



AGENDA MINUTES
McIntosh Town Council Meeting,
Civic Center 5835 Avenue F
September 9, 2021, at 7:00pm

*****Notice to Meeting Attendee*****

*As a courtesy to others, please ensure cell phones are turned off during meeting
Welcome to the Town of McIntosh Town Council meeting.*

I. CALL TO ORDER

Meeting called to at 7:01 p.m.

II. INVOCATION AND PLEDGE

III. ROLL CALL

(P = Present/ A=Absent)

President Callahan	P
Vice President Ciotti	P
Clr Sindledecker	P
Clr Naworensky	P
Clr Jones	P
Mayor Roddy	P
Sydney Simmons, Esq.	P (Sitting in for Attorney Gwen Williams)

IV. PRESENTATIONS - NONE

President Callahan introduced Jeannie as new Town Manager/Clerk (Rickman) to explain the new agenda structure.

Rickman explained that we have restructured the agenda format just a bit. As we go through the meeting based upon council's suggestions, or thoughts, there may still be a little bit of tweaking but in doing so there is a section for Citizen Comment. It follows the Financials and there is a section that says with the consent to provide only on the items relative to the agenda. If you have comments, this way it will help the flow of the agenda for council to be able to conduct their business being that they only have only one meeting per month to do so. You are welcome to get up at that time when the President does announce that it is the citizen comment period. We also recommend or encourage you, if you would like to speak, once you have reviewed the agenda when it has been

posted, and you would like to speak, you are welcome to call the office and at least reserve time. We can do that with a little longer period of time, that would give you, say five minutes, to speak on the agenda item itself. You are also welcomed to come in and speak if you just walk into the meeting, like tonight, and you want to speak on something we could give you possibly two minutes, only because you did not reserve in advance. But you are welcome either way. If you call into the council, or to the town office, we will put your name on here. Some of these items may be that we can help address those and you would not necessarily have to speak if it's a question that you want answered. We might be able to do that prior to the meeting. But, if not, and you still want to speak, you are still welcome to do so. It's just the option that you have either reserving time in advance or coming in and speaking. The second piece of that is the citizen comment at the end of the meeting, if it is for any other item, issue, complaint, suggestion, anything else outside of the agenda items itself. I thought we would try it this way a little bit to see how it will work to again allow the meetings to go a little smoother. The Council is required to end their meetings at 10:00 pm and from what I've experienced being here, I've seen some of them go right up to that point and then having to hurry through the rest of the items. I hope you all will indulge us with this as far as allowing us to see how this might work and open to suggestions and comments from council with those thoughts.

The second piece of this, Rickman continued with announcing the Town Hall hours. As new Town Manager/Clerk, she has the responsibility of establishing the Town Hall hours of operation and with that beginning on Monday, September 13, 2021, as follows: Monday thru Thursday 9:00 a.m. – 4:00 pm.; Friday 9:00 a.m. to 12:00 Noon. The Office will be closed each day from 12:00 – 1:00 pm. for lunch. So given that, we will also if you have a call, or you have something you want to schedule, I am available. Call me, I will be happy to schedule time with you. If it outside of those hours, I am happy to work with anybody to do so. We will post those on the board, on the website and go with that.

President Ciotti asked question for clarification. So now a citizen normally speaks once before like the beginning before consent agenda. Now a citizen can do two minutes and so we're going to test to see and allow the citizen to speak at the end of the meeting, which, I'll give it a shot and see what happens.

President Callahan One thing Jeannie did say is that you can call the office, and the town office number is 591-1047, she's carrying a cell phone and the call will roll over to the cell phone, anything that might come up like the other night somebody ran over a water pipe on the road up near me and that's the kind of thing that you can call anytime, or call one of us or the council members.

MINUTES

1) August 12, 2021

President Callahan stated we have the August 12, 2021, minutes that were just given to all of us. There was a question on those minutes and are highlighted in red what those minutes need to reflect.

Vice President Ciotti asked is the August 12 in our packet the same?

Rickman stated it is the same minutes so that you could compare what was discussed at the last meeting with the questions and concerns that were raised.

President Callahan stated page 1, there were changes on page 3. They are highlighted in red, and Clr Sindledecker clarified pages 1,3, 4, 5 and 6.

Clr Sindledecker stated she appreciated how comprehensive the minutes were. For anyone that does not know, Jeannie started on the first, and we had the holiday.

Motion to Approve the minutes of August 12, 2021, by Vice President Ciotti

Seconded by: Clr Naworensky

No Further discussion.

Motion Carried 5-0

V. **FINANCIALS**

President Callahan asked if everyone had reviewed the Financials.

Councilman Vice President Ciotti thanked the council for last night's approval of the preliminary budget and millage rate. Appreciated their support, their questions also. What he did not bring up last night, and what he had observed is that we are carrying too much in the debit account. I call it a debit account because that's what my wife says, and she said why isn't that in savings? So, I asked myself why that isn't some of that money in savings. Based upon history we usually we usually use 30-35K per month and we need to keep 3 months in reserve on the debit card, so that's about \$100K. We have \$320 some thousand in our debit card. I believe we move \$200K and out of that with Jeannie and signatures, I would like to move 200K into Florida Prime which has only \$29K in it. The FL FIT acct has \$398K, so let's keep it balanced and would like to make a motion that once Jeannie has time, she can make the transfer of \$200 prior to September 30 into Florida Prime.

Clr Sindledecker asked \$200K?

Vice President Ciotti, is that a second?

Clr Sindledecker said no, it's not a second to the motion. it's a question. I was understanding your motion.

Vice President Ciotti added ...Florida Prime is available cash in one day, so if something happens, we could get our money.
It is recommended by our auditors and is a valid program for cities by the State of Florida if you want to look at the financial January reports which are late, but Mr. Powell recommended we do some of that stuff.

Jeannie asked with council's approval she would like to call the CPA firm to go over in preparation of the new fiscal year budget to make sure our chart of accounts are in line, that we have the appropriate line items so that any expenditure will be subtracted from the line item and you will have the balance to show what your funds are for each month.

Vice President Ciotti – absolutely.

Clr Sindledecker - just to say I think we have 3 things going right now. You started looking at the financials. You made a good comment about moving some funds, but that didn't answer the question did anybody have questions about the current month expenditures. So, I thought the current expenditures is one thing, moving the money to it and that's another and calling the CPA and getting the chart of accounts straightened out is the third thing. So, can we separate them out and do one at a time?

