



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Agenda

June 18, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

- 1. Call Meeting to Order**
- 2. Invocation & Pledge of Allegiance**
- 3. Approval of Minutes**
 - Item # 2026-4115
 - Approval of Minutes from May 28, 2026 meeting
- 4. Persons to Appear**
- 5. Financial Report**
 - Item # 2026-4166
 - Monthly Financial Reports
- 6. New Business**
 - Item # 2026-4107
 - Pine Street Decorative Lighting Installation - CRA Proposal
- 7. Communications From Council Members & Mayor**
- 8. Public Input**
- 9. Adjournment**

Pursuant to the provisions of the Americans with Disabilities Act, any person requiring special accommodations to participate in this meeting is asked to advise the City at least 48 hours before the meeting by contacting City Hall, 6738 Dixon Street, Milton, or by calling 983-5410.

"If any person decides to appeal any decision made by the board, agency, or commission, with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based." FS 286.0105



Approval of Minutes from May 28, 2026 meeting

MEETING DATE	PREPARED BY
June 18, 2026	Clerk's Office



COMMUNITY REDEVELOPMENT AGENCY
Regular Meeting Minutes

May 28, 2026
5:30 PM
6738 Dixon Street
Milton, FL 32570

1. Call Meeting to Order

The meeting was called to order at 05:30 PM.

Members Present:

Council Member Ward IV, Seat II Casey Powell
Council Member, Ward I, Seat I Mike Cusack
Council Member, Ward II, Seat I Marilyn Farrow
Council Member, Ward III, Seat I Gavin Hawthorne
Council Member Ward III, Seat II Robert Leek
Council Member Ward I, Seat II Tom Powers
Council Member, Ward IV, Seat I Ashley Fretwell
Council Member Ward II, Seat II Larry McKee
Mayor Heather Lindsay

Members Absent:

Members of the Public in Attendance

Donna Long, Cindy Smith, Frankie S., Dan Mullins, Pam Mitchell, Jerry Mitchell, Richard Delp, Joseph Hurley, Vickie Mullins, Jimmy Messick, Theresa Messick, Karen H., Michelle Christian, David Farrow, Shari Sebastiao, Jeff Ates

Staff in Attendance

City Manager, Ed Spears
City Clerk, Molly Turnes
IT Systems Analyst, Austin Discoli
Public Information Officer, Bethany Anderson
Planning Director, Jacob Hullett
Ec. Dev. Director, Stephen Prestesater
ACM, Sandra Woodbery
Chief of Police, Jennifer Frank

2. Invocation & Pledge of Allegiance

Item # 2026-4069
Chaplain Steve Warren

3. Approval of Minutes

Item # 2026-4038

Approval of Minutes from the April 23, 2026 meeting

ACTION: Motion to Approve by Marilynn Farrow;
second by Larry McKee;
Motion passed - 7:0

YEAS: Casey Powell, Mike Cusack, Marilynn
Farrow, Gavin Hawthorne, Robert Leek,
Tom Powers, Larry McKee

NAYS: None

ABSTAIN: None

(Councilwoman Fretwell joined the meeting after this vote)

4. Persons to Appear

No Persons to Appear

5. New Business

Item # 2026-4077

Pine Street Decorative Lighting Installation (action item)

Economic Dev Director, Stephen Prestesater reported to
council
(no action was taken)

Item # 2026-4078

Operation Safety Cone - 2026 Community Policing Initiative (action item)

ACTION: Motion to Approve by Mike Cusack;
second by Gavin Hawthorne;
Motion passed - 7:0

YEAS: Casey Powell, Mike Cusack, Marilynn
Farrow, Gavin Hawthorne, Tom Powers,
Ashley Fretwell, Larry McKee

NAYS: None

ABSTAIN: Robert Leek

Economic Dev Director, Stephen Prestesater reported to
council

*Councilman Robert Leek disclosed the conflict and abstained
from voting. Form 8B is attached to the minutes.*

Item # 2026-4079

America 250th Celebration Downtown Decorations (action item)

ACTION: Motion to Approve by Tom Powers;
second by Larry McKee;
Motion passed - 8:0

YEAS: Casey Powell, Mike Cusack, Marilyn Farrow, Gavin Hawthorne, Robert Leek, Tom Powers, Ashley Fretwell, Larry McKee

NAYS: None

ABSTAIN: None

Economic Dev Director, Stephen Prestesater reported to council

Purchase price for bows: \$3,903.30

6. Financial Report

Item # 2026-4082

CRA I, II, and III Monthly Financial Reports

ACTION: Motion to Approve by Gavin Hawthorne; second by Casey Powell;
Motion passed - 8:0

YEAS: Casey Powell, Mike Cusack, Marilyn Farrow, Gavin Hawthorne, Robert Leek, Tom Powers, Ashley Fretwell, Larry McKee

NAYS: None

ABSTAIN: None

7. Communications From Council Members & Mayor

No additional communications

8. Public Input

No public input

9. Adjournment

The meeting adjourned at 05:48 PM.

