Lines. Please provide your best plans. Please search for original engineering plans (24" x 36"). If you find them we'd like a copy and there are four (4) options available as with the water maps.

- If can't find them, please provide a sketch of your **Wastewater Collection System Lines**. Use an aerial photo or street map and markup locations of sewer lines with highlighters, see Attachment A.
 - For example we use a **GREEN** highlighter Gravity Sewer Lines; **BLUE** highlighter for Manholes; **ORANGE** for Force Mains; and **PINK** for Lift Stations and WWTPs.
 - It doesn't have to look pretty, just representative of where you mains are located and readable. Your FRWA Water Circuit Rider can help you with this sketch.

8. Proposed WTP & WWTP Expansions. Please describe or provide any Proposed WTP Expansions and date of expansions, if any.

9. Please take Photographs inside, outside, and, around both WTP & WWTP.

- 24+ Photographs for each plant.
- We need panoramas and close-ups of the facilities, tanks, pumps, and piping, enough to see what's going on.
 - The overall shots (panoramas) to give a sense of what is around on the property.
- The more photos we get the better - take pictures of EVERYTHING.
- This doesn't take a lot of time to take these photos. We don't often have time to visit every site (so we can help more folks) so the photographs represent a visual site tour,
- We recommend using wettransfer.com, docs.google.com, or dropbox.com to transfer photos.

Please review sign and return the acknowledgment below:

FRWA Specific Assistance Agreement / Acknowledgment

The **City of Webster** (hereafter referred to as "FRWA Member") requests FRWA's assistance and by doing so willingly and freely enters into this agreement for FRWA membership assistance with **Water and Wastewater Capacity Fee Study**.

~~This agreement is made upon the express condition that the FRWA Member agrees to hold the Florida Rural Water Association, its agents, employees, and consultants harmless for any loss, damage, expense, cost, or legal liability.~~ **The FRWA Member understands it can hire a consulting firm to do the work at any time in lieu of making a \$3,000 contribution to support FRWA's Engineering Program.**

Please send 50% upfront and the remainder to be invoiced as work progresses. *Once we have the signed agreement we will send an invoice with a link to pay the 50% contribution on-line (or you can mail a check for that amount).*

The FRWA Member is responsible for paying all permit application fees directly to the Agency. The FRWA Member is responsible for constructing and installing the permitted improvements.

The FRWA Member acknowledges that FRWA is profit membership association dedicated to assisting water and wastewater systems provide Floridians with an ample affordable supply of high quality water.

Further the FRWA Member agrees to commit to gather the data, maps, and information about its own system; and recognizes the backlog of work and is willing to be patient until FRWA can get to its project; and appreciates this membership service.

The FRWA Member has the option to hire an engineering consultant at any time, if the project cannot wait for FRWA Engineers' availability – FRWA would be happy to provide a refund.

FRWA Member: City of Webster

Signature: _____ Date: _____

Please RSVP by May 7, 2021! *Because FRWA engineering services are in high demand we ask for your response to this offer within 30-days.*

If you need more time for your decision-making process just let us know.

We understand if you choose to proceed in another way and support you in that decision. We're always here to assist water and wastewater systems. Please drop a quick line to let us know or sign the agreement and return it to us. If we have not heard from you within 30-days we will assume that this offer has expired and remove your system off our list of utilities desiring FRWA engineering services.

KELLY WILLIAMS/CITY OF WEBSTER
CONTRACT FOR SALE OF REAL ESTATE

THIS CONTRACT for SALE is made this ____ day of April, 2021 is made by and between:

Kelly Williams, hereinafter referred to as the "Buyer", whose address is 150 NE 1st Avenue, Webster, Florida 33597;

AND

The City of Webster, Florida, a municipal corporation, whose address is 85 E. Central Avenue, Webster, Florida 33597, hereinafter referred to as the "City".

1. Purchase Contract. The City agrees to sell and the Buyer agrees to buy the property described in this contract.

2. Property.

The Property to be sold consists of (a) the land and all the buildings, if any, other improvements and fixtures on the land, if any there be; (b) all of the City's rights relating to the land and associated interests; and (c) all personal property associated with the land if any there be. The land and all associated property and property interests are referred to herein as the "Property". The real property to be sold is Sumter County Tax Parcel identification #: T06A030.

3. Purchase Price/Market Value. The purchase price is \$ 1,513.11. The parties recognize that the appraised market value of the property is \$ 3,100.00 according to the Sumter County Property Appraiser. The parties agree that Section 166.021, *Florida Statutes*, relating to the powers of municipalities in the State of Florida, with particular regard to the economic development powers of cities, authorizes below-market rate sales for real property.

4. Payment of Purchase Price. The Buyer will pay the purchase price as follows:

Upon signing of this Contract (deposit). \$500.00

Amount of mortgage. None. This is a cash purchase.

Balance to be paid at Closing of title, via cash or wire(s) from a U.S. financial institution, subject to adjustments at Closing, all wires being at the cost of the Buyer). \$ 1,013.11

5. **Deposit Moneys.** The \$500.00 deposit set forth herein shall be the property of the City if the Buyer elects not to purchase the Property after the inspection period, but shall be credited to the Buyer at a Closing.

6. **Mortgage Contingency.** None. This is a cash transaction.

7. **Time and Place of Closing.** The Closing date will occur on or before May 1, 2021. Both parties will fully cooperate in order for the Closing to be fully accomplished, on or before the established Closing date. The Closing will be held at the office of the City's City Attorney with the use of electronic communications and transmissions as may be feasible to the maximum extent. Time is of the essence in the performance of this Contract. The parties agree that they shall diligently and expeditiously pursue their respective obligations set forth in this Contract.

