

AGENDA MINUTES
McIntosh Town Council Workshop
Community Center 5835 Avenue F
April 25, 2023, at 6:00 p.m.

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

CALL TO ORDER

INVOCATION & PLEDGE

ROLL CALL (P = Present; A=Absent)

President Ciotti	P
Vice President Mullikin	P
Councillor Jones	P
Councilor Naworensky	P
Councillor Sindledecker	P
Mayor Roddy	P

I. DISCUSSION

1. Opening of Bid

The bid was opened and presented as the only bid for \$16,210. No objections or request for further discussion.

2. Litter Ordinance

President Ciotti- Marion County has started their campaign for littering. The ordinance provided by the county has been provided.

Cllr Jones- It appears to still be a work in progress, but it appears to be a fair and beneficial ordinance.

Cllr Naworensky- It is still a work in progress, and while we do not have a major need, there is not a downside to adopting this ordinance.

VP Mullikin- McIntosh does not have a major litter issue at this time but adopting it does not have a downside.

Cllr Sindledecker- While we think we do not need this right now, being proactive and joining in is a very good plan.

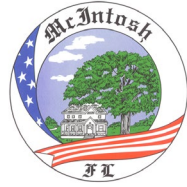
Mayor Roddy- Recommends the council adopt, it will be favorable to the town.

President Ciotti- Discussed specific parts of the agreement and stated it could help to clean up past issues that the town has seen. Requested that Stacie review the ordinance and work with TM Gonzalez to move forward with the ordinance.

TM Gonzalez- Asked the council if there was anything that needs to be changed or added.

President Ciotti- During the first reading changes can be made.

3. Town Lease Contracts



President Ciotti- Many of the contract has expired or do not have end dates.

1st contract is with Kevin Kneidler/ Lawn Tech for the warehouse. Suggested that there is a 25% increase across the board for all contracts. This contract is \$535 and terminated December 31, 2022. It allows for subleasing which Marshall sublets.

Cllr Jones- A 25% increase seems steep.

Cllr Naworensky- 25% does seem to be a jump, maybe closer to 10%.

VP Mullikin- Agrees that 25% seems high.

Cllr Sindledecker- Understandable that prices have gone up. Do we have any idea what the increase is to the town related to the rental properties. We should look into comparable properties as a fair way to approach this.

Cllr Jones- Requested that we look for consistency between these agreements. There are different terms, some have sales tax, some do not.

President Jones- Asked which contracts have sales tax.

Mayor Roddy- All of them

TM Gonzalez- Elaborated that the wording on some of the contracts is not appropriate to clarify the difference in rent and taxes. Additionally, there are other inconsistencies such as responsibilities for repairs and maintenances.

President Ciotti- Asked if each contract has insurance included.

TM Gonzalez- Expressed that there is concern with inconsistencies for the requirement of insurance among the contracts. There are certain terms that should be included such as the town being listed as additional insured.

Cllr Naworensky- Agrees with Melinda that all the lease agreements need to have an end date rather than being open ended. Additionally, when talking about comparables, we cannot compare storage to retail.

President Ciotti- Asked about a 5-year term.

Cllr Naworensky- Suggested 1-year terms.

TM Gonzalez- Several have a year contract and then after a year the terms are month to month.

President Ciotti- Wants to see consistency around the same time of each year.

Cllr Sindledecker- For budget purposes, annually would be better than month to month.

President Ciotti- The next contract is the Little Yellow Building. The lease is month to month, we could change it to an annual lease. Asked Mr. Devore in the audience if he was planning to keep the lease.

Dennis Devore- Likely will terminate the lease with 30 days' notice.

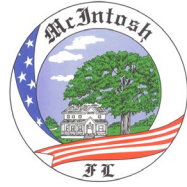
Cllr Naworensky- Pointed out the measurement of the building is incorrect in the lease.

President Ciotti- Mark Naworensky and the firehouse. It is used for storage, and it has a 7% tax rate.

Cllr Sindledecker- The contacts should read "whatever the current rate is" for the taxes.

President Ciotti- Asked Cllr Naworensky if he was planning to renew the lease.

Cllr Naworensky- Yes



President Ciotti- The school lease started in 2003, there have been a few addendums to the lease. At the last council meeting, the 5th addendum was revoked. The electric will be paid by the school. Addendum 3 gave use to the vacant area (ball field), addendum 4 was for the removal of and replacement of portables. 2nd addendum to the lease gave the whole building to the school for \$500. They currently are not charged rent; the school no longer has the whole building.

Cllr Sindledecker- It would need to be specified that they only have half the building.