Mayor

Date

City Clerk

Date



Agenda Item # 2026-4078

Operation Safety Cone - 2026 Community Policing Initiative (action item)

MEETING DATE

May 28, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

Operation Safety Cone was launched in 2025 as a collaborative community policing initiative designed to strengthen relationships between the Milton Police Department and the community's youth through positive engagement and proactive interaction. The program allows officers to distribute ice cream cone vouchers to children observed demonstrating safe habits and positive community behavior, including:

- Wearing bicycle helmets
- Properly using sidewalks and crosswalks
- Practicing safe pedestrian habits
- Picking up litter
- Demonstrating respectful and responsible conduct

The program was originally developed to reinforce the principles of community-oriented policing while creating approachable and positive interactions between law enforcement officers and local families. In addition to its public safety and community engagement objectives, the initiative also supports economic activity within the Downtown Community Redevelopment Area by directing participating families to locally owned businesses.

The original 2025 CRA agenda item identified the program's benefits as strengthening trust between law enforcement and youth, increasing community engagement, and supporting downtown businesses through voucher redemption activity.

In 2025, the CRA approved \$1,000 to support the program. Supporting invoices demonstrate that the project costs exceeded the approved funding level. An invoice from the participating ice cream vendor totaled \$1,000 alone for approximately 1,000 ice cream servings. Additional printing and production costs associated with promotional and redemption cards totaled more than \$100. Other departments ultimately assisted in covering portions of the project expenses to ensure successful implementation.

For 2026, the Milton Police Department proposes expanding the initiative and anticipates increased participation levels throughout the community. Additionally, the City has transitioned

to a new vendor partnership with Scoops Ice Cream in downtown Milton. Due to rising supply costs and vendor pricing changes, the projected cost per redemption item has increased from approximately \$1 per cup during the 2025 program to approximately \$3 per cone for the 2026 program.

The requested increase in CRA funding to \$2,000 will help offset projected increases in:

- Ice cream redemption costs
- Printing and promotional materials
- Administrative support expenses
- Program marketing and outreach
- Miscellaneous operational supplies

The Operation Safety Cone initiative directly aligns with the CRA's goals of promoting community engagement, enhancing downtown activity, supporting local businesses, and improving the overall quality of life within the redevelopment district. The program also continues to build upon the significant public attention and positive community response generated during the inaugural 2025 initiative.

SUMMARY

The Milton Community Redevelopment Agency (CRA) Board is requested to approve \$2,000 in CRA District 1 funding to support the 2026 Operation Safety Cone community policing initiative led by the Milton Police Department.

Operation Safety Cone is a youth-focused community engagement program that promotes positive interactions between law enforcement officers and local youth through the distribution of free ice cream cone vouchers to children demonstrating safe and responsible behavior within the community. The initiative supports community policing efforts while encouraging bicycle safety, pedestrian awareness, litter prevention, and other positive behaviors.

The 2026 program will continue the successful framework implemented in 2025 while expanding outreach efforts to serve additional youth throughout the CRA district and downtown Milton area. This year, the Milton Police Department will partner with Scoops Ice Cream, located adjacent to Sweet Greek Cafe in downtown Milton.

The requested increase in funding reflects rising program costs associated with:

- Increased participation goals and expanded outreach
- Higher ice cream product costs due to vendor changes
- Printing and marketing expenses
- Administrative and supply costs associated with program implementation

In 2025, the CRA approved \$1,000 for the initiative; however, total program expenses exceeded the approved amount, requiring supplemental funding assistance from other City

departments to fully implement the program. Documentation provided with this agenda item includes the original 2025 agenda materials and invoices associated with program expenses.

Staff recommends approval of the \$2,000 funding request to support the continued growth and success of the Operation Safety Cone program within CRA District 1.