Vice President Ciotti stated he just wanted to make the motion for moving money. Then we can get back to the financials. Is that reasonable?

President Callahan asked do we need to move the money before Jeannie talks to the CPA?

Clr Jones – doesn't the new fiscal year begin October 1?

Jeannie stated that would be two separate budgets. Do you want to transfer into the current fiscal budget, or do you want to transfer into the new fiscal year budget?

Vice President Ciotti said you are correct. I meant to transfer into the new fiscal year budget.

Clr Jones – so we can wait until the next month to make the transfer after next council once we have a new budget.

President Callahan stated give Jeannie time to get her feet wet.

Vice President Ciotti – so that would leave the debit card with \$137K with prime account at \$229K

Clr Jones commented So that would be about 3 months always in the regular checking account.

Clr Sindledecker, plus a one day draw down. You call it debit; I call it checking account. So, we can wait until next month. Is that what we are saying?

Clr Ciotto – so let Jeannie do it in October as soon as she is comfortable with Mr. Powell. I'm pretty sure Jeannie there is a line item for Prime. I know what she needs to do with Mr. Powell.

Clr Sindledecker asked is there a way to address that we do that?

Clr Jones said he has to amend it first because he said by the end of September.

Vice President Ciotti Amended his motion to remove \$200K to Florida Prime and ask our town management to transfer sometime between Oct 1 and Oct 30.

Seconded by: Clr Jones

Clr Sindledecker has a question. sounds like it is a great idea and questioned if the CPA would say that would require or maybe make her want to hesitate or any reason that Florida Prime might be...? I don't know what they are paying or where we are going with that.

Vice President Ciotti as town manager she has the ability and privilege to move the funding.

Sindledecker says she is good with that but doesn't know what percentage being paid and doesn't know if she is voting for something that is the best answer. I don't know what percentage they are paying, so I don't know.

Clr Ciotti – there are only a very few things we can do with the money.

Clr Sindledecker stated she understands. Just don't know the percentage. President Callahan asked between October 1 and October 30? The whole month, so we got time.

Vice President Ciotti – she goes to Tallahassee. The rep comes down.

President Callahan stated we had time prior to the next meeting to do so. Or she can bring it back to us. We have time to talk about it at our next meeting

Clr Sindledecker commented I'm good if we get it out in one day and totally understand. I thought if there was any better place to put it, we should do that as well. Okay, that was my only question. I'm fine.

President Callahan called the vote.

Motion Carried 5- 0

Clr Jones asked about the financials. The payment on 8/26 to Grime Biters - was that for an absolutely excellent job they did on the Civic Center.

Mayor Roddy stated he has been able to parlay that into several jobs around town.

Vice President Ciotti stated too many financials.

Mayor – That’s a lot. Very detailed though.

Vice President Ciotti stated Jessi is our new bookkeeper, and we ask our bookkeeper for financials, and she gave it to us.

Rickman stated much is duplicated and she would work with the council members as to what information is requested so that it is consistent from month to month.

President Callahan said one of things she was asking for to get done and that they are working on, is because I was in business for so long. I got a year to date every month and they are working to see if they can get it to us. So, If we have in our budget, using the Tree committee, for instance, \$20K in the budget, as we spend along each month, they can give us something and we can tell are we close to the end of our budget or are we instead like Frank says don’t have it on cred

Clr Sindledecker - budget to actuals is what you’re talking about. Year to date is good. We don’t need comparison to last year, but budget to actuals is good.

President Callahan – but we need to know where we are in the middle of the year, to where the budget is and are we close to spending it all or not in an easier format.

Clr Sindledecker – That sounds like what she was going to do in Chart of accounts. Then you can put the budget in and expenditures in the same account.

Clr Jones -do we have to approve the financials.

Rickman stated yes if the council members are okay with the August financials. If you’re okay with the expenditures.

Motion by Clr Sindledecker to Approve August financials as presented.

Seconded by: Clr Jones

Vice President Ciotti stated he did not know who ACHamer was? (Council chuckles)

Rickman stated -she questioned also and that is the ACH. Automatic deposits.

President Callahan called the vote.

Motion Carried 5-0

VI. **CITIZEN COMMENT - AGENDA ITEMS ONLY**

All persons wishing to address the Town Council will be asked to limit their comments to the specific subject being addressed. Individuals may sign up in advance by calling the Town Office prior to the meeting and will be allowed 5 minutes to speak. Anyone who attends the meeting and did not sign up in advance will be allowed 2 minutes to speak. In order to foster mutual respect between the Town Council and the public, it is requested that comments are directed at specific issues rather than personal comments directed toward Board members or staff. Please note that if a person desires to appeal any decision made to any matter considered at the above meeting, that person may need to

ensure that a verbatim record of the proceeding be made, which record includes the testimony and evidence which the appeal is to be based

No Citizen Comments

Clr Sindledecker asked if we included our visitor (Sydney Simmons) in the roll call. Rickman responded that we did not and suggested to council that she be allowed to introduce herself at this time.

Sydney Simmons introduced herself as the attorney representing Council, appearing on behalf of Gwen Williams, and was included in Roll Call.

VII. **COMMITTEE UPDATES**

- 1) Code Enforcement – Phil Howell – Absent; No Updates
- 2) Historic Preservation Board – Melinda Downing Absent; No Update
- 3) Tree Preservation Committee – Dennis Devore Absent; No Updates
- 4) Land Planning Agency /Board of Adjustment – George Crawford – Present; No Update

Vice President Ciotti asked if there were any update to the Tree Committee and Rickman responded that no meeting had occurred, and there were no updates.

Vice President Ciotti also inquired about the Historic Board and Rickman responded that Ms. Downing was not able to be present and that she would update the council at next meeting.

VIII. **PUBLIC HEARING – NONE**

IX.

Vice President Ciotti asked what is the Public Hearing. President Callahan responded that there was none.

Rickman responded that this is the template for the agenda that has been restructured so that as you have your ordinances and you are required to do the first and second readings, you will do the public hearing. So, tonight you have none and that is where the President would say there are no public hearings tonight, but you are going to have one at the next meeting.

