



AGENDA MINUTES
McIntosh Town Council Meeting,
Civic Center 5835 Avenue F
February 10, 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

The meeting was called to order by President Callahan at 7:00 p.m.

INVOCATION AND PLEDGE

ROLL CALL (P = Present, A=Absent)

President Callahan	P
Vice President Ciotti	P
Councillor Jones	P
Councillor Naworensky	P
Councillor Sindledacker	P
Mayor Roddy	P

I. **PRESENTATIONS**

1. **Todd Hubbard – Two-Fold Water Engineering**
Discussion and Consideration of Water Utility Infrastructure under American Rescue Plan Act Funding

Mr. Hubbard presented to council suggested improvements to the water utility infrastructure that included controls and alarm call out systems, piping aesthetics, and replacement of antiquated pipe as noted on the agenda. He had made calls to various vendors for approximate costs to upgrade the system. He noted that there was piping with rust and are degrading, and the estimated cost was \$5,000 to replace and do some painting on the piping. Vice President Ciotti inquired if this was the leak we had a couple of weeks ago and Todd responded yes, that is where chlorine had been injected for years and years and we had moved the chlorine injection to a newer spot, but that spot finally gave way and broke. The last point Todd mentioned was that the town still has some asbestos pipe in the ground. The state requires samples pulled every three years, and they come back good then nothing is getting back into the water. He communicated with a contractor for costs; labor is \$25/foot to replace the piping. For each driveway that has to be crossed, it would be an additional fee. Additionally, each service connection and for each meter would have an

additional charge or connecting to an existing meter would be an additional fee. Prices are good for 30 days from the date of his letter; 6” PVC is \$13.50/foot, 8” PVC is \$23.50/foot. He was not sure how much feet of asbestos pipe are in the ground, but he was sure the town has mapping which David (Perryman) could measure to get the estimates of what is needed.

Vice President Ciotti questioned that for each service connection for each meter would have an additional charge, and Todd responded that it is approximately \$1,250 for a connection on the short side of the road. If the home is across the road, the cost is approximately upwards to \$2,000. In response to a question in the audience Todd responded he did not know what roads the asbestos pipe was on and would have to get with Ms. Rickman. Todd stated that on the controls and the piping that needs replaced is approximately \$20-\$25K, until you get the measurements and footing.

Town Manager Rickman provided calculations of water utility inventory and may be performing some investigative measures within the existing pipes within the next few months and continue to monitor the levels.

Motion by Vice President Ciotti to expend ARPA funding for the first two items - new technology, and pipe aesthetics, seconded by Cllr Jones;

Motion passed unanimously.

Jeannie will work with David to research mapping of water infrastructure and work with Rural Water Association in the coming months with further investigation.

2. Proclamation - Gainesville Chapter of the National Society of the Daughters of the American Revolution

Ms. Linda Ellwood was present and presented historical information on behalf of the Gainesville Chapter. She stated she is a member of the Gainesville Chapter of the Daughters of the American Revolution and there are lots of ways to become members by providing a genealogy report, of which she has been doing this for 38 years. She stated the Gainesville Chapter was organized in 1922, with most knowing about the Hale family who were actually here when the original Spanish land grants were given out; Robert Hale was the organizer. March 20 will celebrate 100 years and April 2, 2022, will be the celebration. They started with 13 members; today there are 162 members. She stated that everyone in New Jersey thinks that it is called “New Amsterdam”, and it is not, it is called “New Neverland”. Amsterdam was the town where the fort which was called New Amsterdam, and folks hear about the battery there, which is where the fort was. She stated she had family there back in 1633, settled by three Dutch families. The rest was French Huguenots, and the three Dutch families left after three years. Her ancestry goes back to her grandfather who was with the West India Company, and he signed the document with a great uncle who was the brother to that great grandmother for the land sale of the land around the upper Connecticut River, from the West India Company to Neverlands which is made up of seven properties. He got the second land grant, Long Island, and the next generation, her grandfather, as in charge of all shipping. His brother was the last man of New Amsterdam and the first man of New York City.

Mayor Roddy read the proclamation.

II. MINUTES

1. **January 13, 2022**

Corrections were noted, highlighted in red, to include on Page 2 to add “for consideration”, and to correct Karen Harm’s spelling of name, as noted by Cllr Sindledecker.

Motion to accept the minutes of January 13, 2022, as corrected by Cllr Sindledecker, seconded by Cllr Naworensky; Motion passed unanimously.

2. **January 25, 2022 (Workshop)**

Motion to accept Workshop Minutes of January 25, 2022, by Cllr Jones; seconded by Cllr Naworensky. Motion passed unanimously.

III. FINANCIALS

1. **January 2022**

Vice President Ciotti noted under expenses, Professional Fees, with the attorney fees getting close to the budgeted amount where we have spent approximately \$24K in attorney fees, and our budget is \$28K, and asked if that is for the rest of the year; Rickman responded that is for the entire budget for the year with a large majority of the expense for litigation.

Motion to accept January 2022 financials by Vice President Ciotti; seconded by Cllr Sindledecker. Motion passed unanimously.

IV. CITIZEN COMMENT

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

1. **Mary Ann Kelly – Status of Vision Plan**

Ms. Kelly encouraged that the Vision Plan should move forward, and she spoke of citizen boards that require training. She felt that council should think about every person, board, or committee, should have training.

Mayor Roddy agreed and stated council should consider each applicant further than what is normally done as to whether they are qualified to be on these boards, versus just looking at the requirement of residency by the applicants.