RECOMMENDATION

Staff recommends approval of this item

ATTACHMENTS

1. Oh Sugar Milton INVOICE
2. Bravo Print Invoice for Cards
3. Operation Safety Cone MPD - 2025 - CRA - COVER Page
4. City of Milton - Municipal Achievement Award Submission 2026 - Operation Safety Cone
5. Form 8B Memorandum of Voting Conflict- R. Leek

FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME <i>Leuk, Robert</i>	NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE <i>Milton City Council</i>
MAILING ADDRESS <i>6738 Dixon Street</i>	THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF: <input checked="" type="checkbox"/> CITY <input type="checkbox"/> COUNTY <input type="checkbox"/> OTHER LOCAL AGENCY
CITY <i>Milton</i>	COUNTY <i>Santa Rosa</i>
DATE ON WHICH VOTE OCCURRED <i>5-28-26</i>	NAME OF POLITICAL SUBDIVISION: <i>City of Milton</i>
	MY POSITION IS: <input checked="" type="checkbox"/> ELECTIVE <input type="checkbox"/> APPOINTIVE

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Robert Leek, hereby disclose that on May 28th, 20 26:

(a) A measure came or will come before my agency which (check one or more)

- inured to my special private gain or loss;
- inured to the special gain or loss of my business associate, _____;
- inured to the special gain or loss of my relative, _____;
- inured to the special gain or loss of _____, by whom I am retained; or
- inured to the special gain or loss of _____, which is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

*Milton PD - Operation Safety Cone - Scoops Ice Cream
 Owned by Robert + Amber Leek
 MPD will be using Scoops as the vendor for the 2024
 Operation Safety Cone Initiative / program.*

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

5-28-26

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.



Agenda Item # 2026-4166

Monthly Financial Reports

MEETING DATE

June 18, 2026

PREPARED BY

Laura McDill, Budget
Coordinator

BACKGROUND

SUMMARY

Monthly Financial Reports through April 2026 for CRA I, II, and III

RECOMMENDATION

ATTACHMENTS

1. CRA 111 04_2026
2. CRA 112 04_2026
3. CRA 113 04_2026

**CRA I DOWNTOWN
FY 2026
(Fund 111)**

		FY 2026	FY 2026			
			YEAR To DATE as of			
<small>acct. #</small>		BUDGET	4/30/2026	Balance	Description	
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 79,850	\$ 79,850	\$ -	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 61,454	\$ 61,454	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ 6,000	\$ 18,240	\$ (12,240)	Promotional Revenue
	360-10-00	Misc. Revenues	\$ -	\$ -	\$ -	Misc. Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 134,997	\$ -	\$ 134,997	Funds brought forward from FY2024
REVENUE TOTALS		\$ 282,301	\$ 159,544	\$ 122,757		

		OTHER EXPENSES				
EXPENSES	32-00	Audit	\$ 7,500	\$ -	\$ 7,500	
	34-00	Other Contractual Services	\$ 8,000	\$ -	\$ 8,000	
	43-00	Utility Services	\$ 16,000	\$ 7,215	\$ 8,785	Gulf Power / Willing St. power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-01	5k Run	\$ -	\$ -	\$ -	
	48-02	Bands on the Blackwater	\$ -	\$ -	\$ -	
	48-03	Movie Night	\$ -	\$ -	\$ -	
	48-06	Other Events	\$ -	\$ -	\$ -	
	48-11	Community Policing	\$ 1,250	\$ -	\$ 1,250	
	49-00	Misc. Expense	\$ 2,250	\$ -	\$ 2,250	Christmas lighting maintenance/Electrical Repair
	49-19	Tax Rebate Incentive Prog	\$ -	\$ -	\$ -	Tax Rebate Incentive Program
	49-34	Property / Fire Tax	\$ -	\$ -	\$ -	Fire Fee
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials / Repair & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ 5,000	\$ 921	\$ 4,079	Dues & Subscriptions
	61-01	Capital Outlay / Land Acquisition	\$ 150,000	\$ -	\$ 150,000	Magnolia Hall Roof Replacement
	64-00	Capital Outlay	\$ -	\$ -	\$ -	
	64-27	Downtown Project Expense	\$ 30,000	\$ 55,800	\$ (25,800)	
	82-08	SRC-July 4th Fireworks	\$ -	\$ -	\$ -	
82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events (SR Arts/Etc.)	
82-19	Façade Grant	\$ 50,000	\$ 4,800	\$ 45,200	Façade Improv.	
91-01	Transfer to General Fund	\$ -	\$ -	\$ -		
99-99	Contingencies	\$ 12,302	\$ -	\$ 12,302		
EXPENSE TOTALS		\$ 282,302	\$ 68,736	\$ 213,566		