X. **CONSENT ITEMS - NONE**

All matters listed within the Consent Agenda have been distributed to each member of the McIntosh Town Council for reading and study, are considered to be routine, and will be enacted by one motion of the Council with no separate discussion. If separate discussion is desired, that item may be pulled for discussion and consideration.

XI. **ITEMS FOR CONSIDERATION – TOWN MANAGER**

1) Discussion and Consideration of Proposed Legislative priorities

Rickman commented of the recollection at the previous meeting, there was a decision made, although I was not there, my understanding is the project to demolish the existing town hall building and construct a new one. At a later meeting, council decided to explore the acquisition of a new building, possibly and try to get an estimate of possible repairs and expense for that. Based upon that information I am requesting from council as to a decision what you would like to do at this point. Move with the existing approved plan or continue exploring with the acquisition.

Clr Sindledecker stated she thought the last time that we said we would get a budget to Clr Naworensky who was willing to do that, to go out and get us an inspection and possibly an appraisal so that we have some idea of what we were looking at. It's a piece of property, for everybody, on U.S. 441 and there was some discussion of possibly using it to create a town hall and rental property that could then be used in other ways. So essentially what we voted on was to give you a month (Clr Naworensky) to come back and look at that information so that we could then choose whether or not to move forward on what we already voted on or try and rethink. Is that correct?

Clr Naworensky stated that was correct. Clr Naworensky stated that when he looked at it, just a building inspection, you gave me \$1,000 leeway just to do that, just the inspection for the building was \$900 and that wouldn't give us any answers other than the condition of what's there. So, what I did was I met with a contractor from Genesis Construction and just looked the building over, talked about the possibility of instead of a flat roof, going with a dormer and a tin roof, and columns out front and what it amounts to being if it amounts to 40% repairs to the building you have to bring the entire building up to code. So, in talking about all that I asked for a rough estimate of expenses, and it is going to take a lot. So, I think, I've been thinking about it all day, and my gut feeling here is that project is totally hinged upon possibly getting state appropriations to make it happen. Whereas if we demolish the existing town hall. We know we have a budget that we can get something we are happy with; if there are appropriations available and we can apply that to that project then we could possibly build it larger, maybe hold town hall meetings there. We can do that with or without the additional money. We can't do this without the additional money. As a business choice, it's black and white.

Clr Jones stated but if we change the footprint where we currently exist that would change the entire scope.

Vice President Ciotti – I think all that footprint change and stuff...

Clr Jones – well no because you have to go in and look at your wiring, your plumbing, your septic system, your parking lot

Vice President Ciotti – we're talking about tearing the building down

Clr Jones stated right, but you have to go with the same footprint to get the price we got previously.

Clr Sindledecker stated that she realized that, but I think what Clr Naworensky is talking about is if we could get legislative funding, then we could double it. We know what it cost to do that part, but if we got more, and do even more at that point. And, of course, then that's the question do we want to. The problem is the timeline isn't it, Jeannie?

Rickman responded with yes, it is.

Clr Sindledecker - Essentially, we have to decide tonight on what we're going to ask.
Clr Naworensky commented with pick a direction
Vice President Ciotti agrees with Clr Naworensky that we should go after legislature to build a new building large enough to...
Clr Naworensky – possibly redesign

Vice President Ciotti - I think we need a redesign, architect design and building.
Clr Naworensky – I agree, I absolutely agree.
Rickman stated “design and build”
Clr Jones – commented which means it doesn't necessarily have to sit where it sits now. It could sit facing the street.
Vice President Ciotti – the town is willing to spend \$200K.
Clr Jones – I thought it was \$250K
President Callahan – if we get Legislation for \$250 more, then we are in good shape.

Clr Naworensky - that's only a possibility at this point, but if it doesn't, we can still build a new building. But if we get the new funding, we can do more.
Clr Jones – do we have to go in when you go into the legislature with an actual plan?

Rickman stated we should.

Clr Jones here is our building as we see it, as we want it.

Rickman – we should, that will help the cause. Because legislators will speak on that to say 1) the history of the existing building has been there for many years. It's not feasible financially to make the repairs because of the cost and expenses, rather it would be more feasible to construct a new building. And with that, if that's the council's consensus, then I would ask direction to be able to approach the legislators immediately to get their support. We have to have their support to move forward.

Clr Sindledecker stated, and we could even, based on the design that we have now and the information. We do have enough information to honestly say that we think we could build this building or at least we did when we got the quote. I don't know based on materials coming back down but you know within a certain amount that we could get half of that money. Right back and save \$125K even if that's all we did. Or if the price has gone up because of the materials, get half of what it costs, does that make sense?

Vice President Ciotti asked do we have a nice drawing from the guy from Edison?
Clr Naworensky stated yes, we have that drawing.

Clr Jones responded we have the elevations and that's it.

Clr Sindledecker stated well we have the interior.

Clr Naworensky stated I like your idea of redesigning. We are a drive-thru town and there is a lot of light out there on 441 and I think we should consider facing it towards 441 rather than facing the side roads. For me, the design would be...

Vice President Ciotti stated if we can get funding - all this stuff about staying within our site, I think it would be good stewards, it's easier for the builder.

Clr Sindledecker said it would save money. It saves money.

Clr Naworensky – With the \$30K site plan and it was told to us that if we stay within the same impervious surface that's how they described it.

Clr Sindledecker commented right, based on the Circumstances and reasons for it but we have to choose which way we are going and just to say out loud that that gives us time to investigate other ideas. I mean I wasn't total. I mean, I kind of like the idea of let's partnering with somebody and helping to pull up some properties and make them something we can rent. It doesn't seem to fit right now.

Clr Naworensky stated it sounds to me if we are going to pursue this we need to come up with a design if we are going to consider larger, we need to have another design to present.

Clr Sindledecker asked, what's our timeline?

Rickman responded that the delegation meeting is October 7th. But, if and I think that is on a Tuesday, I want to go before them ahead of time to see if they are willing to take that and sponsor it. The appropriation request becomes a bill that is filed by the legislator. The bill has to have a sponsor, a representative and a senator and so I need to talk to both to ask them for this, give them an approximation let them know this is what we want to do. They most likely will say this is what I need from you, and we can go from there.

Clr Sindledecker asked do we need drawings by then?

Rickman responded that we may, not necessarily drawings, but a summary, some history like I mentioned, some background on that, what we propose to do. We could probably do a drawing based on an architect or design that has been performed and provide that with a timeline as to what we would like to have this as delivery, or have it constructed.