8. **Transfer of Ownership/Insurance, Etc.** At the Closing, the City will transfer ownership of the Property to the Buyer. The City will provide to the Buyer a statutory warranty deed and an adequate affidavit of title as well as all other documents necessary to perfect title in the Buyer. The City shall procure issuance of a title insurance commitment, at the expenses of the Buyer, issued through the law firm of Stenstrom, McIntosh, Colbert, & Whigham, P.A., acting as issuing agent ("Closing Agent") for a qualified title insurer agreeing to issue to the Buyer upon recording of the statutory warranty deed to the Buyer, a fee owner's policy of title insurance (ALTA Form) in the amount of the purchase price of the Property subject only to the Permitted Exceptions (as hereinafter defined) and the so-called "Standard Exceptions" contained on the inside jacket cover of the standard ALTA Form of Commitment; said commitment shall provide that said Standard Exceptions will be deleted by the title insurance company upon furnishing to the issuing agent a Lien, Possession and Encumbrance Affidavit in the customary form (and the City agrees to furnish such Affidavit at and as a part of the Closing) and a current survey and surveyor's report (on the prescribed company form; said survey and surveyor's report to be furnished by the Buyer at the Buyer's expense). The Buyer shall have until 5 business days from receipt of the Title Commitment within which to review the Title Commitment and to notify the other party of such reasonable written objections as they may have to matters set forth in the Title Commitment and the surveys which materially affect the feasibility of the contemplated use. In the event any such objections are made by either party, the parties shall have a period of thirty 30 days (or longer if so extended in writing by both parties) from the receipt of the same in order to cure such objections. Failure to cure the objections to the satisfaction of the other party shall give the objecting party the right to: (1) Waive the title objections and close the sale and purchase; or (2) Terminate this Contract and obtain a refund of all payments including the payment delivered to the City by the Buyer, in which event all rights and obligations between the parties shall be null and void. The search fees or Title Commitment fees and premium for the Title Insurance Policy, at an amount equal to the minimum premium amount, shall be paid at the Closing by the Buyer. Any instrument, assurance or deposit made or given in order to cure a defect in title shall be in such form, on such terms, under such conditions and in such amount as may be reasonably required by the title insurance company insuring title to satisfy said company sufficiently for it to ascertain and accept

the facts and/or omit (or insure over) any exception to title not permitted under this Contract. The City shall pay for the cost and recording of any corrective title instruments. The Buyer shall pay all documentary stamps to be paid or affixed to the statutory warranty deed of conveyance. The Buyer shall pay the cost of any surveys, tests or evaluations that it may commission, any environmental audit reports that it may commission, and the costs to record the statutory warranty deed, as aforesaid.

9. Statutory Warranty Deed; Representations of the City; Closing Documents.

The City agrees to provide and the Buyer agrees to accept a statutory warranty deed with covenant as to the City's acts and as necessary to vest insured title in the Buyer. The City agrees to convey title to the Property free and clear of all liens and leasehold interests (except Permitted Exceptions and those liens which can be and shall be removed at Closing) and that it can convey the same without the joinder of any other persons or entities. The City has no notice or information of any litigation or administrative proceeding threatened or pending against the Property or the City's interest in it. The City shall not, without the consent of the Buyer, execute any easements or restrictions or otherwise take or permit any action that would constitute an exception under the Surveys, Title Commitment or Title Policy, or any other matter. The parties further agree to execute and deliver such other documents at Closing as are typical in a real estate transaction.

10. Personal Property and Fixtures. The Property shall be conveyed with all personal property and fixtures as may be located on the Property although no such property is known of.

11. Physical Condition of the Property. The Property is being sold "AS IS" and "WHERE IS". The City does not make any claims or promises about the condition or value of any of the Property included in this sale except as may be specifically set forth in this Contract. The Buyer has inspected the Property, or may inspect the Property during the inspection period, and relies on this inspection and any rights which may be and statements of the City as provided for elsewhere in this Contract. The City agrees to maintain the grounds, buildings and improvements on the Property in the condition found on the date of this Contract, subject to ordinary wear and tear.

12. Inspection of the Property. The City agrees to permit the Buyer to inspect the Property at any reasonable time before the Closing. The City will permit access for all inspections provided for in this Contract. The Buyer may terminate this Contract on or before the end of the inspection period (which expires on 11.59 p.m. on April 1, 2021) if it determines that the Property is not suited for its purposes in its sole discretion in which case the parties shall be released from each other in all matters relating to the acquisition of the Property and shall have no duty or liability one to another of any type or nature whatsoever.

13. Building and Zoning Laws. There have been no representations made by the City to the Buyer with regard to land use entitlements or any other right relating to building or zoning laws.

14. Termite Inspection/Radon Gas/Mold/Condition Of The Property (Flood Zone, Energy And Lead-Based Paint). The Buyer shall evaluate all matters including, but not limited to, termite inspections, radon gas analysis, mold evaluations, flood zone conditions, energy efficiency and lead-based paint presence, and any and all other issues of any type or nature whatsoever, during the inspection period. The Federal and State governments have designated certain areas as "flood areas". This means they are more likely to have floods than other areas. The Buyer will evaluate all of these matters during the inspection period.

15. Property Lines. The City states that, to the best of City's knowledge, all buildings, driveways and other improvements on the Property, if any, are within its boundary lines. Also, no improvements on adjoining properties extend across the boundary lines of the Property.

16. Ownership. The City agrees to transfer and the Buyer agrees to accept ownership of the Property free of all claims and rights of other except for:

(a). the rights of utility companies to maintain pipes, poles, cables and wires over, on and under the street, the part of the Property next to the street or running to any house or other improvement on the Property; and

(b). recorded agreements which limit the use of the Property, unless the agreements: (1) are presently violated; (2) provide that the Property would be forfeited if they were violated; or (3) unreasonably limit the normal use of the Property as contemplated by the Buyer.

17. Correcting Defects. If the City does not comply with Section 15 or Section 16 of this Contract, the City will be notified and provided with 15 days to make it comply. If the City still does not comply after that date, the Buyer may cancel this Contract or give the City more time to comply.

18. Risk of Loss. The City is responsible for any damage to the Property, except for normal wear and tear until the Closing. If there is damage, the Buyer can proceed with the Closing and either:

(a). require that the City repair the damage before the Closing; or

(b). deduct from the purchase price a fair and reasonable estimate of the cost to repair the Property.

19. Cancellation of Contract. There are no additional provisions relating to termination of this Contract.

20. Assessments for Municipal Improvements. The Property is tax exempt and there are no assessments that relate to this Property.

21 Adjustments at Closing. The Buyer and the City agree to adjust the following expenses, if any there are, as of the Closing date: electric services, water charges, sewer charges and taxes.

22. Possession. At the Closing the Buyer will be given sole and exclusive possession of the Property. No tenant will have any right to the Property unless otherwise agreed in this Contract.