**CRA II NORTH
FY 2026
(Fund 112)**

			FY 2026	FY 2026		
				YEAR To DATE as		
			BUDGET	of	Balance	Description
acct. #				4/30/2026		
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 10,792	\$ 10,792	\$ -	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 8,306	\$ 8,306	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 54,927	\$ -	\$ 54,927	
REVENUE TOTALS			\$ 74,025	\$ 19,098	\$ 54,927	

Dept. 552

			OTHER EXPENSES			
EXPENSES	31-03	Professional Services	\$ -	\$ -	\$ -	
	34-00	Other Contractual Services	\$ -	\$ -	\$ -	
	43-00	Utility Services	\$ -	\$ -	\$ -	Gulf Power / power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-06	Promotional	\$ -	\$ -	\$ -	Advertisement
	49-00	Misc. Expense	\$ -	\$ -	\$ -	
	49-18	Misc. Exp. / Bank Charges	\$ -	\$ -	\$ -	
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials/Rep & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ -	\$ -	\$ -	Dues & Subscriptions
	61-01	Capital - Land Acquisition	\$ -	\$ -	\$ -	
	63-04	Carpenters Park	\$ -	\$ -	\$ -	Carpenters Park
	64-07	Capital - Misc. Equipment	\$ -	\$ -	\$ -	
	64-27	Project Expense	\$ 47,250	\$ 7,522	\$ 39,728	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events
91-00	Transfer to Other Funds	\$ -	\$ -	\$ -		
91-01	Transfer to General Fund	\$ -	\$ -	\$ -		
91-02	Transfer to Capital Projects	\$ -	\$ -	\$ -		
590-01-00	Contingencies	\$ 26,775	\$ -	\$ 26,775		
EXPENSE TOTALS			\$ 74,025	\$ 7,522	\$ 66,503	

**CRA III SOUTH
FY 2026
(Fund 113)**

		FY 2026	FY 2026			
			YEAR To DATE as of			
acct. #		BUDGET	4/30/2026	Balance	Description	
REVENUES	338-10-00	O/S Rev from Local Units (SRC contrib)	\$ 3,535	\$ 3,535	\$ -	Estimated tax billing
	338-10-01	O/S Rev from Local Units (CITY contrib)	\$ 2,721	\$ 2,721	\$ -	Estimated tax billing
	348-xx-xx	Promotional	\$ -	\$ -	\$ -	Promotional Revenue
	361-10-00	Interest Income	\$ -	\$ -	\$ -	Interest
	366-10-00	Misc. Donations	\$ -	\$ -	\$ -	Misc. Donations
	381-01-00	Transfer from General Fund	\$ -	\$ -	\$ -	
	389-90-01	Balance Forward	\$ 21,294	\$ -	\$ 21,294	
REVENUE TOTALS		\$ 27,550	\$ 6,256	\$ 21,294		

Dept. 552

		OTHER EXPENSES				
EXPENSES	31-03	Professional Services	\$ -	\$ -	\$ -	
	34-00	Other Contractual Services	\$ -	\$ -	\$ -	
	43-00	Utility Services	\$ -	\$ -	\$ -	Gulf Power / Power poles
	46-00	Repair & Maintenance	\$ -	\$ -	\$ -	R&M
	48-00	Promotional	\$ -	\$ -	\$ -	Advertisement
	48-06	Promotional	\$ -	\$ -	\$ -	Advertisement
	49-00	Misc. Expense	\$ -	\$ -	\$ -	Christmas lighting maintenance/Electrical Repair
	49-18	Misc. Exp. / Bank Charges	\$ -	\$ -	\$ -	
	52-00	Operating Supplies	\$ -	\$ -	\$ -	Misc.
	53-00	Materials/Rep & Supplies	\$ -	\$ -	\$ -	
	54-00	Dues & Subscriptions	\$ -	\$ -	\$ -	Dues & Subscriptions
	61-01	Capital - Land Acquisition	\$ -	\$ -	\$ -	
	64-07	Capital - Misc. Equipment	\$ -	\$ -	\$ -	
	64-27	Project Expense	\$ -	\$ -	\$ -	
	82-09	Misc. Grants in Aid	\$ -	\$ -	\$ -	Support for Special Events
	91-00	Transfer to Other Funds	\$ -	\$ -	\$ -	
	91-01	Transfer to General Fund	\$ -	\$ -	\$ -	
91-02	Transfer to Capital Projects	\$ -	\$ -	\$ -		
99-99	Contingencies	\$ 27,550	\$ -	\$ 27,550		
EXPENSE TOTALS		\$ 27,550	\$ -	\$ 27,550		