Clr Sindledecker stated that's not much time.

Clr Naworensky so tonight we just need to pick a direction if we want to pursue that, we vote on it and move on.

Vice President Ciotti asked do we need a motion?

Rickman responded because you made a motion to go with the first idea, you have already made the motion to accept that, so if you give me direction to continue with that plan, then we would move forward with that direction.

Clr Sindledecker asked the question - so really, we are looking at three weeks. Within three weeks, we have to have all the pieces of information together, if I understand correctly, we have to have all our information together sufficient to say that this is what we want to do for her to approach a senator or congress person that is willing to support this request. Okay, so she needs it a week before the meeting which means we have 3 weeks to get that done. We already have one. I'm just saying. We could take that and figure out how much more it might cost to do it right now. If they gave us half of whatever that is, I'm making up numbers, maybe it was \$350, now its \$375, they give us half, do we have could we then choose after that to change the design, rent the building do anything like that we want to do?

Rickman responded with no.

Clr Jones commented, so if we have an elevation like exterior elevation front, side, back. Right now, its 1,400 or some odd sq. ft., what if we said we would like to double that, it would look the same, but we would like to double it so that we could have extra meeting space, we could have possibly a rental area so that people could come into rent but not have the actual floor plan for them to look at. Would that suffice?

Rickman stated it might. It depends on what is being asked by them. It is a proposal that we want to make to them that this is what we want to do. They may say bring me more information. Again, the funding could pay for the design. That's a thought. It's not like you would have to put something out right now to get a design hurried up before then because chances are you would not get it in time. But we could include that. It's a design. It's a purpose for that building. Purposes for the building.

Clr Jones added ...to me it's something..... it goes the drawing here

Rickman commented ...correct. It's a matter of making that formal request, on a form formally making the request at the October 7 meeting and they will have that information ahead of time.

Clr Sindledecker - you provide something ahead of time, and well if we are not going to get it that night, just say it.

Rickman – no, what they do, they consider them, they don't give you a yes or no

Clr Sindledecker – so here's the next thing. Rental property. Would they actually give us money to create a building that we would then have rental space if we had something in mind, for a service?

Clr Jones – I'm thinking something like a doctor's office. A pharmacy, something like that.

Clr Sindledecker. I know. But I don't imagine they would give it to us. That's the reason I'm asking the question. If the town wants to build something and the state pays part of it, and the town makes money off it, is that something they would do?

Rickman – One of the examples is the Southeastern Livestock Pavilion. They charge. That was provided by state funding. That was in the past, and so again each legislative session there may be changes. But the building would be a multipurpose building. It's going to have office space, a possible meeting space from my understanding, a possible rental option.

Clr Jones added I can make rentals affordable because a doctor moving here is not going to be like a doctor moving into downtown Gainesville where they have this crushed population. You know we are out here spread out, so they need to have more affordable options.

Clr Sindledecker commented I'm not against it. And the other thing I was thinking; We have just done a vision, strategy trying to do in the next ten years, and possibly increasing services was part of it, so I think it's not like we are just thinking of it overnight.

She understands that we have 3 weeks to have the information available. We have one plan. If we get half, do we then choose the

Vice President Ciotti – I think you're spreading out too fast. I think we need to go back a year and think about what our priorities were. One was a new building, same size, and then our second priority was to have some space for a doctor, and I think that is about all we should approach. We want a new building with potential, in addition for what we have as an office, we want to add space for a physician which we do not have in the community. That pulls at the heart strings.

Clr Jones stated that is what I'm planning to go after.

Clr Sindledecker said no. no. I don't think we need. Frank, I'm just asking about rental property in general. I don't know that we need to ask for more meeting space frankly, because at the time when we had the conversation over committees and meetings, we mentioned that this [*Civic/Community Center*] is a good meeting place. And we have it and its fine. So, I don't want to build space

Vice President Ciotti added it would be easy to add a doctor's office.

Clr Sindledecker – so now we come back to having three weeks to put something together.

Rickman responded right, but it can be basically an estimate, yes and a one-page summary this is what we propose and are requesting funding to include a design build of a building based on the increase and demand of costs at this point for construction that may have changed from the time you had your first plan.

Clr Sindledecker responded that, and our first plan did not include additional space. We may have to look in it at what is the minimum space for a doctor's office

Rickman added that one thing to point out, asking for the funding, the primary purpose would be a public facility so when you highlight a doctor's office to make that available, that's a little different and that could get or maybe not go in a favor. We would say "rental space" as part of it. Let's say 75% of the building would be public facility for the public use because it's being utilized or constructed by public funds.

President Callahan clarified that what you're asking for is direction. Do we want you to fix a letter and go to the legislature?

Rickman responded with pursuing legislative appropriation for the project approved of demolishing and constructing a new building.

Clr Naworensky says if it is potentially match dollars available, we shoot high and if it doesn't fly, the worst we have to do is budget ourselves.

Clr Sindledecker – I'm good. As long as we don't have to approve the design in the next three weeks. Get and approved the design in the next three weeks.

Clr Jones stated there's no way we could ever do that.

Rickman recommended as part of the legislative funding that we ask for it {design}. It pays for the design. It's going to take a little longer, but it would pay for the design. You bring it back and the state pays for it then.

Clr Sindledecker stated it makes perfect sense to me that 75% for public and 25% rental and we can work from there, whatever it takes.

Vice President Ciotti made a Motion for town manager to proceed with legislative request of new building for legislative priorities and take the appropriate action necessary.

Clr Naworensky seconded the motion.

Clr Jones asked, do we have a dollar amount in there, that we ask for?

Rickman responded, I will, I think we have had some discussion. My suggestion is to, I will recommend asking \$500K, that will cover the design, build, demolition of the existing building and construction.

Clr Sindledecker stated that will allow us to have more space and rental space. Sounds good.

President Callahan asked if there were any more discussion. Seeing none, the President called the vote.

Motion carried 5-0 approval.

2) Request Approval of Employment Agreement Between Regina Rickman and Town of McIntosh

Rickman stated she had met with each of the council members with the Employment Agreement prior to this meeting with each of the Council members and Mayor and presented the agreement for approval. She asked if Council Vice President Ciotti would address Section 7, Item B on page four in making the revision.