2. **Sean Dowie** spoke of the issues and undercurrent of issues within the community and toward new residents from an adversarial approach. He added that new residents come in and trying to figure out what to do and that people want to live in a solution, not the problem and we're not helping people, instead, we're causing people problems and not explaining or working with them. He added that the World Equestrian Center (WEC) is coming on CR 318 at the former polo location and will be good for the town, with increasing property values, and this is a perfect opportunity to bring business here. New Residents are coming in and need to greet them, instead of turning the other way and make them scared to want to participate. He agreed that we should provide more information when they join committees and agreed with Mayor Roddy that we should be able to select better. He further stated that the town shines during the 4th of July and the 1890's Festival. Families love this, but he also sees the ugliness and don't really need this and thinks we can do better.

Rickman advised that she has ordered Sunshine Law Manuals that will be provided to every council member and every committee member as well as establishing a training, while working with the Town Attorney and her law office in establishing a date. It will be a mandatory training for every committee member.

3. **Walter Tylukti**, owner of the pottery store. He stated with the new board he felt things were going to get done; but he's disappointed and feels it's worse. He looks at U.S. 441, the buildings, glass broken, houses that need painting desperately. He gets comments from customers asking what kind of town is this and he tells them it is really a nice town, but it has to be cleaned up. He added that we have to start bringing businesses in, instead we are driving them out. He provided an example of the garage business across the street from him, talking about closing and selling his cars a mile down the road. He fixed the building up; he had signs and was made to take the signs down. The garage owner had not had inspection yet for his sales permit, but he had to put the sign up temporarily because he has to have it up by law. He added that the size of signs should be revised. The school sign is not legal; the town owned the McIntosh Grocery and there is a sign there that is not legal and if you want to start bringing money into the town, let's clean it up, bring some businesses in; He added the cable company is another one, charging \$126 for internet and it doesn't work. He stated next election he and his wife are going to run and try to do some changes, bring money into the community, and clean it up.
4. **Karen Harms** stated the information brochure is almost there, working with the Town Manager for marketing and advertisement and then it will be available for Council to review and approve. She added that Town Manager Rickman will look at funding. She stated they are going to try to look at advertisements to offset the costs. It will be for everyone, hard cover; She mentioned that if she understood correctly that Holger Giese will be providing a digital form so both will be available. Sean Dowie mentioned numbers and Karen stated there are a lot of numbers about local businesses and everything.

Cllr Jones addressed Mary Ann Kelly regarding the Vision Plan in getting other groups involved and suggested that they work together to meet with the businesses, the schools, the churches and set up some meetings for them to meet with them in getting their ideas to formulate into our vision plan and asked her if she would be willing to do so, and Mary Ann Kelly responded yes.

Cheyenne Daves, of Florida's Our Little Miss pageant, introduced the non-profit, Christian based, natural pageant system, being they discourage and disqualify both age and appropriate attire and behavior, and has awarded over \$1 million in scholarships in the last sixty (60) years. She added the pageant is open to young ladies and women from ages 0 – 99 years, and scholarships are available up to

the age of 99 years. She stated that philanthropy is a large part of what they do, and while they are in McIntosh, they would like to hold a donation drive of the Town Council's choosing to help benefit the community. She requested from council to consider reducing the rental fee of the facility to the resident rate of \$100, hoping to hold the preliminary event on March 20, 2022, giving the ladies of McIntosh and surrounding areas the opportunity to participate in the program. She closed with stating their motto of *"It is nice to be important, but it is more important to be nice"*.

Vice President Ciotti asked if they were 501 C organization, and Ms. Daves responded yes, they are a 501C(3) organization and will submit it on Monday. President Callahan asked how many generally have at one of the pageants. Ms. Cheyenne stated that it varies, with the first pageant her daughter participated, just the one age group was nine (9) young ladies. She stated she has been to pageants that have had fifty (50) girls or more, and as low as twenty (20) girls. Based upon this area, she felt that there may be a bit of a draw from Gainesville or Ocala and hoping to be more in the 30 or 40 range.

Mayor Roddy recommended to council to waive the \$300 fee to \$100.

Cllr Sindledecker motioned to reduce the fee from \$300 to \$100, because it is a 501C(3); Seconded by Cllr Jones. Cllr Sindledecker added that they intend to do things for the town such as a donation drive.

Cllr Jones asked the question what type of donations it would be to benefit an organization in the town, and she responded it would be the town's choosing, so it could be canned food, SPCA, humane society etc.. Vice President Ciotti questioned Ms. Dodder if Friends knew of any needs, and she responded the food bank. Cllr Sindledecker also suggested the Charter School has backpacks for the kids. Vice President Ciotti suggested to work with the Friends of McIntosh.

Motion passed unanimously.

An audience member asked Ms. Dave regarding their advertising, and she stated that most of it is through Facebook.

V. **PUBLIC HEARING – NONE**

VI. **COMMITTEE UPDATES**

1. **Code Enforcement**

George Crawford, CEB Chair reported there were no items that have been brought before the Code Enforcement Board since they last met.

2. **Historic Preservation Board**

- a) **Minutes January 20, 2022**
- b) **February 2, 2022 (Draft)**

Board President Melinda Downing presented a report of the Historic January 20, 2022, meeting, that included an amended application submitted by George and Eileen Timm for shed placement on Avenue G. She added that procedures for code violations filed on behalf of the MHPB were motioned by Karen Harms, seconded by Diane Naworensky, and passed.

At the February 2, 2022, meeting, the minutes of January 20, 2022, were approved, as noted on the attached draft minutes. She reported a COA application for McIntosh Historic Presbyterian Church on Avenue F, requesting a shed, applicant representative being Eva Jo Callahan, motioned to approve by Karen Harms, seconded by Alison Soracchi, and passed unanimously. The COA approval was signed by the representative. She added that demolition by neglect language from Ocala's Municipal Code is being worked on with contributions and open discussion from residents in attendance.