23. Complete Contract. This Contract is the entire and only agreement between the Buyer and the City. This Contract replaces and cancels any previous agreements between the Buyer and the City. This Contract can only be changed by an agreement in writing signed by both Buyer and the City. The City states that the City has not made any other Contract to sell the Property to anyone else. The City is not responsible for any real estate broker commissions, or fees, in this transaction which may be due any current and active Florida licensed real estate broker or any other person or entity.

24. Remedies Upon Default.

(a). If the purchase and sale of the Property contemplated hereby is not consummated in accordance with the terms and conditions of this Contract due to circumstances or conditions which constitute a default by the Buyer hereunder, the City's sole and exclusive remedies hereunder shall be retainage of the payment previously paid by the Buyer.

(b). In the event of a default by the City under the terms of this Contract that is first discovered by the Buyer prior to the Closing and is not cured by the City as provided hereunder, the Buyer's sole and exclusive remedies hereunder shall be either to (i) terminate this Contract or (ii) seek specific performance of the City's obligations under this Contract to the extent that the City can perform.

25. Parties Liable. This Contract is binding upon all parties who sign it and all who succeed to their rights and responsibilities. The signatories to this Contract represent that they have the authority to execute this Contract and bind the respective parties hereto as set forth in this Contract. The Buyer covenants and agrees not to sue the City under any theory of law relative to any matter arising under the provisions of this Agreement. The provisions of the prior sentence shall survive closing.

26. Notices. Any notices, requests, demands, tenders and communications hereunder shall be in writing and may be served (i) by depositing same in the United States mail, addressed to the party to be notified, postage prepaid and registered or certified with return receipt requested; (ii) by recognized overnight, third party prepaid courier service (such as Federal Express); (iii) by delivering the same in person to such party; or (iv) by successful transmission by electronic mail or telecopy. Any notice or other communication mailed as aforesaid shall be deemed effectively given (x) on the date and time of delivery if personally delivered or sent by electronic transmission or

telecopy, (y) on the date and time delivered if sent by courier service, or (z) on the date and time indicated on the return receipt if mailed. Either party may change its address for notices by giving notice to the other as provided below.

The addresses for notices are as follows:

If to the City: William L. Colbert Esquire
Stenstrom, McIntosh, Colbert & Whigham, P.A.
1001 Heathrow Park Lane
Suite 400
Lake Mary, Florida 32746;

If to the Buyer: Kelly Williams
150 NE 1st Avenue
Webster, Florida 33597;

27. Additional Provisions. The provisions of the Contract shall bind and inure to the benefit of the heirs, personal representatives, successors and assigns of the parties. This Contract shall be governed by, and construed and enforced in accordance with, the laws of the State of Florida. In connection with any litigation, including, but not limited to, appellate proceedings, arising out of the Contract, the prevailing party shall be entitled to recover all legal charges, expenses, costs and reasonable attorney's fees. Venue for any dispute shall be in the Fifth Judicial Circuit Court in and for Sumter County, Florida. The section headings herein contained are inserted for convenience of reference only and shall not be deemed to be a part of this Contract; they shall be ignored in construing this Contract. The fact that one of the parties may be deemed to have drafted or structured any provision hereof shall not affect the interpretation of this Contract and this Contract is the result of bona fide arm's length negotiations by and between the parties and, accordingly, the fact that one or another party drafted this Contract, or any part of it, shall not be considered in construing the particular provision either in favor of or against such party. Both parties have contributed substantially and materially to the drafting of this Contract. This Contract may be executed by the parties in any number of counterparts, each of which shall be deemed an original, and all such counterparts shall be deemed one and the same Contract. In the event that this Contract is executed in counterparts, the effective date of this Contract shall be determined with reference to the date of execution of any of the counterparts.

28. Brokers and Commission. The Buyer and the City each represent and warrant to the other that neither has employed, retained or consulted any other property licensed Florida real estate broker, agent, or finder in carrying on the negotiations in connection with this Contract or the purchase and sale referred to herein, and the Buyer and the City shall each indemnify and hold the other harmless from and against any and all claims, demands, causes of action, debts, liabilities, judgments and damages (including costs and reasonable attorneys' and paralegals' fees suffered or incurred in connection with the enforcement of this indemnity, whether or not an action is commenced, whether incurred before, during or after trial, or upon any appellate level, or

in arbitration, mediation, any administrative proceeding or any proceeding in bankruptcy or insolvency,) which may be asserted or recovered against the indemnified party on account of any brokerage fee, commission or other compensation arising by reason of the indemnitor's breach of this representation and warranty. Section 23 and Section 28 shall survive the Closing or any termination of this Contract.

SIGNED AND AGREED: (SIGNATURE PAGES FOLLOW):

WITNESSESS/ATTEST:

KELLY WILLIAMS

Witness #1 Signature

Kelly Williams

Witness #1 Printed Name

Witness #2 Signature

Witness #2 Printed Name

ACKNOWLEDGEMENT

STATE OF FLORIDA)

COUNTY OF SUMTER)

I HEREBY CERTIFY that on this day, before me, an officer duly authorized to administer oaths and take acknowledgements, personally appeared Kelly Williams { } who is personally known to me or { } who produced _____ as identification and acknowledged before me that she executed the same. Sworn and subscribed before me, by _____ by means of { } physical presence or { } online notarization on the ____ day of April, 2021, the said person did not take an oath, said person further, deposing and saying that she has read the foregoing and that the statements and allegations contained herein are true and correct.

WITNESS my hand and official seal in the County and State last aforesaid this ____ day of April, 2021.

Notary Public; State of Florida

(Affix Notarial Seal)

Printed Name: _____

ADDITIONAL SIGNATURE PAGE FOLLOWS:

City of Webster

Bobby Yost
Mayor

ATTEST:

Approved as to form and Legality:

Deanna Naugler
City Manager

William L. Colbert
City Attorney

Vacant Land Contract

Duteau Realty
INC.