Vice President Ciotti challenged the Section 7, insurance coverage, Item B, this should be “employer would pay for term life insurance equal to the employee’s base salary” period. Not sure where Gwen got it rounded up to the next \$100,000.

Clr Sindledecker stated, it was a template, I think, but anyway for the audience, it says rounded to even thousands plus another \$100,000 in additional life insurance and that’s not what we wanted to do. Just base salary.

Vice President Ciotti agreed, just base salary

Vice President Ciotti - I have one more item, it’s not a big deal, Page 4, Section 10, Performance Evaluation. Council will review once a year, no later than October 1. We can’t do it.

President Callahan asked, can’t do what?

Vice President Ciotti - We are too busy in September to do an evaluation.

Clr Jones said, so we do it in March.

Vice President Ciotti – We can't, we have two budget meetings, and we make that by October 1st, and let us do an evaluation in October? Which is...

Clr Jones asked how that would affect next year's budget because we are not budgeted for any salary increases.

Clr Sindledecker stated yes, we probably need to push it back

Clr Jones added it needs to go to July or August

President Callahan stated instead of September, go back to August. (jokingly) we don't have anything to do in August.

Rickman stated, if I could make a suggestion, as you prepare the budget, we could make a proposal in the budget of a certain percentage if you desire to provide a merit increase not only for the town manager position, but for the other employees as well. It would be in there.

Clr Sindledecker asked, would it be taken on the evaluations? Is that what you're thinking?

Clr Jones stated we're just budgeting a specific percentage.

Rickman – yes it would be in there regardless of whether or not there was an evaluation performed but I would like to do is have those evaluations completed for each employee, and yes, a performance evaluation most likely and in most cases is based upon performance. So, if you have a proposed amount in.....

Clr Sindledecker asked so the pay increase is based upon performance?

Rickman responded – yes, I'm sorry.

Clr Jones, so you would do the other employees and then we would do you?

Rickman responded – correct. But basically, a percentage would be proposed in the new budget to cover that, up to that amount, should you all decide to do that.

Clr Sindledecker added ok, but for that, August is not a good idea, it shortened in the year.

Rickman – no, I mean, August would probably be better to have it to coincide with the proposed budget.

Clr Sindledecker responded, that's what I'm saying.

President Callahan responded that it says "no later than October 1, that doesn't mean we can't do it in August.

Clr Naworensky commented - I can't see where the evaluation is going to be a real lengthy process.

Clr Sindledecker replied, no, well it takes a little bit to get it right but it's not something as a problem. Well, we are going to have, well it doesn't say here, how we are going to review and evaluate?

Vice President Ciotti added I have evaluations prepared

Clr Sindledecker – well, but that's not the point. She does the employees. Do we all do Jeannie's?

Clr Jones responded – yes.

Clr Sindledecker – why can't it be no later than September

Vice President Ciotti stated well there will be a separate workshop.\

Clr Sindledecker – well she already has this written up. So, it would be fine, right?

Rickman responded – I do, I can bring it back.

Clr Jones added we don't have to change it; it says no later than October.

Jeannie asked so for clarification, is the board good with completing all the evaluation, only on this position, as I will do the others?

Consensus given as yes.

Vice President Ciotti - so with the added changes.....

Clr Naworensky asked, did we correct that last part, the other change

Council Members responded with yes.

Clr Sindledecker – and we got the other..... Conversation not audible.

President Callahan – {jokingly} you know how we are in getting things done.

Vice President Ciotti made a Motion that we accept the employment agreement with added changes corrected and reviewed by council

Clr Jones - Seconded the motion.

Rickman asked – it’s just the one change, correct? We didn’t change the date

Clr Jones – correct.

Clr Sindledecker – correct.

Clr Naworensky – correct.

Rickman – I have them ready.

Vice President Ciotti – you changed, 4.75?

Rickman – Oh yes, I did. It’s 5.75%, not 4.75.

President Callahan asked if there was any further discussion on that?

President Callahan called the vote?

Motion Carried 5- 0.

3) Request Approval of Letter of Support for the Application to Add Green and Carr Property to the Price’s Scrub/Carr Farm Florida Forever Project

Rickman presented the application packet to the Council with the request to approve a letter of support for signature by the Mayor. The application to the State Acquisition and Restoration Council consists of adding approximately 125 acres owned by the Green Family Trust and Carr Trust to the Carr Farms/Price’s Scrub Florida Forever Project area to conserve, protect the wildlife habitat, connector lands and natural areas within the 125 acres in Marion County.

Vice President Ciotti asked, does anyone have a bottom line on this? is there a cost to this?

Rickman stated there is no monetary value to the Town.

President Callahan added it’s a good idea.

Clr Jones added it’s protecting the green space around our town.

Clr Sindledecker - it’s the green space around the town as far as an of an overall statewide conservation push by various groups who are working together in order to

create a green corridor to allow public use, and animals, preservation and habitat green space.

Clr Jones asked isn't Alachua Conservation the same one that helped save Orange Lake Overlook?

Council members collectively stated Yes

President Callahan questioned if we have the letter.

Clr Sindledecker responded with yes, it's in the packet.

Clr Sindledecker added well Price's Scrub has {comment inaudible} access off of Rt. 320 and they have parking spaces, trails, something like that and the Carr's, it's the Archie Carr family and Archie Carr save turtles, and they are big in conservation.

President Callahan, do we need a motion to approve the letter?

Rickman affirmed for a motion to approve the letter.

Clr Sindledecker Motioned to Approve the Letter.

Seconded by: Vice President Ciotti

President Callhan asked if there was any further discussion. Seeing none.
President Callahan called the vote.

Motion Carried 5- 0

4) Discussion and Consideration of Strategic Plan to Include Vision Statement, Goals, and Survey

Rickman deferred the presentation to Clr Sindledecker.

Clr Sindledecker opened with stating, We started that process at the workshop and had some discussion, and I brought back a very tentative first draft survey that we wanted to send out to all the town residents as well as making it available to fill out on line, in an easy way but we got busy on budgets and other things so we haven't moved yet on that, but it's still something that we talked a lot about, about moving forward and so I was hoping that you would direct me to work with Jeannie whose now the bearer of whom we added the weight on, to try and put the survey in shape and bring it back and make sure we have the vision statement and the steps, the goals that we talked about and bring it back so that we not let that fall down, we want to continue with that. We had originally had some discussion about including it in the tax, the survey with the tax letter that goes out., I would really like to not. I would like it as a separate letter even if it costs a little bit because, I don't know about you

guys, I think it might get thrown away, but I would really want everybody to have the chance to get told about the project where we are going. It's big. I mean, we are going to be making a lot of decisions, financial decisions, if we go forward with that and I want to make sure that everybody has a voice on how they want the vision to be. So that's my request that you direct me to work with Jeannie and come back with some documents ready for your perusal.