Cllr Sindledecker stated she believed the address for the church is 5825. Ms. Downing stated these were draft minutes and have not been approved as yet.

Vice President Ciotti asked how did we start talking about Code violations with the Historic Preservation Board? Ms. Downing stated she was asked by Jeannie to come up with procedures, but they don't need that. She added that upon further review, she located it in MuniCode, so it's not needed, and it is under Section 3.01.04 (k). She read under (k) "*Penalties, "any person failing to comply with this section shall be subject to a \$100 fine. In addition, a stop work order shall be issued in any case where work is commenced which requires a certificate of appropriateness and where no certificate has been obtained. The stop work order shall remain in full force until a certificate of appropriateness has been obtained or until the town preservation board determines that no certificate of appropriateness is required.*" Vice President asked if Council had directed the Board to start looking for code violations, and she responded with no, it is not their intent to look for code violations. She added that the only intent the Board has is to enforce applying for a Certificate of Appropriateness when one is deemed necessary. Mr. Ciotti stated he did not understand this and asked Mayor Roddy since he was at the meeting, to comment. Mayor Roddy stated if there is not a COA issue, but there is one deemed appropriate by the Board, isn't the board's purview to educate the homeowner as far as why that COA is needed? Ms. Downing stated that is not actually in our code, but the penalties' part is in our Code. She added the reason why they were looking at procedures for that is to actually have a procedure in place to contact, or have Jeannie contact the homeowner saying that the Certificate of Appropriateness is required. However, because that was rescinded, they are having to fall back on Section (k) of the Code that says *any person failing to comply with this section shall be subject to a \$100 fine. In addition, a stop work order shall be issued in any case where work is commenced which requires a certificate of appropriateness and where no certificate has been obtained. The stop work order shall remain in full force until a certificate of appropriateness has been obtained...*" Mayor Roddy added but no homeowner education. Ms. Downing said it was not in our Code. Mayor Roddy stated he felt it would be appropriate that we have something in our Code to say before we issue a code violation to this homeowner because they are in deficit of the COA, maybe some type of way to go to the homeowner and say look you are in deficit, this is what we require. Ms. Downing stated that in order to go in our Code, and she has talked with Jeannie about this, we talked about changing some other little areas in parts of our Code, and there is no way to do that without rewriting the Ordinance, and asked Jeannie if that is correct to which Town Manager Rickman added in making changes or bringing an ordinance with changes to the Ordinance. Ms. Downing reiterated stated it would require a change to the Ordinance for it to be in our Code. Mayor Roddy asked could we not do that, and then stated of course we can.

Cllr Naworensky stated he was at the Historic Board meeting when the new business, across from Walter Tylutki that sells the horse items, Chrysalis Acres, they were in violation because they put up a sign without a COA. They were asked to apply for the COA, they got it and it moved forward. It is not like we are going to issue violations. Ms. Downing stated she actually did not talk to them because there was never anybody in the business, so she called the management Company and the management company called her back, relayed the information to them, and they came in and filed., and addressed

Jeannie with ..”is that correct?”. Cllr Naworensky stated that to answer the Mayor’s question, they are acting in the way you are asking, at least he witnessed it on one occasion where there was a violation. Mayor Roddy stated he still didn’t know at the beginning when he put the sign up in the first place. That’s where the educational process. Alison Soracchi added, “I recommend as a resident and so did Karen Harms, that’s why we worked on this pamphlet, and it does mention these kinds of things that if you buy into the Historic District, and it talks about you may need to consider, so we do want to emphasize in other ways an element of education and excitement about being in a historic town.” She added that also there is a section in our Land Development Code, Section 1.05 that says “Intent” that says ..”to foster and preserve public health, safety, comfort and welfare, and to aid in the harmonious, orderly, aesthetically pleasing and socially beneficial development of the town in accordance with the comprehensive plan.” and which is part of what we are trying to do with this pamphlet, is to just make it more of a communal feeling of what we are proud of and what we do here. Mayor Roddy added as it should be. Audience member June Glass stated that when people apply for water, that’s when Jeannie can explain if you’re in the Historic District, you have to follow these rules. When she sold the lot, she explained to those people and they chose to ignore it, and that’s why it got nasty. They knew before they bought the property that was in the Historic District and they had to follow the rules, so just because you tell someone and try to work with them doesn’t mean they will work with you. She repeated that when they get their water, Jeannie tells them you’re in the Historic District, if you do any changes, go forward, and that would solve a lot of problems.

Linda Ellwood asked that when someone applies for a permit to have a business here, council members responded stated we do not have that here. Mayor Roddy added that we are establishing that presently. Ms. Ellwood added, it was Beth’s plan to have a packet that would be so perfect for businesses where they don’t get caught up in situations like this and start off with a bad feeling with the town. President Callahan stated we are working on this procedure.

Ms. Ward, from the audience, asked that when new people move in to buy a house in McIntosh, we know about that and I assume we give them a list that you are working on the rules, what about when people rent, do we know when new people move into the area and are renting? President Callahan responded that it’s when the water gets turned on is when we have the best contact and that’s the best time, and that is what Karen and Alison are working on so we will have something for that person when they turn the water on.