Agenda Item # 2026-4107

Pine Street Decorative Lighting Installation - CRA Proposal

MEETING DATE

June 18, 2026

PREPARED BY

Stephen Prestesater, Director
of Economic Development

BACKGROUND

The City of Milton has made significant investments in decorative street lighting throughout the Downtown Historic District as part of ongoing revitalization and placemaking initiatives within the Community Redevelopment Area. Decorative Acorn-style street lamps have become a defining visual feature of downtown Milton and contribute to the district's historic character, pedestrian experience, and overall sense of place.

Currently, the City owns and maintains more than 200 decorative Acorn street lamps throughout downtown Milton. Historically, the City has directly purchased and maintained these fixtures, with replacement costs averaging approximately \$4,000 per lamp. As the decorative lighting network continues to expand, the long-term maintenance and replacement obligations associated with City-owned infrastructure have increased substantially.

To address these growing costs while continuing to enhance downtown infrastructure, the City is transitioning toward a partnership model with Florida Power & Light for future decorative lighting installations within the CRA district. Under this approach, FPL will own, install, and maintain the lighting infrastructure while the City pays a recurring monthly service fee. This model significantly reduces the City's long-term capital replacement obligations while ensuring professional maintenance and operational reliability.

The proposed Pine Street lighting project represents the continuation of this strategy and supports broader CRA goals related to downtown connectivity, pedestrian infrastructure, historic preservation, and economic vitality. The installation will help bridge gaps in decorative lighting coverage between established downtown corridors and adjacent areas that currently lack pedestrian-scale lighting improvements.

The contracted monthly service cost from FPL is - Additional Lighting Charges \$122.60, and the 10 Granville 39 Watt 4000K Black posts and post tops at \$347.50, for 10 lamps includes:

- Decorative Acorn-style fixtures and poles approved by the CRA and Historic Preservation Board
- Installation of all conduit and conductor infrastructure
- Energy and fuel costs

- Ongoing maintenance and repair responsibilities

The decorative fixtures are proposed for installation approximately every 130 feet along Pine Street from Elmira Street to Combs Street.

This Agreement shall be for a term of ten (10) years from the date of initiation of service and shall extend thereafter for further successive periods of five (5) years from the expiration. Contract terms are attached in the packet.

Approval of this item will authorize staff to move forward with the execution of the agreement with Florida Power & Light and begin material procurement and project scheduling.

SUMMARY

The Community Redevelopment Agency (CRA) Board is requested to approve the installation of decorative Acorn-style street lighting along Pine Street from Elmira Street to Combs Street, as well as the associated monthly service agreement with Florida Power & Light (FPL).

The proposed lighting improvements will continue the expansion of pedestrian-scale decorative lighting throughout the Downtown Historic District and strengthen connectivity between existing illuminated corridors and adjacent downtown areas where lighting infrastructure is currently limited. Existing sidewalks already serve the south end of Pine Street, and the addition of decorative lighting will improve visibility, pedestrian safety, walkability, and the overall character of the district.

Florida Power & Light has proposed the installation of CRA-approved and Historic Preservation Board-approved Acorn-style street lamps spaced approximately 130 feet apart along the corridor. The contracted monthly fee of \$476.10 for 10 lamps includes the decorative fixtures and poles, installation of more than 1,000 feet of conduit and conductor, energy and fuel costs, and all future maintenance responsibilities associated with the lighting system. A Contribution in Aid of Construction (CIAC) is required upfront in the amount of \$750.00.