Vice President Ciotti – I don't mind as long as we get a chance to see the document before it's mailed out.

Clr Naworensky asked, are we suggesting about the survey or the actual vision statement,

Clr Sindledecker responded – Both. Just tweak them. Make them pull together.

Clr Naworensky, are we going to have any more workshops before the vision statement is published?

Clr Sindledecker – ok, here's the thing and we can decide which comes first. We did an initial vision statement, and that's what it was, initial, but without giving everybody a chance to have a say, not just the folks that didn't come to the meeting, or have heard about it., but I don't know that we have it finalized. I would call it a draft; I would not call it a final. I imagine after it comes back put it out two weeks, and then bringing it back then say that we tweak our vision statement based on the input we received either in proper form or from the survey online. I would hope that someone would not come and say I don't want to do the survey, but here is what I want. It would be way better if you put it in writing. You don't have to put your name on it.

Clr Naworensky – would you like some input now on the vision statement or is this not the time.? I have a couple of suggestions. I was told, actually Melinda Downing told me this, so give credit where credit is due. She said the first line, she thought should say “We will work cohesively for the betterment of our town”. And I personally like that. I'm not so sure I like the line in there about “we will have increase diversity of residents,

Clr Sindledecker stated I didn't like it either. It's one of those things...It's vague.

Clr Naworensky – It lends itself.....If we're not happy with where we are now. How can you have a steering effect on that? You have no say over it.

Clr Sindledecker – It's totally vague.

Clr Naworensky – That makes perfect sense.

Vice President Ciotti added this is a pretty subjective subject. It should be dealt with at a workshop.

Clr Sindledecker stated I agree. So, do you want to comment at a workshop based on the tweak draft, and then the statement, then survey?

Clr Jones Replied with yes.

Clr Sindledecker commented that would be way better than bringing it at town meeting.

Clr Jones – we tweak, then we workshop.

Clr Sindledecker – that would be my preference.

Clr Sindledecker stated. So, you are busy with the bigger issues of the town hall and all that and while this is important it is not an emergency. So, I was thinking it could come after the Oct 7 or whatever day. Does that sound good to you?

Rickman responded yes; I can bring the request to schedule a workshop at the. ... October 7?

Clr Sindledecker ..No, the 7th, I was thinking after the legislative meeting.

Rickman stated. Oh, I'm sorry. Okay.

Clr Sindledecker then stated I was past the legislative meeting, but could we set up the workshop now, a date for it, but I want it to be after the legislative meeting. And if there is any way... Is there a way that it could be October 12? I thought Tuesdays were a better day for you. What is a better day for you?

Clr Jones stated Tuesdays is a better day but that's the Friends meeting at 7 o'clock, here, the one right before

Clr Sindledecker Could it be 7 pm on a different day that week, Monday, or Wednesday, so we can we get it done before the next council meeting.

Clr Jones – could we push it a little bit to 7:15 pm?

Clr Sindledecker responded = sure.

Clr Jones - How about Monday, October 11 at 7:15 pm if that works for everybody?

Clr Sindledecker asked, How would that be for everybody else?

Vice President Ciotti questioned on the 6th for an hour?

President Callahan said no, that's before the legislative meeting. Need to wait until after the legislative meeting.

Clr Sindledecker – she's busy up until the legislative meeting for the town hall which is important...big bucks

Clr Naworensky = we will be tired from three days in Orlando, but we will be back.

Clr Sindledecker – we'll be back. We'll be energized.

Clr Jones stated – they'll say, no you can't say that. So that's Monday, October 11.

Vice President Ciotti – I think they ask you to do a vision statement.

Clr Jones stated, good, good, jokingly.

Vice President Ciotti – there will be plenty of activity.

Clr Jones reiterated Monday, October 11,

Clr Sindledecker replied, yes, October 11, at 7:15.

Rickman asked 7:50?

Clr Sindledecker affirmed 7:15 pm

Rickman responded, ok, I just wanted to make sure....

Clr Sindledecker so it's a vision and survey, it's a strategic....

President Callahan asked 7:15 pm, you said?

Vice President Ciotti said if it's a workshop, we could do the workshop ourselves.

President Callahan – we want her here. She needs to get her full benefit.

Vice President Ciotti stated we have to come up with strategic 5 questions.

Clr Sindledecker stated, I will work with Jeannie a little bit of ahead of time and then we'll come back with an improved draft still to be discussed and an improved survey because the original survey was just throwing all those questions out there, but they can be consolidated and easier to work with. So, do we have to vote on it?

Rickman commented – need a motion for the date.

Clr Sindledecker made the motion for October 11, 2021, at 7:15 pm for the Workshop
Clr Naworensky seconded the motion.

President Callahan called the vote.

Motion Carried 5 -0

5) Request Approval for Garden Club to Plant Live Oak Tree on Town Property in Memory of Former Town Mayor Cary McCollum

Rickman stated the next item is also from Clr Sindledecker.

Clr Sindledecker stated I'm pulling it. Because I did not get a chance ...Linda Gail specifically wants it on town property, but I did not get a chance to get with her to ask exactly where she is requesting it for, and I did not want it to be vague. I'll put it back on the next agenda. To be clear, the Garden Club is paying for the tree and paying for it to be planted and we just wanted permission. We don't just want to....

Clr Jones asked – could be part of the new Town Hall project?

Clr Sindledecker stated... Yeah... and I talked to her about that. She wants it on the property, not on the right of way. That's the reason I'm making sure.

Vice President Ciotti – do we need to make a motion for that?

Clr Sindledecker responded – no, I'm pulling it. I'm going to put it back on the agenda for October and bring back precise information.

Clr Sindledecker exited the meeting at 8:01 p.m.

6) Request to Schedule Closed/Shade Meeting Regarding Pending Litigation on Thursday, September 21, 2021, at 7:00 p.m.

Rickman presented the request to schedule a Closed/Shade meeting with a correction of the date, that being Tuesday, Not Thursday, September 21, 2021, at 7:00.