Vice President Ciotti stated he is getting information from the Town Manager that you are not working with her, when was the last time you sat down with our Town Manager? Ms. Downing responded in January. He further asked was she able to help you with these code violations/procedures? Ms. Downing stated that at the time she wasn’t really sure whether a Historic Board has the legal right to file on behalf of the Historic Board, however, I know there are other municipalities that do that, but she also explained to her that, that was fine, and if we could not file as a Board, that she was going to sign it as Chairman of the Board, herself. Mayor Roddy asked, to go ahead and approve it without discussing it further with the Town Manager? Cllr Sindledecker added she’s talking about a complaint. Mayor Roddy reiterated, filing the complaint, instead of the procedure. Ms. Downing stated the procedures are irrelevant at this point, they have been rescinded. Mayor Roddy stated, yes that’s true but the procedures were presented and voted upon in the first place, and it wasn’t discussed with Code Enforcement, nor was it discussed with the Town Manager. He further stated, I’m sorry, it was discussed with the Town Manager and the Town Manager recommended that you wait on the vote to discuss it further with Town Council to authenticate your authority to be able to come up with this list, but you went ahead and voted on it anyhow. Ms. Downing stated we did. Mayor Roddy asked why, and she responded that her comments, if remembering correctly, her comments came after the motion was

already made and seconded and the vote was being taken. Ms. Rickman clarified stating that “in December, Ms. Downing brought two sets of procedures, one was administrative for the Historic Board to work with me on the process of a COA; we worked together on those, and we accepted those. Secondly, she had a set of procedures for code enforcement. Her comment to Ms. Downing was, I’m not sure about this, I need to check the legalities of that, but we need to talk about it further, and she said okay. In January, it came to the discussion of the Historic Board meeting and before the vote was taken, I interrupted and said, excuse me, but there are concerns that we have not talked about yet and we need to do that. Her comment if I remember correctly, is we can talk about it later, we will take the vote and we will get together and talk about it. Vice President Ciotti added, and that never happened? Ms. Rickman responded no, it has not. President Callahan questioned that was in January, and Ms. Rickman responded yes, at the January meeting.

Vice President Ciotti made a motion to discuss replacing Ms. Downing from the Historic Preservation Board. We are running into many issues, and attorney contacts, our attorney believes that you are insubordinate; Ms. Downing stated she would like to address that. Motion was seconded by Cllr Sindledecker.

Ms. Downing stated she “did meet with Jeannie in January and she did explain to me that when I contacted the Attorney General that the Attorney General was in turn contacting our town lawyer and that was costing the town money which I did not know this at the time. There were specific questions at which I could not get answered on a local level, so I went to the Attorney General to try and get answers from that. She did not know that we were being charged as the Town for emails that were being sent to our Town Attorney because I didn’t hear anything from it, so I didn’t realize that, so when Jeannie approached me with that and said we are being charged, I said okay, I understand and we certainly don’t want to be charged as the Town for an attorney fee for this, so we talked about it and I said I won’t contact the Attorney General anymore.”

President Callahan asked Ms. Downing if she was aware that it cost the Town, \$1900 for the Attorney General and our attorney to talk back and forth? Ms. Downing stated she was not aware because she was not privy to any of these conversations. President Callahan said she is telling you that is how much it cost, and the taxpayers are paying for you not to be aware, but you have Jeannie, and you could have asked her the question and she could have talked to our attorney. President Callahan stated you are going behind Jeannie’s back to do things and that is not right. Ms. Downing stated she asked and couldn’t get an answer at a local level which is why she went to the Attorney General. Vice President Ciotti stated we have an attorney. Ms. Downing further stated that she thought she would get the answers.

Cllr Sindledecker stated the concerning thing is that there is a lack of communication and a lack of working together that is being reported to us and it is our job to work things out like that because it is really important that we all work together. We cannot get this done like this, we cannot just go off and make up processes and procedures. Ms. Downing stated she was asked to come up with procedures as a Board, but I didn’t come up with all these procedures. Cllr Sindledecker stated but the Code Enforcement, you were asked to talk to her, and you didn’t do, and then you voted on it and said we will talk about it and then you didn’t do it. Ms. Downing said she thinks that one of the things you are confused about, is this is not saying you’ve got a code violation, we are not superseding Code, it was a way for us to report or to file a complaint on a violation, so we weren’t superseding any other board, or superseding anything else, however, like she said we don’t even need to do that, it is already in our Code like I read to you. That is already in our Code and in our Code, it says “shall”, which means must, so I’m confused what you are saying that I am not working with the Town Manager. In fact, we met in

January and had a very good meeting in January. Ms. Rickman added it was during Christmas break, between Christmas and January. President Callahan pointed out that in the Code it says “shall” which is always mandatory, and not a directive, in MuniCode, and when it says “shall”, then you have to do it that way. Ms. Downing stated that is what she just read to you.

Cllr Sindledecker stated she thinks the problem there is not, at the moment, according to our Town Manager, and according to what has been reported to me in other ways, a good working relationship and we need that badly, so that the point is what can be done to make that happen.

Cllr Naworensky stated he felt we have already addressed that this evening, we talked about new members on these boards, we talked about the lack of training, if we have someone on a board who has been on a board or a committee for a year or less, and they have been thrown into the pit to make decisions, there is not a person sitting in this room that hasn't made some faux pas and some poor judgements and errors. He stated he is going to reinforce the fact that we need this training for all our boards and committees. Cllr Sindledecker agreed. An audience member commented, “or we should be more selective on who we vote on”. Cllr Sindledecker, added we should be doing both things, doing good evaluations and good training and that really is part of it.