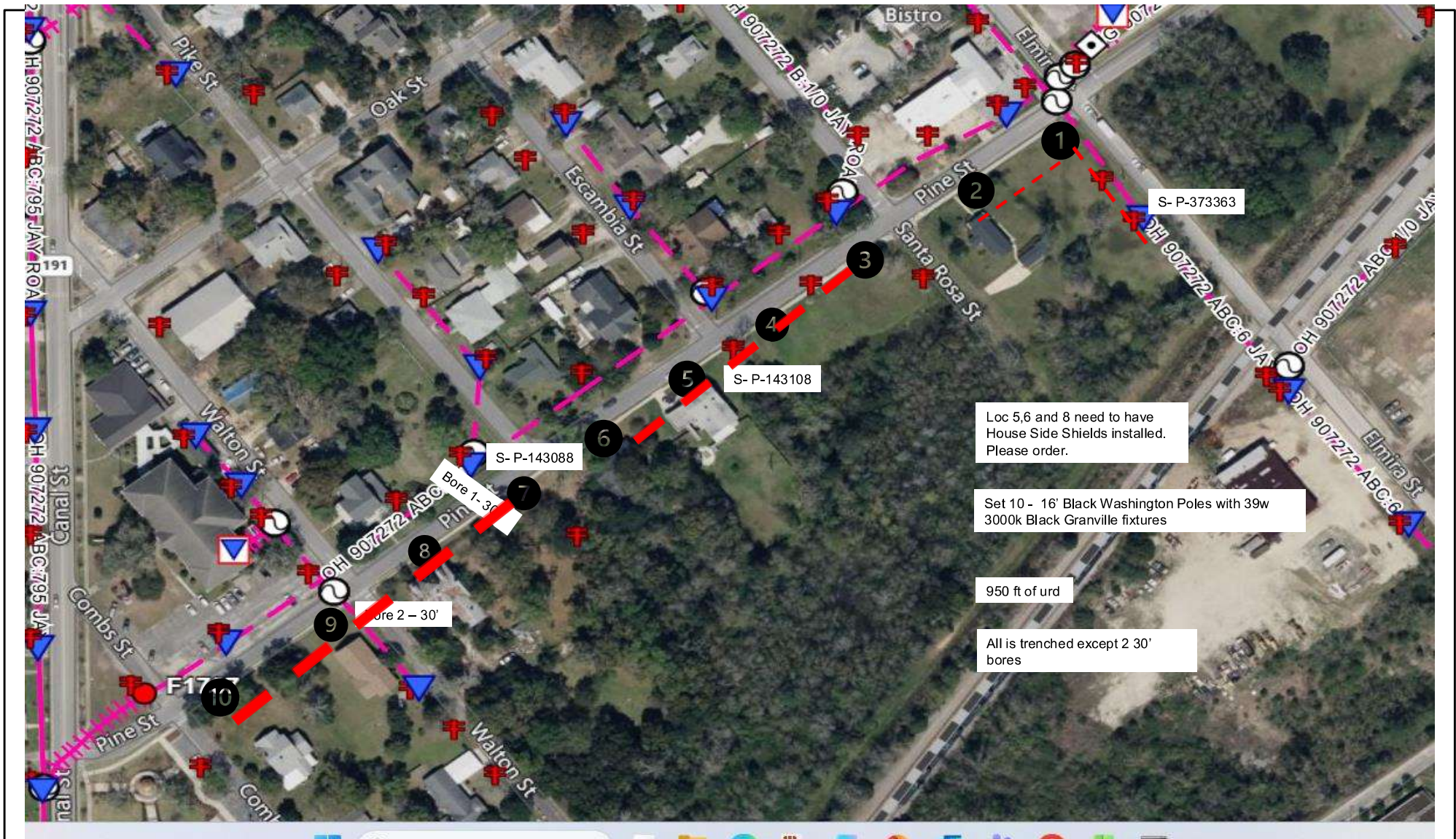
CRA District 1 funds will be utilized to support the monthly service fee for the duration of the installation's use within the CRA district.

RECOMMENDATION

CRA Board provide direction to staff.

ATTACHMENTS

1. Pine Street Decorative Lamps FPL proposal
2. Black Granville + Washington Decorative Concrete Single Mount (2)
3. SLA City of Milton Pine Street
4. LEDLightingProposal Pine St



SUBJECT: CITY OF Milton Pine Street

DATE: 5-1-26

DRN. BY: Brian White

LOCATION: Milton Florida

WMS WR#:

WMS IO#:





FPL Account Number: _____

FPL Work Request Number: _____

LIGHTING AGREEMENT

In accordance with the following terms and conditions, _____ (hereinafter called the Customer), requests on this day of _____, _____, from FLORIDA POWER & LIGHT COMPANY (hereinafter called FPL), a corporation organized and existing under the laws of the State of Florida, the following installation or modification of lighting facilities at (general boundaries) _____, located in _____, Florida.