Clr Jones asked would that be here or at the town hall.

Rickman Responded that would be at council's discretion where you would like to meet, either here or at town hall because it is a closed meeting.

President Callahan stated it if is a closed meeting then we could meet at town hall.

Sydney Simmons stated the purpose of the meeting, on behalf of the town attorney, we are requesting advice on the pending litigation before the Town of McIntosh so it will be closed with a Court reporter.

Vice President Ciotti asked why would the town council be there, just to review strategy.

Sydney stated yes, right, the Florida Statutes allows that the town attorney if there are matters pending before the court for the town, we can have an open discussion about any strategic matters, that sort of thing, and so it will be closed for discussion/strategic in that pending litigation.

Clr Jones stated yes, that still has to be posted like a regular meeting but stated as a closed meeting?

Vice President Ciotti – I like the Shade meeting.

President Callahan – does it need a motion?

Rickman no but suggested the President should state who should be in attendance.

President Callahan stated, The council can be there. We will have to have a certified court reporter there. We have the date set. And am I right Jeannie, you are there, and the attorney? And that's all, correct?

Rickman responded yes.

Holger (from the audience) questioned if Melinda Downing is allowed to attend the meeting?

President Callahan responded, No, this will be, and I have never heard it before, what do you call it? Shade meeting?

Vice President Ciotti stated, it's in the municipal elected officials' manual. It's legal.

Sydney stated the statutes provides that it can only be council members, town attorney and town clerk or who ever that position is at that point so that's only the members that can be allowed. Citizens and the public are not allowed. It will be recorded by a court reporter and will be available at a later date. Do you know exactly who will be there out of the council members as that will need to be stated too.

President Callahan – as far as I know we will all be there, the council members. What about the mayor?

Sydney – the Mayor will not be there oh, are you a voting mayor?

Mayor stated no.

President Callahan – do you need the names of the people?

Sydney – it would be good to state it.

Rickman reiterated that she would state the council members name who will be attending for the record.

President Callahan – do you need them tonight?

Sydney affirmed yes.

Rickman – just for the record, Clr Melinda Clr Jones will be present, Clr Naworensky, Vice President Ciotti, President Callahan, Jeannie Rickman, and the attorney whom I’m assuming Gwen Willaims will be there.

President Callahan – and Suzanne.

Rickman stated, yes, I’m sorry, she wasn’t there... Clr Sindledecker will be there.

President Callahan inquired will Gwen be back?

Sydney responded yes.

Rickman stated we need a motion for the date.

Clr Jones made a Motion to approve the date of Tuesday, September 21, at 7:00 pm. at Town Hall regarding pending litigation.

Clr Sindledecker re-entered the meeting at 8:08 pm

Mayor stated we are scheduling the shade meeting.

Clr Jones commented that September 21st is on Tuesday, not Thursday.

Clr Sindledecker – yes, I know it’s Tuesday, it’s conflicting with my other thing, but I’m going to skip it. I’ll be there.

Mayor – so there’s a motion on the floor.

Clr Naworensky seconded.

President Callahan called for the vote.

Motion carried 5- 0

7) Request to Schedule Public Hearing of First Reading to Consider Ordinance for Tree Protection and Preservation on Thursday, October 14, 2021

Rickman presented the item of the draft ordinance in your packet and if there are any suggestions, those will be brought back at the first reading for revisions to be incorporated for that first reading.

President Callahan – is this for our next meeting?

Rickman stated it is, this will be a public hearing within this meeting.

Clr Sindedecker- do we just need a motion to schedule that?

Rickman – that’s correct.

Vice President Ciotti stated you all read it, and fill out any questions, and you can ask Jeannie. I’ve had the tree ordinance, It’s tree preservation. Trying to shorten the process, everything goes to the manager, eliminated the rain tree, golden rain tree and eliminated the water oak,

Comment not audible.

President Callahan stated we can discuss that at the next meeting.

Clr Naworensky – you say everything goes to the manager? Will there not be a tree committee, is that what you’re saying?

Vice President Ciotti – It establishes the tree committee. I haven’t addressed what the manager may ask for, as far as the information because she may need an arborist, a landscaper. It’s all cumulative that The Town Manager will handle all tree issues.

Clr Naworensky – this means to me that we will be handling the tree issues rather than in a committee. Is that what this means?

Vice President Ciotti - The Town Manager will handle all the tree issues. We will only address specimen trees which are live oaks, palm trees, water oaks, the big boys.

Clr Naworensky – so to be clear this abolishes the tree committee.

Vice President Ciotti – Correct.

Clr Sindedecker – I don’t think that’s how I read it.

Clr Jones- *comments were not audible.*

Vice President Ciotti -in my mind the town manager can ask the members of the community to advise her or help her but there will no longer be a tree committee. Letters of information, checkpoint ...will come out at the town office.

Clr Sindledecker- I have a question. I didn't know we would be discussing this tonight. I have read it and you've referenced it all. Our land development code says we have a tree preservation committee, so this ordinance I understand and in the LDC it points to this ordinance saying that the tree committee shall have such authority provided in Section 5.08, which is what we're looking at now, but what you're telling me now is this piece of the land development code is being taken out because this is the authority that ...

Vice President Ciotti – it's replacing section 5.08

Clr Sindledecker – yes, but I'm asking about you about land development code 8.02. Land Development code says we have a tree preservation committee.

Clr Jones – the one that establishes all our committees.

Vice President Ciotti – we are providing a tree preservation department.

Clr Sindledecker – ok

Clr Naworensky – don't we have to have a tree committee to maintain Tree City USA status?

Mayor – as far as 5.08. .4 the Tree city USA program 5.08.4 Standard #1 says a tree board or department. Per Tree City USA someone must be legally responsible for the care of all trees on city or town owned property. The department will be organized and managed and overseen by the town's administrative official.

Clr Jones – so that means we still have a tree committee and Jeannie's the one that runs it and brings anything to us.

Vice President Ciotti – right. She could have a tree committee.

Mayor – she could be the department.

Vice President Ciotti – it includes the Tree City Standards in the ordinance and under Florida state law.

Clr Sindledecker – which is good. But in my mind what it says, and I really like what you've done, it points out that it makes someone legally responsible for the care of all the trees and having our town manager be that person to lead that makes total sense to me. You know, read it and report to the town council with recommendations as we have done, but it doesn't address this other and I guess I just have to ..