President Callahan commented on the litigation that she had told Melinda how she felt when the seven (7) day letter didn't go out on time, it says in our Code that the Preservation Board shall determine, and the Board shall send it out within seven (7) days. You said it had not always been done that way and let Jonathan (Ward) take the blame for that, and that was your job, and that has cost us \$20,000. Ms. Downing responded that she was given a directive from the Town Manager that she sent out the letters; President Callahan stated she wasn't even the Town Manager at that time; Ms. Downing stated she realized that but that was the directive our Board did things. As far as Beth's concern, the letter should have been sent out by our secretary, and I was not secretary. President Callahan stated you are the Chairman, so you are in charge of the Board. Ms. Downing added, I did call several times and remind Jonathan (Ward) and asked him to send out the letter. President Callahan said, nevertheless, that has cost us \$20,000 so you have cost us \$22,000. Mr. Ward from the audience stated it was not multiple times, you asked once. Ms. Downing stated, having said that Eva Jo, let's really talk about where that money got spent and why it cost us that much money; when she got the email that he had missed the deadline, she met with Jonathan and asked specifically not to send out a letter of approval. He sent the original letter and then he sent another letter denying it a month later; that falls within thirty (30) days. They only had thirty (30) days to file a lawsuit against the Town. The letter they got sent should have never gone out to them, they had already missed the thirty (30) days, so they already missed their day in court. That's the only ramification that they have is to go to court on it, that's in our MuniCode. Also when she asked to rescind the letter, she was told that it could not be rescinded unless we had the Town Attorney or your permission and I have all of that and I can get you copies of all that, so I brought it to the Town Council, so when it came to the Town Council and you voted to rescind the letter, it was sent from our attorney on behalf of the Town Council which the Town Council did not have the authority to do that. Had the rescission letter been sent on behalf of the Historic Board, we had the right to do that, and we voted on it originally. President Callahan stated, then you should have sent it. June Glass (audience) stated the attorney got involved by then and she was taken over and making mistakes.

Cllr Sindledecker stated she understands all of that but she is more concerned about emergency meetings being called on a Friday afternoon for a Sunday night, and another one called on a Monday night, even though you were told not to do that by the attorney and Town Manager and not actually letting the Town Manager know that you have called this and you don't have the authority to call it, and you certainly don't have the ability to go around on a Friday night without getting in touch with her, you

could easily get in touch with her. Ms. Downing stated she did get in touch with her. She got in touch with her and can provide you with cell phone records showing that I called her. Cllr Sindledecker added, but you were told not to do it. Ms. Downing stated she was not told not to do it. Ms. Rickman clarified that she told her that she could not post it and added that Ms. Downing did call because she (Rickman) was on her way home Friday evening. Cllr Sindledecker stated she does not have the authority to do it. Ms. Rickman stated that instead it got posted without my knowledge and I was told after the fact. Cllr Sindledecker said they had a second meeting; Ms. Rickman added that was on a Sunday; and Cllr Sindledecker followed that they had one on Sunday night, and another one on Monday night. When asked by Cllr Jones, Ms. Downing responded they were noticed. Mayor Roddy asked how this was put on the website without the Town Manager's approval. Ms. Downing stated that the Town Manager told her she could not put it on the website, that she did not have the ability to do so, so Ms. Downing called someone who has the ability to put it on the website. Mayor Roddy questioned so someone has the ability to change the Town's website without Town Manager's approval? Who would that be? Don't you have a personal relationship with the Chair? He (Holger Giese) has a very close personal relationship. If the Chair is asking a person to change the Town's website without the Town Manager's approval, that's not appropriate. Ms. Downing stated you are very out of line. Mayor Roddy asked how is it not appropriate for someone to change our website without Town Manager's approval? Alison Soracchi inquired where does it say in the Code that the Chairperson cannot call a meeting? Ms. Downing says it actually doesn't, it says that she can. Ms. Ellwood (audience) stated that Council has to give ten (10) days' notice for a meeting of any kind. She addressed Mayor Roddy that this is for Board meetings, not a Council meeting, we are talking about the Historic Board, further adding to call a meeting of any kind. President Callahan stated it's 72 hours, that's state law. The Town Attorney added that Council can call an emergency meeting, the Historic Preservation Board does not have the authority to constitute an emergency.

Loud comments from the audience prompted Cllr Sindledecker to clarify that there would be no comments from the citizens during this period and appreciate the clarification that Alison is giving, but she doesn't appreciate all of the people shouting at her, as she is trying to work through this issue, and it is inappropriate the way we are going about it.

Vice President Ciotti stated that when he got what was assumed the document where the judge had decided the case, that he got it on Friday afternoon, and if I remember, it was only sent to Council, so how did all this happen on Saturday and Sunday and she holds an emergency meeting on Sunday night and Monday night and sent a letter down, who gave you that information? Ms. Downing stated it is a small-town Frank. Cllr Sindledecker asked the Town Manager did you not have to take action on those two meetings that she had on Sunday night and Monday night, in writing and Rickman responded yes she did. Cllr Sindledecker asked, was that not on Monday morning or Tuesday. Ms. Rickman stated it was the following day, while Ms. Downing corrected it was actually on Tuesday. Cllr Sindledecker said, alright it was on Tuesday, and that was because you had already had the two meetings. She further stated this is absolutely difficult.

Vice President Ciotti stated he has lost faith in the Chair of the HPB and motioned to remove Melinda Downing from the Historic Board; seconded by Cllr Sindledecker for discussion.

Cllr Sindledecker stated she wants some discussion between the Council members and to put it on the record. She said she attended both the Historic and Tree Committee meetings last week, and someone made the comment "I'm glad to see some Council members finally showing some interest in attending meetings", and she wanted to say for the record, "I don't attend committee meetings unless I have a specific reason to do so on purpose. I don't micromanage and I don't want to do other people's