Cllr Naworensky- They do not need the whole building and we had discussed using the other half of the building for a temporary town hall.

Cllr Sindledecker- They had come up with the idea to have a Pre-K which would be a feeder to the elementary school, and they would need use the other half of the building. At that time, it did not pass, because we need, the space for our temporary town hall.

Cllr Mullikin- Asked about the \$10/yr. rent.

Cllr Sindledecker- Now that addendum 5 has been revoked, the \$10/yr. needs to be added to the lease.

Cllr Jones- Mentioned the 1 month written notice required on the 5th addendum cancellation.

TM Gonzalez- Clarified this was done. Have not gotten a response from David or Candace, but the written notice was sent.

President Ciotti- Scanned over the details of the original lease. Discussed combining the leases/addendums with what is current, and correcting verbiage. Asked about a 1-year lease.

Cllr Sindledecker- Not for a school, it should be 5 years for a school.

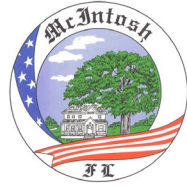
Cllr Naworensky- The town needs a school, and it is obvious the town supports the school. We have signed an interlocal agreement with the county and they have the property essentially for free. The school has 10 acres available for use, and there has not been any effort for the school to move in that direction. It is fine to lease the property to the school, however it should not go on forever. Would like to see effort on the school's behalf to be self-sufficient. The council could consider options on how to help them with the transition. Confidence levels in the administration and the staff are low right now.

Cllr Sindledecker- Addressed the effect of COVID on the school. There are also issues that are being addressed with the school board. Does not seem realistic to expect them to be able to make the move to their own property while they are still recovering from the effects of COVID. We cannot continue to threaten the lease and expect them to be able to plan for the future.

President Ciotti- Expressed disappointment in the school and the uncivilized behaviors in the board meetings. Read from the schools' audit report that stated there is substantial doubt that McIntosh Area School has the ability to continue for 12 months.

Patty Dodd- This has nothing to do with our rent.

President Ciotti- Elaborated on the expenses on the audit report.



Cllr Sindledecker- Does not believe that the council can appropriately go over the audit without someone that conducted the audit as to the viability of the school.

VP Mullikin- Agrees to a lease, but not 5 years. Suggested 2 years and to check on the progress of the school at that time.

Cllr Jones- Based on what appears to be the financial viability at this point, with their lessened enrollment, I am concerned that if we do an extensive lease that they are not going to be able to meet the terms of that lease. Would like to see a 1-year renewable lease with an option to renew it for up to 5 years. At the end of each year, the town or the school can make their determination to terminate the lease. It allows for an out for the school if they find they cannot meet the terms and give the town an out if we find we need the building or property, we have that right as well.

Cllr Sindledecker- You are not comfortable with a 2-year lease.

Cllr Jones- No. A 1 year lease with an option to renew up to 5 years is a standard commercial type of lease.

Cllr Sindledecker- The school is a resource for the town, for the growth and for something more than a dying community. When a town loses everything such as the pharmacy, grocery, and now the school, if that were to happen, we become nothing more than a bedroom community. In our vision statement we talked about wanting to do better about bringing in.

President Ciotti- Asked TM Gonzalez to combine everything discussed into one lease and clean up the language. Leave the term blank for the length of the lease.

4. Town Hall Project

Cllr Naworensky- We are proceeding with the Town Hall building. We are in Limbo about the appropriate request. We need to decide what we want to build and have an architectural drawing. The front section of the building can be built as we have discussed and if we get the appropriation, we can add a meeting hall for our council meetings.

Cllr Jones- We need to do a feasibility study to find out where our septic is and utilities are. The department of health will do that. They can determine what it is connected to.

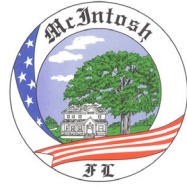
President Ciotti- Drawing have been done by Kaplan, we should have a workshop with the architect.

Cllr Sindledecker- Requested we put together a list of what we want and need. We have the \$250k that we set aside from the grocery store. We should check with the county on their bid process.

Jonathan Ward- The council approved the process for this. A committee of Tim McKee and Eric Childs, the architect and anyone else who should be involved would come up with a design and a contract that would go out to bid using the Marion County bidding process.

Cllr Jones- There can be separate parts to a bid. Part A for the building, part B can be storage, there are several ways you can structure a bid.

Cllr Sindledecker- Requested the working document with all the design aspects previously discussed so we do not have to start from scratch.



VP Mullikin- Agreed because he was not on council when it was discussed.

