



AGENDA MINUTES

McIntosh Town Council

Workshop

Civic Center 5835 Avenue F

January 25, 2022, 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.*

CALL TO ORDER

Meeting was called to order by President Callahan at 7:00 pm.

INVOCATION AND PLEDGE

ROLL CALL (P = Present, A = Absent)

President Callahan	P
Vice President Ciotti	P
Cllr Jones	P
Cllr Naworensky	P
Cllr Sindledecker	P
Mayor Roddy	P

Town Manager presented an update having received communication from Rep. Yvonne Hinson's office regarding legislative activity that HB 2319 is scheduled on the Infrastructure and Tourism Appropriations Subcommittee agenda for Thursday morning, January 27, 2022, at 9:00 a.m. Pending approval by the subcommittee, HB 2319 will move forward to the House Appropriations Committee for approval. President Callahan commented from discussion with members of the delegation that the legislature had approximately \$2 million dollars more than had budgeted to work with. Rickman advised that this being the House Bill, if it passes through the committees with approval, then the Senate will also have to pass through the committees, and we won't know the outcome until we know the budget has been approved by the Governor. President Callahan added that having \$250 K as a match to the request also goes a long way. Cllr Naworensky noted that the property owned by the Town for the Town Hall project is also a key factor in the appropriation request which was not included in the request.



I. PRESENTATION OF ELIGIBLE USE OF AMERICAN RESCUE PLAN FUNDS

Town Manager Rickman presented the agenda item adding that the agreement for funding expires on December 31, 2024, meaning that project costs should be expended, but the project itself does not necessarily mean it has to be completed by December 31, 2024, unless we see changes in the Final Rule. She provided the eligible expenses of the ARPA funding that included the following items, adding that council had previously discussed and considered Items 1, 2, and 3 which would either not be an eligible expenditure or would not comply toward the Town's best interest:

- 1) To respond to the public health emergency with respect to COVID-19 or its negative economic impacts, including assistance to households, small businesses, and nonprofits, or aid to impacted industries such as tourism, travel, and hospitality.
- 2) To respond to workers performing essential work during the COVID-19 public health emergency by providing premium pay to eligible workers of the non-entitlement unit of local government that are performing such essential work, or by providing grants to eligible employers that have eligible workers who perform essential work.
- 3) For the provision of government services to the extent of the reduction in revenue due to COVID-19 public health emergency relative to revenues collected in the most recent full fiscal year of the non-entitlement unit of local government; or
- 4) To make necessary investments in water, sewer, or broadband infrastructure.

II. INFRASTRUCTURE

A) BROADBAND/INTERNET SERVICES

Options provided by Ocala Fiber Network, having met with City of Ocala officials were presented by Town Manager Rickman. She presented the objectives that included the first stage of providing fiber optic to City Hall and Community Center, followed by the second stage to expand opportunity of services to the residents. She further presented various opportunities to consider that included potential services that could be offered, partnerships with various agencies, and grant funding that would require further research as detailed on the attached Infrastructure - Broadband/Internet Services (Attached). Other factors were presented that included various costs, also attached. The presentation further provided the potential for revenue stream for the Town in the future. She asked council if the Dollar General Store was within the town limits, which was questioned by the City of Ocala, and the response was no, but there could still be the possibility of a partnership. Cllr Jones also added the Orange Lake Post Office might also be a possibility, as well as the Marion County Library branch in Reddick. Collier Elementary was suggested to join in internet services and Rickman stated that all the schools have the broadband/internet service. Cllr Sindledecker noted that there is a bill (Florida Legislature) that is moving with a lot of support to help rural areas provide internet



services and wondered if the town could use some of that money here, if it passes? Rickman commented that the State of Kentucky has developed a plan for providing internet services to the rural areas within the state and so there is the possibility that could also be looked at in the next legislative session. Cllr Jones asked from the County's position of looking at underserved/unserved areas, do we know how McIntosh was viewed/faired in the study? Rickman responded that she had left the County before a consultant was commissioned and would inquire from the county a copy of the report if available.