(a) Installation and/or removal of FPL-owned facilities described as follows:

Fixture Description ⁽¹⁾	Watts	Lumens	Color Temperature	# Installed	# Removed

(1) Catalog of available fixtures and the assigned billing tier for each can be viewed at www.fpl.com/led

(Continued on Sheet No. 9.141)

(Continue from Sheet No. 9.141)

That, for and in consideration of the covenants set forth herein, the parties hereto covenant and agree as follows:

FPL AGREES:

1. To install or modify the lighting facilities described and identified above (hereinafter called the Lighting System), furnish to the Customer the electric energy necessary for the operation of the Lighting System, and furnish such other services as are specified in this Agreement, all in accordance with the terms of FPL's currently effective lighting rate schedule on file at the Florida Public Service Commission (FPSC) or any successive lighting rate schedule approved by the FPSC.

THE CUSTOMER AGREES:

2. To pay a monthly fee for fixtures and poles in accordance to the Lighting tariff, and additional lighting charge in the amount of \$ _____. These charges may be adjusted subject to review and approval by the FPSC.
3. To pay Contribution in Aid of Construction (CIAC) in the amount of \$ _____ prior to FPL's initiating the requested installation or modification.
4. To pay the monthly maintenance and energy charges in accordance to the Lighting tariff. These charges may be adjusted subject to review and approval by the FPSC.
5. To purchase from FPL all the electric energy used for the operation of the Lighting System.
6. To be responsible for paying, when due, all bills rendered by FPL pursuant to FPL's currently effective lighting rate schedule on file at the FPSC or any successive lighting rate schedule approved by the FPSC, for facilities and service provided in accordance with this agreement.
7. To provide access, suitable construction drawings showing the location of existing and proposed structures, and appropriate plats necessary for planning the design and completing the construction of FPL facilities associated with the Lighting System.
8. To have sole responsibility to ensure lighting, poles, luminaires and fixtures are in compliance with any applicable municipal or county ordinances governing the size, wattage, lumens or general aesthetics.
9. For new FPL-owned lighting systems, to provide final grading to specifications, perform any clearing if needed, compacting, removal of stumps or other obstructions that conflict with construction, identification of all non-FPL underground facilities within or near pole or trench locations, drainage of rights-of-way or good and sufficient easements required by FPL to accommodate the lighting facilities.
10. For FPL-owned fixtures on customer-owned systems:
 - a. To perform repairs or correct code violations on their existing lighting infrastructure. Notification to FPL is required once site is ready.
 - b. To repair or replace their electrical infrastructure in order to provide service to the Lighting System for daily operations or in a catastrophic event.
 - c. In the event the light is not operating correctly, Customer agrees to check voltage at the service point feeding the lighting circuit prior to submitting the request for FPL to repair the fixture.

IT IS MUTUALLY AGREED THAT:

11. Modifications to the facilities provided by FPL under this agreement, other than for maintenance, may only be made through the execution of an additional lighting agreement delineating the modifications to be accomplished. Modification of FPL lighting facilities is defined as the following:
 - a. the addition of lighting facilities;
 - b. the removal of lighting facilities; and
 - c. the removal of lighting facilities and the replacement of such facilities with new facilities and/or additional facilities.

Modifications will be subject to the costs identified in FPL's currently effective lighting rate schedule on file at the FPSC, or any successive schedule approved by the FPSC.

(Continue on Sheet No. 9.143)

(Continue on Sheet No. 9.142)