Clr Naworensky - there's a difference in who is legally responsible and who's going to make all the decisions as to what gets cut and what doesn't and maybe the town manager doesn't want all that ..

Clr Jones – it may be too time consuming to be able to do that.

Clr Sindledecker – I don't know that it is, but I'll think about it. I just want to think about it and get clarification. Thank you

Rickman stated I will work with you all and with any suggestions, comments, additions to this so that when it comes back for the first reading you can approve, or decline, or deny any of those changes prior to the second reading which will be in November.

Clr Naworensky – it's simply narrowing the decisions, you know we have the historic board, to help with decisions for historic property, and it's a cumulative effort that seems to pinpoint the decision making of trees, rather than having a board

Clr Sindledecker – I imagine the town manager being the chair board, or the chair of the committee.

Vice President Ciotti- we have 6 or 7 tree permits, and it has consumed hours and hours of our time.

Clr Naworensky – the process needs to be streamlined without a doubt, whether we need to abolish the tree committee. I'm not sure.

President Callahan – you can get with Jeannie to figure it out.

Vice President Ciotti – we can talk about it next week.

Rickman – I don't believe I have a second on the approval to schedule.

Clr Sindledecker motioned to schedule on the 14th.

Rickman – I didn't get a second.

Clr Naworensky – that's on the reading. What about the changes?

Sindledecker – we have to get with Jeannie ahead of time and bring those to the first reading.

Clr Jones – and then we make changes as we read it, correct?

Rickman commented one more time. You will make the changes for the first reading so that when it comes back at the November meeting it will be the final version for consideration and approval.

Vice President Ciotti – any ideas, thoughts?

Clr Jones – get with Jeannie. Okay, I second Suzanne's motion.

Clr Naworensky – so it’s the motion to schedule the hearing and the reading at which we can make changes.

Clr Sindledecker – yes, and we can discuss all possible changes with Jeannie one at a time, ahead of time so it’s not like all of a sudden chaos.

Vice President Ciotti - We have a lot of work to do on all these ordinances. Somebody has to take charge, changing the ordinance takes time, and reading the first and second so let’s remember once we try to change an ordinance, it costs us money.

President Callahan asked if there were any further discussion prior to calling the vote.

Vice President Ciotti - what was the motion?

Clr Sindledecker – scheduling the date – the 14th.

Motion Carried 5-0

Last Item was presented by Rickman.

Rickman recalled the council of the tree stump at 5750 Avenue G and requested direction from Council their desire in either “removing the stump”, or “grinding” the stump so that she could move forward with the next step, with getting quotes to perform the job.

Clr Naworensky clarified what Jeannie was asking. Jessi’s husband provided a recommendation from Jessi’s husband, and cautioned in removing the stump. I will get ...

Vice President Ciotti - Grind it, close to the ground. It does not have to go 8” into the ground. It’s our property, she wanted it cut and now she can make it {inaudible}

President Callahan suggests getting quotes, for both,
Clr Jones stated there were other stumps in the ground, and suggests we get quotes for the other stumps that are necessary and do it all at one time?

Vice President Ciotti stated he doesn’t want to remove, it will pull the...
Jeannie advised she will get quotes to grind, and under her authority will proceed with the appropriate quote to perform the work.

XII. **MAYOR COMMENTS**

Thanking the council being very responsible for the town’s money.

XIII. **COUNCIL COMMENTS**

Clr Sindledecker –It’s Facebook stuff. The reason I was pulled out is that one of our deacons of the church, saw on FB the gentlemen living next to the church [*Presbyterian across from parking lot*] saw 2 13 yr. old boys with bb guns aimed at church. She called the renter that there are people on the court all throughout the night, her dog sees them and wakes them up. It’s a safety issue, and with the attempted break in, and also want to pay attention to this court. We did set some timelines, I thought, did we put up signs, so if you want to instruct the police. We need to be aware of some criminal and Mayor asked should we install cameras at the community center; Clr Sindledecker agreed and if we have 3 cameras on the entrances it would be some deterrent and could provide MCSO with information.

Clr Sindledecker stated, We are looking at the church for added security. The kids were near the canopy at our kitchen door. The renter doesn’t believe

Jeannie asked if there was a community patrol? Clr Jones said we did.

Clr Sindledecker would like to consider motion detectors and lights and bring it to next meeting?

Clr Jones have posters that we could put up.

Clr Sindledecker requested that Jeannie bring costs for cameras and motion detectors to Vice President Ciotti motion to install security cameras at the community center

Clr Sindledecker motions that Jeannie look into this – Vice President Ciotti seconded.

Vice President Ciotti thanked Jeannie, off to the right foot. And thank Jessi for her work. The J team

Clr Naworensky – agrees with Frank, loved the flow of the meeting. Information in the new council packet, all great things.

Clr Jones – one question – what about the ballot for October 5? Jeannie will call Supervisor of Elections for any further action and will post the ballot language on the board and website.

XIV.

CITIZEN COMMENTS – GENERAL

Bev Dotter– never in 54 years abolishing the committee with the issues of the Tree Committee. A lot of pressure on Rickman, you will lose the people of the town. If my committee acts up, will you abolish the committee? You cannot say just abolish the committee that has been in effect for years, so please reconsider in changing that. You should not abolish an existing committee because of the difficulties.

Mary Anne Kelly– wants to second that. They do all the heavy lifting. When I was on the committee, you appreciated it. Because the citizens stepped up. It takes a lot of pressure off you. So, please think about how you treat all committees. She asked about workshop to discuss vision and how would others know about it?

Rickman advised that in the future the meeting agenda will be posted on the TV screen during the meetings, unsure how soon it will be available.

Clr Sindledecker advised that it would be best to attend the workshop and speak at that time. A draft of the vision and survey will be available before the workshop.

Janice Strange - not about the tree committee. She wants to address the recording tonight, anybody at home, I wouldn't want anyone to hear what Vice President Ciotti said about the stump. She rarely has a comment, but when I do, I feel it heartfelt. Don't take your personal feelings and let them be broadcast to the county, the rest of the nation. She has a daughter, and she comments on this. Please be nice to each other and I think this council needs to work on. We live here together, Be a neighbor. Don't be making underhanded comments under your breath.

Meeting adjourned at 8:42 pm.