Cllr Naworensky asked with the initial build out to provide broadband to the Town Hall and Community Center, and then with the second stage of providing services to residents, and with Tree City USA with installation of service through aerial power lines, would there be the possibility to go underground within our town limits, instead of going arial and doing the power at the same time and Rickman responded yes, with the process of directional drilling (underground), though it is more expensive, but it does not disturb the top surface, and there is no need to restore the ground surface, rather than doing open cut, jack and bore. Cllr Naworensky also asked if going with installation underground, is this another appropriation request situation and the response was yes but could also be derived through a grant fund opportunity.

B) UTILITY INFRASTRUCTURE

Rickman presented the Utility Infrastructure with the objective to improve the water utility infrastructure with necessary upgrades. She stated she met with Todd Hubbard of Two-Fold, Engineering who the town is contracted with for maintenance and routine assessment of the water utility system. The Department of Environment Services coordinates through Two-Fold every two years an assessment of the water piping at specific locations in town. She added that the town has ductile iron, PVC, and Asbestos pipe within the water utility system. Cllr Naworensky asked if we actually have asbestos pipe or is the asbestos used in the joints of the iron pipe and Rickman commented that is the cement at the joints and when the pipe ruptures or breaks as in previous incidents, it crusts off and goes into the system, and this is why the assessments are performed. Cllr Naworensky clarified that old homes have the iron pipe coming down the side, you see the connection and a cement asbestos mix which makes the seal. It's not the length of asbestos pipe, it's at the joints.

Rickman pointed out the options to consider (attached) that included the following:

- 1) Utility Operations Functioning with new technology: The controls and alarm call out systems that run the wells at the water plant are functional but antiquated. It is recommended that these systems be updated and have some newer technology installed for the alarm system. The estimated cost to have these systems updated would be around \$15,000-\$20,000



- 2) Utility Piping Aesthetics: There is some (ductile iron) piping around the wells that could use painting with some sections of the piping needing replaced. The estimated cost to have this work completed would be around \$5,000.

- 3) Replacement of Antiquated Pipe - There are sections of the Town's water piping consisting of ductile iron, PVC, or asbestos pipe. Many water system pipes built in the early to mid-1900s included asbestos in the concrete and cement. Asbestos cement pipes can still be found in many homes today that were built before the 1980s. The average recommended lifespan of asbestos-containing pipelines is about 70 years. It is recommended to have the asbestos piping replaced with PVC piping.

Next, Rickman provided the following estimates:

Estimated costs to replace the asbestos piping includes the following:

- a. \$25 per foot for labor.
- b. For each driveway or road that must be crossed would have additional (construction) fees.
- c. Each service connection for each meter would have an additional charge as well. (\$850 - \$1,000, w/o crossover, plus materials; \$1,850 plus materials for crossover)

A question by Cllr Sindledecker was presented regarding what crossover entailed and Rickman stated she her limited understanding would be the crossover of lines; she would get more information on it?

Rickman added that costs are changing daily in providing the following additional items.

- d. Currently pricing for 6" PVC pipe is \$13.50 per foot and 8" PVC is \$23.50 per foot for the material.
- e. Determining the footage of existing asbestos pipe could hopefully be established by reviewing the water system maps for measuring.

Cllr Sindledecker asked if we have a good water system map and Rickman was unsure and advised she would research it. Mayor Roddy noted that he has seen one so we should have it.

Rickman noted that there is grant funding out there and we will need to research further in order to cover this project. She added that we could also look at legislative funding in the future as this will have to be a phased in approach, possibly a 5–10-year project if council wanted to replace or most of the pipe to include engineering and design, determining critical need. Vice President Ciotti asked if the \$124K (ARPA) could replace the lines recently repaired and Rickman stated



that was a repair and reiterated that the eligible expenditure for ARPA states to “make necessary investments in water, sewer or broadband”, not repairs. She added that we could look at taking preventative measures and that could be taken into consideration as an investment.

III. CLOSING COMMENTS

Cllr Naworensky stated that we are talking about huge dollars and the first couple of items, regarding the need for funding the Controls and alarm system as well as aesthetics acknowledged that those two items were no-brainers to accomplish. He further the necessity for one big picture plan; Cllr Jones stated the need for design and engineering would probably take the full \$124K right off the bat, before the first phase of replacing the pipe. Rickman suggested developing a plan year to year, such as a capital asset improvement plan, and work toward the plan with funding and a phased in approach. Cllr Sindledecker added that DEP could probably tell us about the percentage of actual pipe since they require the assessments, understanding this is all exploratory. She commented on a project in High Springs between \$15-\$20 million, having received an additional grant to refurbish, some 20 years ago, for improvements in their endeavor to protect the springs.