1. **Sale and Purchase ("Contract"):** CITY OF WEBSTER ("Seller")
and JESSICA DUTEAU ("Buyer")

(the "parties") agree to sell and buy on the terms and conditions specified below the property ("Property") described as:

Address: See Attached list. ADDENDUM A

Legal Description:

SEC ___/TWP ___/___/___ of SUMTER County, Florida. Real Property ID No.:
including all improvements existing on the Property and the following additional property:

2. **Purchase Price:** (U.S. currency) \$ 9,160.00

All deposits will be made payable to "Escrow Agent" named below and held in escrow by:

Escrow Agent's Name: Brownstone Title Services, LLC

Escrow Agent's Contact Person: Kristina Brown

Escrow Agent's Address: 195 Wekiva Springs Rd, Ste 101 Longwood, FL 32779

Escrow Agent's Phone: 407-869-9609

Escrow Agent's Email: kristinab@brownstonetitle.com

(a) Initial deposit (\$0 if left blank) (Check if applicable)

☐ accompanies offer

☒ will be delivered to Escrow Agent within 3 days (3 days if left blank)

after Effective Date \$ 1,000.00

(b) Additional deposit will be delivered to Escrow Agent (Check if applicable)

☐ within ___ days (10 days if left blank) after Effective Date

☐ within ___ days (3 days if left blank) after expiration of Due Diligence Period \$

(c) Total Financing (see Paragraph 6) (express as a dollar amount or percentage) \$

(d) Other: \$

(e) Balance to close (not including Buyer's closing costs, prepaid items, and prorations)

to be paid at closing by wire transfer or other Collected funds \$ 8,160.00

(f) ☐ (Complete only if purchase price will be determined based on a per unit cost instead of a fixed price.) The unit used to determine the purchase price is ☐ lot ☐ acre ☐ square foot ☐ other (specify):
prorating areas of less than a full unit. The purchase price will be \$ per unit based on a calculation of total area of the Property as certified to Seller and Buyer by a Florida licensed surveyor in accordance with Paragraph 8(c). The following rights of way and other areas will be excluded from the calculation:

3. **Time for Acceptance; Effective Date:** Unless this offer is signed by Seller and Buyer and an executed copy delivered to all parties on or before March 26, 2021, this offer will be withdrawn and Buyer's deposit, if any, will be returned. The time for acceptance of any counter-offer will be 3 days after the date the counter-offer is delivered. The "Effective Date" of this Contract is the date on which the last one of the Seller and Buyer has signed or initialed and delivered this offer or the final counter-offer.

4. **Closing Date:** This transaction will close on April 15, 2021 ("Closing Date"), unless specifically extended by other provisions of this Contract. The Closing Date will prevail over all other time periods including, but not limited to, Financing and Feasibility Study periods. However, if the Closing Date occurs on a Saturday, Sunday, or national legal holiday, it will extend to 5:00 p.m. (where the Property is located) of the next business day. In the event insurance underwriting is suspended on Closing Date and Buyer is unable to obtain property insurance, Buyer may postpone closing for up to 5 days after the insurance underwriting suspension is lifted. If this transaction does not close for any reason, Buyer will immediately return all Seller provided documents and other items.

5. **Extension of Closing Date:** If Paragraph 6(b) is checked and Closing Funds from Buyer's lender(s) are not available on Closing Date due to Consumer Financial Protection Bureau Closing Disclosure delivery requirements

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

6. Financing: (Check as applicable)

(a) ☒ **Buyer** will pay cash for the Property with no financing contingency.

(b) ☐ This Contract is contingent on **Buyer** qualifying for and obtaining the commitment(s) or approval(s) specified below ("Financing") within _____ days after Effective Date (Closing Date or 30 days after Effective Date, whichever occurs first, if left blank) ("Financing Period"). **Buyer** will apply for Financing within _____ days after Effective Date (5 days if left blank) and will timely provide any and all credit, employment, financial, and other information required by the lender. If **Buyer**, after using diligence and good faith, cannot obtain the Financing within the Financing Period, either party may terminate this Contract and **Buyer's** deposit(s) will be returned.

- (1) ☐ **New Financing:** **Buyer** will secure a commitment for new third party financing for \$ _____ or _____% of the purchase price at (Check one) ☐ a fixed rate not exceeding _____% ☐ an adjustable interest rate not exceeding _____% at origination (a fixed rate at the prevailing interest rate based on **Buyer's** creditworthiness if neither choice is selected). **Buyer** will keep **Seller** and Broker fully informed of the loan application status and progress and authorizes the lender or mortgage broker to disclose all such information to **Seller** and Broker.
- (2) ☐ **Seller Financing:** **Buyer** will execute a ☐ first ☐ second purchase money note and mortgage to **Seller** in the amount of \$ _____, bearing annual interest at _____% and payable as follows:

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

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

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

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

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

(a) **Title Evidence:** The party who pays for the owner's title insurance policy will select the closing agent and pay for the title search, including tax and lien search (including municipal lien search) if performed, and all other fees charged by closing agent. **Seller** will deliver to **Buyer**, at

(Check one) ☒ **Seller's** ☐ **Buyer's** expense and

(Check one) ☐ within 5 days after Effective Date ☒ at least 5 days before Closing Date,

(Check one)

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

Buyer  (_____) and Seller (_____) (_____) acknowledge receipt of a copy of this page, which is 2 of 8 pages.

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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 _____ 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 _____ 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 _____ 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.

- (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: _____

(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

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IMPROVEMENTS TRIGGERS REASSESSMENTS OF THE PROPERTY THAT COULD RESULT IN HIGHER PROPERTY TAXES. IF YOU HAVE ANY QUESTIONS CONCERNING VALUATION, CONTACT THE COUNTY PROPERTY APPRAISER'S OFFICE FOR FURTHER INFORMATION.

- (f) **Foreign Investment in Real Property Tax Act ("FIRPTA"):** If **Seller** is a "foreign person" as defined by FIRPTA, **Seller** and **Buyer** will comply with FIRPTA, which may require **Seller** to provide additional cash at closing.
- (g) **1031 Exchange:** If either **Seller** or **Buyer** wish to enter into a like-kind exchange (either simultaneously with closing or after) under Section 1031 of the Internal Revenue Code ("Exchange"), the other party will cooperate in all reasonable respects to effectuate the Exchange including executing documents, provided, however, that the cooperating party will incur no liability or cost related to the Exchange and that the closing will not be contingent upon, extended, or delayed by the Exchange.