12. FPL will, at the request of the Customer, relocate the lighting facilities covered by this agreement, if provided sufficient rights-of-way or easements to do so and locations requested are consistent with clear zone right-of-way setback requirements. The Customer shall be responsible for the payment of all costs associated with any such Customer- requested relocation of FPL lighting facilities. Payment shall be made by the Customer in advance of any relocation.
Lighting facilities will only be installed in locations that meet all applicable clear zone right-of-way setback requirements.
13. FPL may, at any time, substitute for any fixture installed hereunder another equivalent fixture which shall be of similar illuminating capacity and efficiency.
14. This Agreement shall be for a term of ten (10) years from the date of initiation of service, and, except as provided below, shall extend thereafter for further successive periods of five (5) years from the expiration of the initial ten (10) year term or from the expiration of any extension thereof. The date of initiation of service shall be defined as the date the first lights are energized and billing begins, not the date of this Agreement. This Agreement shall be extended automatically beyond the initial the (10) year term or any extension thereof, unless either party shall have given written notice to the other of its desire to terminate this Agreement. The written notice shall be by certified mail and shall be given not less than ninety (90) days before the expiration of the initial ten (10) year term, or any extension thereof.
15. In the event lighting facilities covered by this agreement are removed, either at the request of the Customer or through termination or breach of this Agreement, the Customer shall be responsible for paying to FPL an amount equal to the original installed cost of the facilities provided by FPL under this agreement less any salvage value and any depreciation (based on current depreciation rates approved by the FPSC) plus removal cost.
16. Should the Customer fail to pay any bills due and rendered pursuant to this agreement or otherwise fail to perform the obligations contained in this Agreement, said obligations being material and going to the essence of this Agreement, FPL may cease to supply electric energy or service until the Customer has paid the bills due and rendered or has fully cured such other breach of this Agreement. Any failure of FPL to exercise its rights hereunder shall not be a waiver of its rights. It is understood, however, that such discontinuance of the supplying of electric energy or service shall not constitute a breach of this Agreement by FPL, nor shall it relieve the Customer of the obligation to perform any of the terms and conditions of this Agreement.
17. The obligation to furnish or purchase service shall be excused at any time that either party is prevented from complying with this Agreement by strikes, lockouts, fires, riots, acts of God, the public enemy, or by cause or causes not under the control of the party thus prevented from compliance, and FPL shall not have the obligation to furnish service if it is prevented from complying with this Agreement by reason of any partial, temporary or entire shut-down of service which, in the sole opinion of FPL, is reasonably necessary for the purpose of repairing or making more efficient all or any part of its generating or other electrical equipment.
18. This **Agreement supersedes all previous Agreements** or representations, either written, oral, or otherwise between the Customer and FPL, with respect to the facilities referenced herein and constitutes the entire Agreement between the parties. This Agreement does not create any rights or provide any remedies to third parties or create any additional duty, obligation or undertakings by FPL to third parties.
19. In the event of the sale of the real property upon which the facilities are installed, upon the written consent of FPL, this Agreement may be assigned by the Customer to the Purchaser. No assignment shall relieve the Customer from its obligations hereunder until such obligations have been assumed by the assignee and agreed to by FPL.
20. This Agreement shall inure to the benefit of and be binding upon the successors and assigns of the Customer and FPL.
21. The lighting facilities shall remain the property of FPL in perpetuity.
22. This Agreement is subject to FPL's Electric Tariff, including, but not limited to, the General Rules and Regulations for Electric Service and the Rules of the FPSC, as they are now written, or as they may be hereafter revised, amended or supplemented. In the event of any conflict between the terms of this Agreement and the provisions of the FPL Electric Tariff or the FPSC Rules, the provisions of the Electric Tariff and FPSC Rules shall control, as they are now written, or as they may be hereafter revised, amended or supplemented.

(Continue on Sheet No. 9.144)

IN WITNESS WHEREOF, the parties hereby caused this Agreement to be executed in triplicate by their duly authorized representatives to be effective as of the day and year first written above.

Changes and Terms Accepted:

Customer (Print or type name of Organization)

By: _____
Signature (Authorized Representative)

(Print or type name)

Title: _____

FLORIDA POWER & LIGHT COMPANY

By: _____
(Signature)

(Print or type name)

Title: _____



FPL®

LED Lighting Solutions

LED Lighting Proposal

Presented By: Brian White
 Presented To: Pine Street - City of Milton
 Account Name: City Of Milton
 Date: June 16, 2026

Estimated Current Costs	\$ 0.00
FPL LED Monthly Costs	\$ 476.10
Estimated Monthly Savings	
Estimated Annual Savings	

Existing - Customer Owned Lighting

Existing Fixtures	Quantity	Monthly Maintenance Cost (Estimated)	Monthly Metered Energy Cost (Estimated)	Monthly Maintenance and Energy Costs (Estimated)
	1	0.00	0.00	0.00
Additional Lighting Charges				0.00
Total	1.00	0.00	0.00	0.00

FPL Hybrid LED Solution

Proposed FPL LED Solution	Quantity	Monthly FPL LED Cost (Estimated)	Monthly Metered Energy Cost (Estimated)	Monthly FPL LED and Energy Costs (Estimated)
Granville 39 Watt 4000K Black / Black (Post Top)	10.00	347.50		353.50
16' Black Washington Pole	10.00	347.50		353.50
ALC Cost		122.60		122.60
TOTAL				\$476.10