Vice President Ciotti commented that Items 1 and 2 with water be considered; Secondly, with regard to internet, possibly get Windstream to install fiber optic for the Town Hall and Community Center as the “initial stage”. Windstream is the only service offered at this time, and Vice President Ciotti asked if anyone can call Windstream and ask for internet service, with the response as yes as long as they pay for it. Rickman added that we could contact Windstream, do the fiber optic through them possibly for the government building which will be needed in the new Town Hall, which is part of the bigger plan. Vice President Ciotti stated that fiber optic is at the corner of the town office off U.S. 441, because the church requested it. Cllr Naworensky added that if we are going to move forward, all should be fixed at the same time, realizing that funding would be required, such as a 5-year, or 10-year plan approach. He further suggested whether we are bound by the town limits for the installation of internet and consensus reflected yes.

Cllr Jones inquired about the aesthetics performed 5 years ago at the water tower, if there is a better option than to just continuing to paint every five years. Rickman suggested that because of the ductile iron pipe, it would justify the stability of preventing rust, while expanding the life of the pipe by painting it. She added that she was not sure if PVC pipe is an option.

Cllr Naworensky commented on the importance of the water infrastructure, what we have, have some idea of what we are looking at, so we know where to focus our attention in securing funding for all of it, and a plan. Cllr Jones asked if this can be placed on the council agenda for February so it can be discussed and possibly vote on the initial phase of research and Rickman



responded she can bring an agenda item if council would like to move forward with the water infrastructure. Cllr Sindledecker also suggested that we need the map to look at linear footage for the various areas to calculate what is needed. Rickman offered to invite Todd Hubbard of Two-Fold Engineering to attend February Council meeting to address any questions. Cllr Naworensky questioned whether to have Duke Power to present at a future meeting regarding the power lines for internet installation.

President Callahan stated about two years that the water was removed from the tower, removed the chlorine which was leaking, cleaned the tower and replenished the tower with water, adding how often they have to do that.

Cllr Sindledecker noted that it is positive that the funding does not have to be expended immediately and in the meantime we will hear how the legislature is moving forward along with the Marion County study.

Rickman clarified with council to bring back the Water Infrastructure as an agenda item. commented on the need of stormwater assessment and the clean up necessary for the town.

Cllr Naworensky brought up something that has not been discussed which is Stormwater Management, where there were 8 inches of rain, riding around and looking at culverts that are crushed or culverts that are half filled with sand and when it doesn't flow into the culvert, it backs up into the yards, questioning how this could play into this project. Rickman responded that it is very possible especially with the County because they have a Stormwater program. She suggested perhaps someone from the county could speak at another time, and that all this fits in with the town's vision plan when you are looking to entice businesses to come here and what is the infrastructure and what can you offer them for their business versus what is required. Cllr Sindledecker also mentioned the idea of it would take for a plan review for the town, someone to come in and look at our stormwater management and give us a recommendation and Rickman responded that the County may be able to offer suggestions or take look at what the status is and perhaps either help us devise a plan or provide suggestions in moving forward. Cllr Naworensky offered to get with Howard Walkup to get some idea of what we already have. Cllr Sindledecker commented on identifying and mapping what we currently have is the first step. Cllr Naworensky followed with suggesting spending a piece of the funding on the two first items and then looking ahead with the other items, it does not all have to be spent by the first deadline. Rickman commented that there is a deadline of April 30, to provide the initial report that includes a plan and any expenditures which will show an investment in the water infrastructure. Cllr Naworensky added that this will show that we are reviewing the other issues. Joined by Rickman it would reflect the engineering and design of what would be necessary and providing a timeline, much like establishing a capital improvement plan for a number of years. Cllr Jones asked if Two-Fold could also speak for DEP, or should a representative come too. Rickman



commented that she felt Two-Fold could speak on those issues because DEP contacts them with the understanding they being the engineering firm for our water utility.

Vice President Ciotti asked the Town Manager to bring the Water Infrastructure Option to Council for approval and to invite Todd Hubbard, Two-Fold Engineering to come present.

Meeting adjourned at 8:08 pm.