11. Computation of Time: Calendar days will be used when computing time periods, except time periods of 5 days or less. Time periods of 5 days or less will be computed without including Saturday, Sunday, or national legal holidays specified in 5 U.S.C. 6103(a). Other than time for acceptance and Effective Date as set forth in Paragraph 3, any time periods provided for or dates specified in this Contract, whether preprinted, handwritten, typewritten or inserted herein, which shall end or occur on a Saturday, Sunday, or national legal holiday (see 5 U.S.C. 6103) shall extend until 5:00 p.m. (where the Property is located) of the next business day. **Time is of the essence in this Contract.**

12. Risk of Loss; Eminent Domain: If any portion of the Property is materially damaged by casualty before closing or **Seller** negotiates with a governmental authority to transfer all or part of the Property in lieu of eminent domain proceedings or an eminent domain proceeding is initiated, **Seller** will promptly inform **Buyer**. Either party may terminate this Contract by written notice to the other within 10 days after **Buyer's** receipt of **Seller's** notification, and **Buyer's** deposit(s) will be returned, failing which **Buyer** will close in accordance with this Contract and receive all payments made by the governmental authority or insurance company, if any.

13. Force Majeure: **Seller** or **Buyer** will not be required to perform any obligation under this Contract or be liable to each other for damages so long as the performance or non-performance of the obligation is delayed, caused, or prevented by an act of God or force majeure. An "act of God or "force majeure" is defined as hurricanes, earthquakes, floods, fire, unusual transportation delays, wars, insurrections, and any other cause not reasonably within the control of **Seller** or **Buyer** and which by the exercise of due diligence the non-performing party is unable in whole or in part to prevent or overcome. All time periods, including Closing Date, will be extended for the period that the act of God or force majeure is in place. However, in the event that such act of God or force majeure event continues beyond 30 days, either party may terminate this Contract by delivering written notice to the other; and **Buyer's** deposit(s) will be returned.

14. Notices: All notices will be in writing and delivered to the parties and Broker by mail, personal delivery, or electronic means. **Buyer's failure to timely deliver written notice to Seller, when such notice is required by this Contract, regarding any contingency will render that contingency null and void, and this Contract will be construed as if the contingency did not exist. Any notice, document, or item delivered to or received by an attorney or licensee (including a transactions broker) representing a party will be as effective as if delivered to or received by that party.**

15. Complete Agreement; Persons Bound: This Contract is the entire agreement between **Seller** and **Buyer**. **Except for brokerage agreements, no prior or present agreements will bind Seller, Buyer, or Broker unless incorporated into this Contract.** Modifications of this Contract will not be binding unless in writing, signed or initialed, and delivered by the party to be bound. Electronic signatures will be acceptable and binding. This Contract, signatures, initials, documents referenced in this Contract, counterparts, and written modifications communicated electronically or on paper will be acceptable for all purposes, including delivery, and will be binding. Handwritten or typewritten terms inserted in or attached to this Contract prevail over preprinted terms. If any provision of this Contract is or becomes invalid or unenforceable, all remaining provisions will continue to be fully effective. **Seller** and **Buyer** will use diligence and good faith in performing all obligations under this Contract. This Contract will not be recorded in any public record. The terms "**Seller**," "**Buyer**," and "**Broker**" may be singular or plural. This Contract is binding on the heirs, administrators, executors, personal representatives, and assigns, if permitted, of **Seller**, **Buyer**, and Broker.

16. Default and Dispute Resolution: This Contract will be construed under Florida law. This Paragraph will survive closing or termination of this Contract.

- (a) **Seller Default:** If **Seller** fails, neglects, or refuses to perform **Seller's** obligations under this Contract, **Buyer** may elect to receive a return of **Buyer's** deposit(s) without thereby waiving any action for damages resulting

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from **Seller's** breach and may seek to recover such damages or seek specific performance. **Seller** will also be liable for the full amount of the brokerage fee.

- (b) **Buyer Default:** If **Buyer** fails, neglects, or refuses to perform **Buyer's** obligations under this Contract, including payment of deposit(s), within the time(s) specified, **Seller** may elect to recover and retain the deposit(s), paid and agreed to be paid, for the account of **Seller** as agreed upon liquidated damages, consideration for execution of this Contract, and in full settlement of any claims, whereupon **Seller** and **Buyer** will be relieved from all further obligations under this Contract; or **Seller**, at **Seller's** option, may proceed in equity to enforce **Seller's** rights under this Contract.

- 17. Attorney's Fees; Costs:** In any litigation permitted by this Contract, the prevailing party shall be entitled to recover from the non-prevailing party costs and fees, including reasonable attorney's fees, incurred in conducting the litigation. This Paragraph 17 shall survive Closing or termination of this Contract.

- 18. Escrow Agent; Closing Agent:** **Seller** and **Buyer** authorize Escrow Agent and closing agent (collectively "Agent") to receive, deposit, and hold funds and other items in escrow and, subject to Collection, disburse them upon proper authorization and in accordance with Florida law and the terms of this Contract, including disbursing brokerage fees. "Collection" or "Collected" means any checks tendered or received have become actually and finally collected and deposited in the account of Agent. The parties agree that Agent will not be liable to any person for misdelivery of escrowed items to **Seller** or **Buyer**, unless the misdelivery is due to Agent's willful breach of this Contract or gross negligence. If Agent interpleads the subject matter of the escrow, Agent will pay the filing fees and costs from the deposit and will recover reasonable attorneys' fees and costs to be paid from the escrowed funds or equivalent and charged and awarded as court costs in favor of the prevailing party.