President Ciotti- Discussed setting up a workshop and gathering ideas.

Cllr Naworensky- Passed out a photo of a church in Summerfield that has a design that he liked.

President Ciotti- Tuesday May 23rd for the workshop at 6 p.m.- no objections

5. General Topics

II. MANAGER COMMENTS

III. MAYOR COMMENTS

Mayor Roddy- The area is on the verge of the growth that is coming. Asked the council to stay in the mindset of preparing for that growth, perhaps expanding the boundaries of the town.

IV. ATTORNEY COMMENTS

V. COUNCIL COMMENTS

Cllr Jones- FL Dep. of Public affairs has a project that they are surveying for currently on 441. Now is the time if we have any requests for speed reduction or anything we would like to see included. The website for input is www.cflroads.com/project/445218-1.

Obtained the name of the officer in charge of special duty to see if we can get state troopers in our area. Will be reaching out for introduction and initial contact and then will pass off to TM Gonzalez.

Cllr Sindedecker- Requested the road input link be put on our website.

President Ciotti- The Timm property is being sold and the food bank will need to be moved. If anyone has ideas where it can go.

Patty Dodd offered for it to be in front of her house.

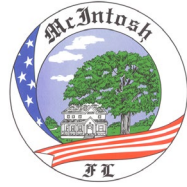
President Ciotti- Suggested near the mini park in the shade.

VI. CITIZEN COMMENTS

Dennis Devore- Thanked the council for the good job they are doing for our town. Understands the leases need to be uniform and COVID was mentioned that the school had trouble, but everyone was affected by COVID. If the council is going to take that into consideration and give leniency to one, you must give it to all. If the rents are going to be set to what the spaces are, then we need to get the same amount of rent for all our properties. There should be a good rent amount for the school property as well, it is government property, and it is maintained by the town. They need to pay their fair rent and the property that it sits on.

Jonathan Ward- Gave history of the land on the school land and that he is trying to locate a deed that would show the land once belonged to the school. Explained that the school does not have the money to move to the 10 acres. At one point the town offered \$1.2 million to move the school, but it was rescinded. Would love to meet with a member of the school board and the council to alleviate the disappointment.

Patty Dodd- We need to have a nice town hall, does not want one that looks like a mausoleum. We need to ask ourselves what we need vs. what we want. The council should



rethink the meeting hall area included in the new town hall design. We need to think about our children in the area and not get personal.

Chelsea Beck- Kids have attended MAS for 8 years. The problems with the school began before COVID. This school is no longer about the children, the current administration and the school board is not for our children. If the council is for our children, maybe you can help us. Expressed issues with hot breakfast not being provided, and that the only way to turn the school around is to remove the school board president. The issues have been going on much longer than the last 3 years. Questioned where the money is going for the school that does not pay rent and it is not going to the children.

Patty Dodd- This has nothing to do with this meeting and for someone to say the money is going to our pockets is despicable.

Mayor Roddy- Asked Patty Dodd to please sit down.

Cllr Naworensky- We will remove disruptive citizens.

Alison Soracchi- Sat on the school board from February of 2020 until last month when I resigned citing gross misconduct from other board members. Was part of the school board during the audit that was referenced, and for the budget analysis that was done March 27th, just last month. Would like the council to understand that the schools contracted bookkeeper raised the same concern the audit did, but on a much shorter timeline. He informed the school that he anticipated the school running out of funding by December of 2023. Gave a breakdown of the deficit the school runs on monthly, the assumption of grants and the lack of student enrollment. Financial viability was called into question before joining the board and it is a steadily growing concern. Would love to see a vibrant thriving school in this town, every effort to make it a thriving board was dodged. These concerns are serious and deserve to be addressed.

Patty Dodd- The town has nothing to do with the school.

Mayor Roddy- Asked the president to stop the disruptions.

Candace Batson- Has 2 kids in the school. The 3rd grader has special needs and at the start of his enrollment they met with the school and tried to work with the school. Expressed the issues that they faced such as last-minute changes, lack of communication, lack of transparency and the board president rolling her eyes at them in and dismissing them in board meetings. Grant opportunities they as parents presented were missed, and her children were asked not to come back.

President Ciotti- Asked Patty to sit down and be quiet after a disruption.

Candace Batson- Continued to express further concerns about finding placement for her children on short notice, checks that have still not been cashed and lost order forms.

Patty Dodd- Donated \$50k because I care about the school.

President Ciotti- Gavelled to call order and adjourned the meeting to cease arguing.

Meeting adjourned 7:36