jobs for them. If the meetings are well run, and if the minutes are good, and if there are no problems reported then I trust the people that have been appointed to do the duties and responsibilities that we have given them. I think part of the problem that I am seeing here is that there is a ...I'm on the Town Council because I wanted to serve my community and give back, and I have to believe that others are doing the same. I have to believe they are motivated in the same way. This isn't a tug of war, okay? And nor is it a power struggle. I think we really have to work under the ordinances we have and the state law. We can't just make up procedures and things and processes going against them. The way we know that we are on track is that we have, thanks to Mark asking the right questions, is a person here that is a really good administrator with seventeen (17) years of government experience, and it is her job to do this work and to guide us, identify means when she offers her input whether things are legal, offers her input on how to move ahead, and offers to meet with people and they don't show up in the minutes, and she announces herself as the Town Administrator. She is not just a comment being made, she is actually trying to guide people and I really, really, really think that needs taken attention. I think there is also some problems here in that our...I'm not sure that people understand, our Town Manager is serving as our Town Administrator. She reports to us and we are the elected people that are supposed to do the best we can for the Town. Our Code under Section 8.01 says that the Administrative Official, amongst the two other things ..shall take any other action authorized by this Article to ensure compliance or to prevent violations of its provisions. Her job is to take care of us, okay? It's not. Her suggestions, recommendations and the like have weight and they need to be treated that way. We need to start showing respect and professionalism together as we work and I am not seeing that and truthfully, I am losing trust here. That's the biggest problem. It's just every time we turn around, there is something else that has to be dealt with and we have so much work to do. I can't believe that we spend so much time on this stuff. So I wanted that in the record as to why I don't attend committee meetings, and how I feel about the whole thing. I think part of the job here is for you to know how I feel and what I am thinking. Thank you."

President Callahan called the vote on the motion to remove Melinda Downing from the McIntosh Historical Preservation Board. Motion carried 4-1, with Cllr Naworensky dissenting.

Cllr Naworensky commented that he has been on this council for about a year now, and learning that government moves slow and the reason it moves slow is half the time you are running defense, and half the time you are trying to do something good and we have a very small pool of people willing to serve and the ability to serve in this town, and as he has said everyone on this council has made mistakes, some of them have made some very embarrassing mistakes that were publicized, and you know if we remove someone every time they made a mistake, we won't have a town. Vice President Ciotti stated he has been here for seventeen (17) years on this Council, and I've only removed one other person and his name was Clark Davis. It was over Code Enforcement. It was a very delicate subject; it was handled gently, and he just did not like the direction that the board was going and that is why he was elected. Cllr Sindledecker commented that she does not believe that this has, in her mind, with making a mistake, it has to do with the fact that I don't feel there is good communication and there is not a good working relationship, and it don't seem to say, oh okay, whatever we feel about each other this is what needs to get done, we need to work together, especially if our Town Administrator has reached out more than once in an attempt to do that, and that's how she feel.

3. Tree Committee
 - a) February 3, 2022 (Draft)

Dennis Devore, Chair presented the report that included two permits, and have a permit from Marsha Strange representing her grandson, Mr. Collett. Mr. Collett is clearing their property for new construction and a drain field, and they (Tree Committee) had asked that they replant the two live oaks three months after the house is done. For Ms. Gallagher's permit, it was granted, and she is going to plant a live oak. During the January 6, 2022, meeting, minutes were approved with an addendum and corrections added to the minutes. He added that the correct emails for all committee members were turned in because our committee was not receiving their emails, and a copy was turned into the Town Manager.

Cllr Sindledecker stated she listened to the meeting and looked at the minutes, and appreciated that, asking if Dennis wanted to follow up on some stumps? Dennis stated it was brought up at our meeting with Jeannie which I am going to have to schedule a meeting for that. It was in January's meeting where we discussed that there were several stumps here in Town that needed to be removed, also Linda Ellwood, another resident on Avenue B, that have attended several council meetings prior to coming to the Tree committee meetings. It has been addressed in our Tree Committee and it has also been addressed six times here in council about the stumps on the Town's right of ways to be removed and we still have not received any answers on those stumps and when they are going to get removed. He stated we also have several, like at Jim Winters, on his own Town right of way that if people walking in the grass could stumble over them, so we need to seriously get these stumps done because the Town can be sued if they fall into these tree stumps that are on Town right of way? Cllr Sindledecker asked the Town Manager if this a private issue, and she responded we were going on the list. Dennis added there was a list he thought in January in their minutes. Vice President Ciotti questioned there is a list of stumps in January, and Dennis stated he was not sure what month it was, but there was a list, they did have it in our meetings, and they went over all of this of all the streets where the stumps and it was turned in with our minutes. Cllr Sindledecker stated she was interested in moving along and trying to understand. Dennis Devore reiterated that this has come before Council. Vice President Ciotti inquired why don't we have the stumps part of the contract and Jason Perry has a stump grinder doesn't he? Town Manager Rickman stated that we do not have a contract with Perry's at this time, but we can look into it. Cllr Sindledecker stated that was great, she has it on her radar so let us see what we can do. She added that it is not getting mowed in part because of it. Dennis stated the one on Avenue B is not getting mowed and there are seven stumps there, and David is mowing on either side of them, but not weed eating or doing anything around the stumps and the grass is growing into weeds now. He added that it's an eyesore for a resident to look out on town right of way that's being maintained by the town. Vice President Ciotti added it's something else we can be working on with these stumps.

4. Land Planning Agency

VII. CONSENT ITEMS

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. Please call 591-1047 for questions on Consent Agenda items prior to the Council meeting.

1. Acceptance of L. Gallagher's Eagle Scout Project

Scout Liam Gallagher formally announced that the project has been completed. He stated about 17 people came out and helped, with 341 total work hours, with concrete posts and signs up, painted, and finished. He raised \$362.53 to cover expenses and any extra materials were donated toward supplies that included Mr. and Mrs. Dillard, a company in Ocala Custom Carpet Finishes, Friends of McIntosh, his family and other family members. He requested the signature for the beneficiary to recognize that the Eagle project has been completed to your approval. Mayor Roddy asked if he gets a badge for this project, and he responded that he will be getting the Eagle Scout badge. Cllr Sindledecker asked if pictures were taken, and he said there were lots of pictures of him working on it. Ms. Gallagher added that she has sent pictures to the Town Manager for sharing. She added that the next step he gets to go before the Eagle Review Board following with a ceremony. Mayor Roddy asked that she forward the pictures to Mary Ann Kelly to make sure they get into the Gazette for next year. Cllr Sindledecker stated there will be a ceremony to look forward to. Council accepted the project.