- 19. Professional Advice; Broker Liability:** Broker advises **Seller** and **Buyer** to verify all facts and representations that are important to them and to consult an appropriate professional for legal advice (for example, interpreting this Contract, determining the effect of laws on the Property and this transaction, status of title, foreign investor reporting requirements, the effect of property lying partially or totally seaward of the CCCL, etc.) and for tax, property condition, environmental, and other specialized advice. **Buyer** acknowledges that all representations (oral, written, or otherwise) by Broker are based on **Seller** representations or public records. **Buyer agrees to rely solely on Seller, professional inspectors, and government agencies for verification of the Property condition and facts that materially affect Property value.** **Seller** and **Buyer** respectively will pay all costs and expenses, including reasonable attorneys' fees at all levels, incurred by Broker and Broker's officers, directors, agents, and employees in connection with or arising from **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations. **Seller** and **Buyer** hold harmless and release Broker and Broker's officers, directors, agents, and employees from all liability for loss or damage based on (i) **Seller's** or **Buyer's** misstatement or failure to perform contractual obligations; (ii) the use or display of listing data by third parties, including, but not limited to, photographs, images, graphics, video recordings, virtual tours, drawings, written descriptions, and remarks related to the Property; (iii) Broker's performance, at **Seller's** or **Buyer's** request, of any task beyond the scope of services regulated by Chapter 475, Florida Statutes, as amended, including Broker's referral, recommendation, or retention of any vendor; (iv) products or services provided by any vendor; and (v) expenses incurred by any vendor. **Seller** and **Buyer** each assume full responsibility for selecting and compensating their respective vendors. This Paragraph will not relieve Broker of statutory obligations. For purposes of this Paragraph, Broker will be treated as a party to this Contract. This Paragraph will survive closing.

- 20. Commercial Real Estate Sales Commission Lien Act:** If the Property is commercial real estate as defined by Section 475.701, Florida Statutes, the following disclosure will apply: The Florida Commercial Real Estate Sales Commission Lien Act provides that when a broker has earned a commission by performing licensed services under a brokerage agreement with you, the broker may claim a lien against your net sales proceeds for the broker's commission. The broker's lien rights under the act cannot be waived before the commission is earned.

- 21. Brokers:** The licensee(s) and brokerage(s) named below are collectively referred to as "Broker." **Instruction to closing agent:** **Seller** and **Buyer** direct Closing Agent to disburse at Closing the full amount of the brokerage fees as specified in separate brokerage agreements with the parties and cooperative agreements between the Brokers, except to the extent Broker has retained such fees from the escrowed funds. This Paragraph will not be used to modify any MLS or other offer of compensation made by **Seller** or listing broker to cooperating brokers.

Jessica Duteau BK3358402

Seller's Sales Associate/License No.

Jessica Duteau BK3358402

Buyer's Sales Associate/License No.

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

VAC-14 Rev 3/21

Serial#: 046913-300161-6121477

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Form
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329* duteaurealty@gmail.com
330 Seller's Sales Associate Email Address
331
332* 352-396-0584
333 Seller's Sales Associate Phone Number
334
335* DUTEAU REALTY, INC.
336 Listing Brokerage
337
338* 190 N. Market Blvd Webster, FL. 33597
339 Listing Brokerage Address

duteaurealty@gmail.com
Buyer's Sales Associate Email Address
352-396-0584
Buyer's Sales Associate Phone Number
DUTEAU REALTY, INC.
Buyer's Brokerage
190 N. Market Blvd Webster, FL. 33597
Buyer's Brokerage Address

340 22. Addenda: The following additional terms are included in the attached addenda and incorporated into this Contract
341 (Check if applicable)
342* ☐ A. Back-up Contract
343* ☐ B. Kick Out Clause
344* ☐ C. Other _____

345* 23. Additional Terms: PROPERTIES TO BE SOLD ARE AS FOLLOWS: N36B014, N36B150, N36B237, N36-071,
346 Q31B028, S01D048, T06A021, T06A030.
347 SEE ATTACHED ADDENDUM A FOR PRICE OF EACH LOT.
348
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361 COUNTER-OFFER/REJECTION

362* ☐ Seller counters Buyer's offer (to accept the counter-offer, Buyer must sign or initial the counter-offered terms and
363 deliver a copy of the acceptance to Seller).
364* ☐ Seller rejects Buyer's offer

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

367* Buyer: Jessica Duteau Date: 03/19/2021

368* Print name: Jessica Duteau

369* Buyer: _____ Date: _____

370* Print name: _____

371 Buyer's address for purpose of notice:

372* Address: 190 N. Market Blvd, Webster, FL. 33597

373* Phone: 352-396-0584 Fax: _____ Email: duteaurealty@gmail.com

374* Seller: _____ Date: _____

375* Print name: CITY OF WEBSTER

376* Seller: _____ Date: _____

377* Print name: _____

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VAC-14 Rev 3/21

Serial#: 046913-300161-6121477

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Form
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378 **Seller's address for purpose of notice:**
379* Address: 85 E CENTRAL AVE, WEBSTER, FL 33597
380* Phone: _____ Fax: _____ Email: _____

381* **Effective Date:** _____ **(The date on which the last party signed or initialed and delivered the**
382 **final offer or counter offer.)**

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ADDEDUM A TO VACANT LAND CONTRACT
BETWEEN J. DUTEAU AND THE CITY OF WEBSTER

#	PARCEL ID	MARKET VALUE	PURCHASE PRICE
1.	N36B014	\$1,930	\$945
2.	N36B150	\$2,440	\$1,195
3.	N36-071	\$5,850	\$2,866
4.	Q31B028	\$660	\$323
5.	S01D048	\$890	\$436
6.	T06A021	\$3,830	\$1,876
7.	T06A030	\$3,100	\$1,519

Sumter County Property Appraiser

updated: 3/18/2021

PARCEL ID: N36B014

<< Next Lower Parcel Next Higher Parcel >>

2020 Certified Values

Parcel List Generator

Retrieve Tax Record

2020 TRIM (pdf)

GIS Map

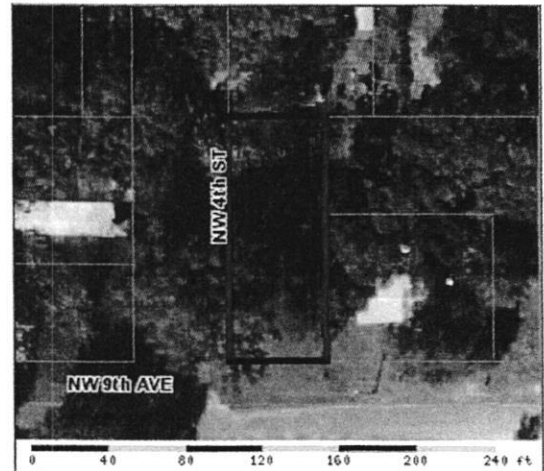
Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CITY OF WEBSTER		
Site Address	, FL		
Mail Address	85 E CENTRAL AVE, WEBSTER, FL 33597		
Use Desc. (code)	MUNICIPAL (08900)		
Sec/Twp/Rng	36/21/22	Neighborhood	8007
Year Built		Tax District	Webster (8008)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
W 50 FT OF LOTS 12 TO 16 INCL BLK 1 JOHNSON SUB PB 1 PG 84			

GIS Aerial



Property & Assessment Values

Land Value	\$1,930.00
Market Value	\$1,930.00
Assessed Value	\$1,930.00
Total Taxable Value	\$0.00
Exemptions	20 - Government Property \$1,930

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
09/2002	1002/666	QC	V (U)	\$0.00	CITY OF WEBSTER
02/2001	863/461	DC	V (U)	\$0.00	CAMP MARCIA G &
09/1997	651/176	TD	V (Q)	\$900.00	BROPSON JOHN J OR DEBORAH
12/1995	576/188	FS	V (U)	\$0.00	BROPSON JOHN J OR DEBORAH
01/1900	0/0		I (U)		BROPSON DEBORAH

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8003V)	50.00 Front Feet	50.00	125.00

Misc Features

#	Description (code)	Units (dms)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2020

updated: 3/18/2021

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/18/2021

PARCEL ID: N36B150

<< Next Lower Parcel Next Higher Parcel >>

2020 Certified Values

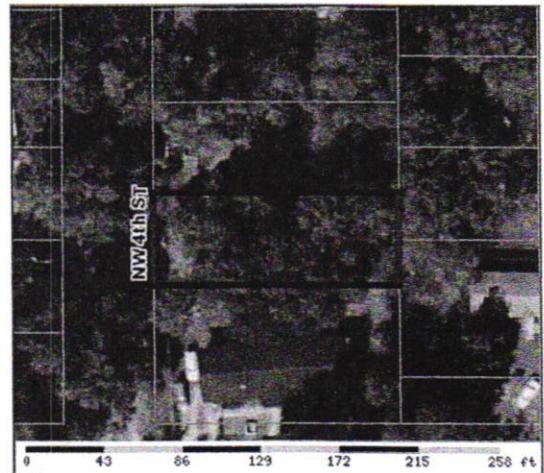
Parcel List Generator Retrieve Tax Record
2020 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CITY OF WEBSTER		
Site Address	839 NW 4TH ST, WEBSTER, FL 33597		
Mail Address	85 E CENTRAL AVE, WEBSTER, FL 33597		
Use Desc. (code)	COUNTY (08600)		
Sec/Twp/Rng	36/21/22	Neighborhood	8007
Year Built		Tax District	Webster (8008)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOTS 7 8 BLK 8 JOHNSON SUBD PB 1 PG 84			

GIS Aerial



Property & Assessment Values

Land Value	\$2,440.00
Market Value	\$2,440.00
Assessed Value	\$2,440.00
Total Taxable Value	\$0.00
Exemptions	20 - Government Property \$2,440

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
10/2017	3513/444	WD	V (U)	\$0.00	CITY OF WEBSTER
08/2012	2482/385	TD	V (U)	\$0.00	COUNTY: SUMTER COUNTY
07/1990	411/282	PR	V (Q)	\$1,900.00	COLTON IRENE
08/1980	405/109	CP	V (U)	\$0.00	COLTON IRENE
08/1980	234/196	WD	V (U)	\$100.00	COLTON IRENE
02/1979	212/67	WD	V (U)	\$2,500.00	COLTON IRENE
12/1977	196/462	QC	V (U)	\$100.00	COLTON IRENE
07/1977	190/110	WD	V (U)	\$800.00	COLTON IRENE
01/1966	79/661	WD	V (U)	\$0.00	COLTON IRENE

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8005V)	50.00 Front Feet	50.00	135.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2020

updated: 3/18/2021

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/18/2021

2020 Certified Values

PARCEL ID: N36-071

<< Next Lower Parcel Next Higher Parcel >>

Parcel List Generator

Retrieve Tax Record

Show Bldg Sketch

2020 TRIM (pdf)

GIS Map

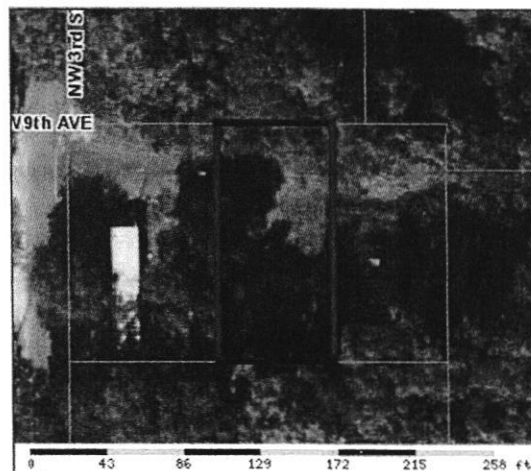
Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CITY: CITY OF WEBSTER		
Site Address	267 NW 9TH AVE, WEBSTER, FL 33597		
Mail Address	85 E CENTRAL AVE, WEBSTER, FL 33597		
Use Desc. (code)	MUNICIPAL (08900)		
Sec/Twp/Rng	36/21/22	Neighborhood	1004
Year Built	1992	Tax District	Webster (8008)
Heated Area	924 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG 324 FT S & 83.5 FT E OF NW COR OF SE1/4 OF NE1/4 RUN E 63.25 FT S 130 FT W 63.25 FT N 130 FT TO POB OR 171 PG 491			

GIS Aerial



Property & Assessment Values

Land Value	\$2,520.00
Market Value	\$5,850.00
Assessed Value	\$5,850.00
Total Taxable Value	\$0.00
Exemptions	20 - Government Property \$5,850

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
09/2000	401/334	CP	I (U)	\$0.00	CITY: CITY OF WEBSTER
11/1999	777/304	WD	I (Q)	\$21,000.00	UNKNOWN
03/1990	403/446	WD	I (U)	\$100.00	BROWN ANNIE D
02/1976	171/491	WD	V (U)	\$100.00	BROWN ANNIE D

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
Show Sketch	Mobile Home	M H 400 (MHR4)	Wall Type 1	1992	BAS=924 SF
Note: All S.F. calculations are based on exterior building dimensions.					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster FF (8003M)	63.25 Front Feet	63.00	130.00