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

Town Manager presented a copy of the Senate Appropriations Bill 2500, with the Town of McIntosh Town Hall Project included in the bill for \$500,000. She stated it will be heard on Wednesday, February 17, 2022, at 10:00 a.m. on the Special-Order Calendar of the Senate Session. Special Order means that it is a list of bills that are on second reading, having had a first reading, and it's moving forward. President Callahan asked if had already been through the House and Rickman responded that it has gone through, and the Senate Bill, approximately 400 pages, is one bill so it will be heard next Wednesday.

Regarding the Action Summary Rickman presented the item regarding costs of the ballot as requested by Cllr Sindledecker at the previous council meeting, and provided by the Supervisor of Elections, with the second page reflecting approximately \$340, to include a Spanish Translation that is required, probably an estimated \$1,000 for the entire ballot that includes candidate voting and the second page. President Callahan asked if this was for the November election, to which Rickman responded there is an August election and Primary in November. Cllr Sindledecker asked if the Spanish Translation is for the candidate ballot, and the second page, and Rickman responded it's for the second page (referendums), and if we need it, we have got it. Rickman agreed and added that there are 349 registered voters in McIntosh.

1. **Request Approval to Transfer Financial Accounts of Public Funds**

Request by TM Rickman to transfer financial accounts from Community Bank, presented fee structure and open opportunities including credit card benefits. Motion by Vice President Ciotti to move the funds from Community Bank to Truist (formerly SunTrust) with cash back on purchases opportunities; Cllr Sindledecker noted that the Town's credit card does not work often times and is sometimes very complicated; Motion seconded by Cllr Jones and noted that the 1% cash back on purchases will more than take care of the fees plus some; Jeannie clarified that we are eligible for a rebate program for all our expenditures that have been charged, that would possibly get back at the end of the year.

Motion passed unanimously.

2. Request to Schedule Continued First Reading of Proposed Tree Ordinance on March 10, 2022, at 7:00 p.m. or immediately thereafter.

TM Rickman suggested that this would be considered as a first phase of moving forward with the Tree Ordinance; there will be additional changes, working with the Tree Committee as she has been talking with Dennis and they are working on parts that may be procedural and they are going to be able to move forward with those, but it would not be a requirement that you would have to add into the Code; This coincides with an item further in the agenda with the Arbor Day event through Tree City USA that does require certain provisions in our Tree Ordinance, so we can take care of this now and move forward. She added there will be several public hearings along with the work she is doing on the MuniCode revisions that have been presented prior to her coming on board. She added that it has been six months that she has been working on this and working with the Tree Committee, but there will be more additions to the Ordinance as we move forward, but this will get us started. Motion by Cllr Sindledecker to approve scheduling First Reading of the Ordinance on March 10th, 2022; seconded by Cllr Jones;

Motion Passed unanimously.

3. Vice President Ciotti - McIntosh Community Yard Sale – Saturday, March 19, 2022

Vice President Ciotti commented that in the Town's vision, a lot of the audience and council members wanted to allow people have yard sales around the park; they thought that the Town area is protected now and we allow individuals to set up on these yard sales days and asked if council would consider allowing vendors outside of McIntosh to set up during the yard sales; He added do you think your sales would be less if other people are around the park, for McIntosh residents. Cllr Sindledecker stated she was not going to participate but she lives on a dead-end street and as a resident she might want to haul her junk here and sell it. She added that she does not have a problem with it. Vice President Ciotti added that he wanted to get peoples thoughts and it doesn't seem like anybody is really excited about having people coming to town and set up. Cllr Jones commented that she felt this should be Leslie's call, this was her brainchild and Council really had nothing to do with setting this up or doing anything about it. Vice President Ciotti added one of the things he voted individually, people wanted more stuff around the parks, food trucks, etc. Cllr Sindledecker added that we could say to her to include that if she wanted, President Callahan agreeing, and Cllr Jones offered to talk with her about it. Vice President Ciotti added that it is on March 19th, Saturday and also they called Cemetery Clean Up Day on March 5th. Cllr Sindledecker asked if this is on Facebook, or a poster and Cllr Jones responded that she has pamphlets ready to go, and Cllr Sindledecker noted that it did not have any contact information on it. Cllr Jones noted that on the actual flyers it has her phone number and email address.

4. Discussion of Planning and Coordination of Arbor Day Event – Friday, April 29, 2022

TM Rickman presented the communication from the National Arbor Day Foundation who are now requiring for us to earn or maintain our Tree City USA designation, we must hold a celebration and have a proclamation. She added that with the last item on the agenda regarding the placement of the historical marker within the Garden Club's plant sale on April 2, but this is to consider possibly a separate event as Arbor Day which is on Friday, April 29, and the Town Council would be the host because this all fits into the next application in September. Cllr Jones inquired if we were considering the dedication of the marker that day too and maybe have some other dignitaries to come and be with us. Rickman responded that because the marker is representing the Town, if it's okay with the Garden Club members, we could move that to the Arbor Day event, invite the local

officials, recognizing the contributor of the marker, and if there are vendors or other groups as Friends, Garden Club, Lions Club want to participate then this would be your inaugural event for Arbor Day. Cllr Sindledecker stated that the Garden Club was only hosting with the marker and felt would be more appropriate to switch to something that the town is hosting and make it an even bigger and better event. Cllr Jones added that since it is Arbor Day, we could have some of the vendors or the Garden Club stuff set up because it's all about the plants and trees. It won't be as big as your plant sale. Cllr Jones offered that she and David will put up Funnel Cake sale.