Misc Features

#	Description (code)	Units (dims)	Eff. Year
1	MISC Flat Value (MISC)	1.00 ()	1980

Sumter County Property Appraiser - Roll Year: 2020

updated: 3/18/2021

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/18/2021

PARCEL ID: Q31B028

<< Next Lower Parcel Next Higher Parcel >>

2020 Certified Values

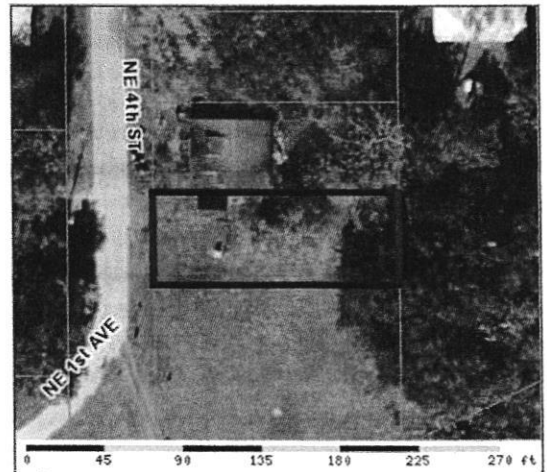
Parcel List Generator Retrieve Tax Record
2020 TRIM (pdf) GIS Map Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CITY: CITY OF WEBSTER		
Site Address	151 NE 4TH ST, WEBSTER, FL 33597		
Mail Address	85 E CENTRAL AVE, WEBSTER, FL 33597		
Use Desc. (code)	MUNICIPAL (08900)		
Sec/Twp/Rng	31/21/23	Neighborhood	8504
Year Built		Tax District	Webster (8008)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
LOT 8 BLK B O'DELL ADD TO WEBSTER PB 1 PG 55 & PB 1 PG 58			

GIS Aerial



Property & Assessment Values

Land Value	\$660.00
Market Value	\$660.00
Assessed Value	\$660.00
Total Taxable Value	\$0.00
Exemptions	20 - Government Property \$660

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
01/1900	0/0		I (U)		CITY: CITY OF WEBSTER

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Flat Value Exemt (8703V)	1.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2020

updated: 3/18/2021

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/18/2021

PARCEL ID: S01D048

<< Next Lower Parcel Next Higher Parcel >>

2020 Certified Values

Parcel List Generator

Retrieve Tax Record

2020 TRIM (pdf)

GIS Map

Print

Result: 1 of 1

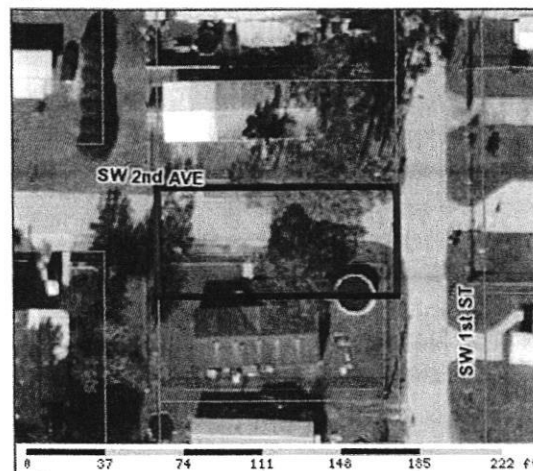
Owner & Property Info

Owner's Name	CITY: CITY OF WEBSTER		
Site Address	, FL		
Mail Address	85 E CENTRAL AVE, WEBSTER, FL 33597		
Use Desc. (code)	MUNICIPAL (08900)		
Sec/Twp/Rng	01/22/22	Neighborhood	8004
Year Built		Tax District	Webster (8008)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
S 50 FT OF N 600 FT OF W 112 F T OF E 1/2 OF NE 1/4 OF NE 1/4			

Property & Assessment Values

Land Value	\$890.00
Market Value	\$890.00
Assessed Value	\$890.00
Total Taxable Value	\$0.00
Exemptions	20 - Government Property \$890

GIS Aerial



Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
12/1969	106/754	WD	V (U)	\$100.00	CITY: CITY OF WEBSTER

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Webster Lot (8023V)	1.00 Lot		

Misc Features

#	Description (code)	Units (dims)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2020

updated: 3/18/2021

Result: 1 of 1

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Sumter County Property Appraiser

updated: 3/18/2021

PARCEL ID: T06A030

<< Next Lower Parcel Next Higher Parcel >>

2020 Certified Values

Parcel List Generator

Retrieve Tax Record

2020 TRIM (pdf)

GIS Map

Print

Result: 1 of 1

Owner & Property Info

Owner's Name	CITY: CITY OF WEBSTER		
Site Address	, FL		
Mail Address	85 E CENTRAL AVE, WEBSTER, FL 33597		
Use Desc. (code)	MUNICIPAL (08900)		
Sec/Twp/Rng	06/22/23	Neighborhood	8018
Year Built		Tax District	Webster (8008)
Heated Area	0 (SF)	Market Area	1
Description	NOTE: This description is not to be used as the Legal Description for this parcel in any legal transaction.		
BEG AT NE COR LOT 5 BLK 4 WEBS TER RUN S 100 FT W 50 FT N 100 FT E 50 FT TO POB			

GIS Aerial



Property & Assessment Values

Land Value	\$3,100.00
Market Value	\$3,100.00
Assessed Value	\$3,100.00
Total Taxable Value	\$0.00
Exemptions	20 - Government Property \$3,100

Sales History

Show Similar Sales in 1/2 mile radius

Sale Date	OR Book/Page	OR Inst.Type	Sale V/I (Qual)	Sale Price	Grantee
08/1965	70/159		V (U)	\$0.00	CITY: CITY OF WEBSTER

Building Characteristics

#	Bldg Style	Bldg Use (code)	Wall Type	Eff Year Built	Area Breakdown
NONE					

Land Breakdown

#	Land Use	Land Units	Frontage	Depth
1	Flat Value (8701V)	1.00 Lot		

Misc Features

#	Description (code)	Units (dms)	Eff. Year
NONE			

Sumter County Property Appraiser - Roll Year: 2020

updated: 3/18/2021

Result: 1 of 1

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