Patty Dodd commented that she and Karen Harms were going to present at a meeting and has offered to buy 3 oaks, and with the town's permission place them on the property of the school. Karen Harms offered to draw conceptual drawings for Arbor Day. They were going to present next month, she (Ms. Dodd) will pay for the trees, and pay to have them planted. Cllr Jones asked if she was thinking of doing that for Arbor Day, not necessarily on Arbor Day. Rickman added that we do need to plant some trees for Arbor Day and offered to acquire golden shovels for each of the council members. Ms. Dodd added that Florida Arbor Day was the 22nd of January. Karen Harms added that she along with Patty have walked the property a couple of times and it's hard to tell where it would be a good place to plant a tree and asked if there was a way to find out where to put these trees in a drawing that would be accurate.

Motion by Cllr Sindledecker to schedule Friday, April 29, 2022, to hold the Arbor Day celebration, to post it, to be held in the afternoon, early evening.

Cllr Sindledecker amended the motion to include the Historical Marker at the Arbor Day event; seconded by Cllr Jones.

Motion passed unanimously.

5. Request Approval to Schedule Dedication and Placement of Historical Marker in joining the Garden Club's Plant Sale on Saturday, April 2, 2022.
(Referenced above)

Citizen Comment was taken prior to Council comments.

IX. CITIZEN COMMENT

Patty Dodd inquired as to legal fees and requested as public record.

Charles Gates suggested showing more respect and consideration of what the officials are doing but can't do it without order and would like to see a little more respect, and people should not just speak out. He waited his turn to speak, otherwise you wouldn't have order. He further added that speed bumps have done damage to his vehicle and consider softening up the speed bumps. He suggested possibly adding asphalt to taper up and taper down, instead of a steady hard hit. He addressed the local officials stating he knows they work together, discuss things, and try to make it right. He added that he is glad to have a new city manager who is knowledgeable and let's cash in on her knowledge, we are paying her.

Alison Soracchi – Vice Chair of MHPB, she has asked for patience in moving forward. She has not had any training and has not been in this position before although she has served as a secretary for the Board of Directors and now she is president for a different board of directors, but this is new to her, including

Sunshine Law, and the Town's Code. She added that hopefully once they add a new member to ask the Council for patience and she can work with Jeannie to do the work for the Historic District.

X. **COUNCIL COMMENTS**

Mayor Roddy introduced Lt. Claude McQuaig, District Commander for NW District who spoke regarding his responsibility /duty of the District from the World Equestrian Center to Micanopy and all the way to Williston.. He recognized that the Town pays for special detail to monitor traffic speed etc. His office is located just north of CR 326 and offered assistance by calling his office.

Mayor Roddy spoke of the culture of the town and complaints come to him. He recommends coming to the meeting, voicing your opinions that are of concern, and also everyone's involvement and with the complaints of the board and allowing the actions that have occurred. He heard from a citizen of cursing at some of our meetings. Cursing is not the culture of this town. What he has told folks is to get involved, but they do not want to get involved because they don't want to put up with it. He commented if you have the problems on the boards, you have got to change things. He stated happy boards get happy members. He referred to WEC buying the former Polo facility which will be a big deal and bring attention to this area, talking about broadband, going to Tallahassee to talk about the Town Hall project. He complimented both the Town Manager and the Town Attorney for getting things done and felt very privileged to have the law firm of Gilligan, Gooding, and Batsell as the Town's attorney. He commented about the need to have transparency in the meetings. He added if the Town was aware of the Code Enforcement Procedures, that they were voted on the 20th and rescinded on the first meeting, which is why he made his feelings known about having that vote rescinded and feels it is important for people to understand and realize what is going on at these meetings. Meetings should be digitally recorded and provided to the town manager so that they are kept on file and anyone can refer back to information. Cllr Jones suggested that this should be for all boards and committees.

Angela Fogarty, member of Tree Committee meeting, a U.F. employee, offered to get information from her resources regarding Arbor Day for the town. She also emailed to the Arbor Day Foundation to see what they can give us free for the Arbor Day event. She added that she felt the Tree Committee should be involved in the Arbor Day celebration and offered her assistance.

Mayor Roddy added that Tom and Luisa Sheer owning the property next door to him suggested adding an addition to the Town Hall project for a medical office or clinic and felt it was worth discussing in the future. He mentioned that they are willing to support it and felt it is a good thing for the town if it can be done. Vice President Ciotti added that with enough funding, we could probably add a couple of rooms for potential.

Karen Harms spoke of the Town Hall project and the Post Office and if you have the money build something that could become something, and a Post Office would be included. She stated that the Post Office rents the space in Evinston. The existing Post Office is old and is way too small, not enough room for packages, and if there is enough money, build something for a decent size post office and people can come do their business, place park benches for people to come,

Cllr Sindledecker complimented Town Manager for keeping council informed in all aspects of her job and the town management. She feels far more prepared when she comes to the meetings and do the work that is before them because of the work she does ahead of time, and all the communication she is doing. She commended the Chairs that are working with her, creating the procedures, and training, and getting folks

that are qualified. She provided history of a transitional rough year with 3 town managers, 2 attorneys and three new council members for 2021. She reiterated that training is needed, to be expected and known by the committee members.

Vice President Ciotti referred to an article in a newspaper regarding city manager deserves a chance and stated as we move forward with Jeannie, it's going to be a challenge, to give it a chance, let it succeed, and with just five months of her tenure. He also thanked everyone for coming.

Meeting adjourned at 9:10 p.m.