



**Agenda Minutes**  
**McIntosh Town Council Meeting,**  
**Community Center 5822 Ave F**  
**May 21, 2024**  
**7:00 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 AND PLEDGE**

**ROLL CALL**

President/Mayor Roddy	P
Vice President Ciotti	P
Cllr Deaderick	P
Cllr Medeiros	P
Cllr Talbert	P

**I. PRESENTATIONS**

**1. Lieutenant Keith McQuaig-Present**

**Lt McQuaig-** Provided the town with the previous month's report. There were forty-four calls for service, one battery with a juvenile, fourteen traffic citations, fifteen traffic stops, five business checks, and eight other calls. There have been no hits on the burglary. Rock the Country is still happening and is well organized.

**2. Motorcycle ABATE**

**Russel Pace** provided information on who ABATE is and what they do for the motorcycle community.

**Mayor/President Roddy-** Read the proclamation and signed it with the town manager, and council members.

**II. MINUTES**

December 2023- April 2024

**III. FINANCIALS**

December 2023- April 2024

**Cllr Deaderick** motioned to accept the minutes and financials for December 2023- April 2024  
**VP Ciotti 2<sup>nd</sup>.**

*Motion passed unanimously.*

**Cllr Talbert-** In the Resolution for civility that was passed, there was a pledge, and requested to read it.

*Cllr Talbert read the pledge.*

**Cllr Deaderick-** We had a policy like this before. If a council member is out of line they can be voted out of office.

#### 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 is made, which record includes the testimony and evidence on which the appeal is to be based.*

##### **1. Christina Ravenscroft- Church Parade Request**

Christina was not present. Eva Jo Callahan and Mr. Al Hardgrove presented the request in her place.

**Cllr Talbert** motioned to approve the parade route provided, on the date that was applied for after a copy of the liability is provided **2<sup>nd</sup> Cllr Medeiros**

**Cllr Deaderick-**Recused himself because he is member of the organization for the vacation bible school.

*Motion passed 3-0 Cllr Deaderick Recused*

##### **2. Mary Ann Kelley- Grandfather Slide**

Requested that the town council allow for the old grandfather slide to be restructured to be turned into the entryway to the playground (it will be made un-slidable). This would be a project of The Friends of McIntosh. It would not cost the town anything.

**Cllr Medeiros-** Asked if it would lose any historical preference if it was reconstructed to be shaped like an arch.

**Mary Ann-** Stated she would prefer it to stay as a slide.

**Cllr Deaderick-** We might want to consider the arch so that it does not get played on. He showed a drawing of his idea.

**Cllr Talbert-** Stated he likes the arch idea. There have been cars pulling into the playground area. If it turns into an arch it creates an entry area to the playground separating it from parking.

**Cllr Deaderick-** Going on the guidance seen here, he requested that Mary Ann bring back more drawings and suggested they consider it being turned into an arch so the kids cannot climb up it.

**VP Ciotti-** Requested that Jessi speak with the underwriters to make sure there is not an issue with the insurance.

#### V. **COMMITTEE UPDATES**

##### **1. Code Enforcement- George Crawford- No new business.**

##### **2. Historic Preservation Board- Alison Scott**

**TM Gonzalez-** Alison was unable to make it. She thanked the council for her new appointment to the board. Their meeting was canceled. We will have a meeting soon about the changes to the code that have been discussed since Jeannie was in office, that the historic board has been working on, and then we can have a workshop to discuss those changes.

##### **3. Tree Committee- Dennis Devore**

Provided a recap of Arbor Day and the new tree planted. Jessi will be getting more mulch and another hose. There is a meeting scheduled on May 30<sup>th</sup> to wrap up Arbor Day.

4. Land Planning Agency- **George Crawford**

**TM Gonzalez-** George was unable to attend. There was a BOA meeting on May 14<sup>th</sup>. The applicant was for a generator to be placed in a location of her home that required a 5-foot variance. The variance was granted.

5. Parks & Recreation- **No Meetings**

**Cllr Medeiros-** While Anjie was on Parks and Recreation, she was spearheading the blue zone project. Cllr Medeiros provided a summary of what the Blue Zones are. He would like to see the Parks and Recreation Committee reassemble and follow up on that.

**Cllr Talbert-** Thanked Cllr Medeiros for the idea. We went outside of the committee's requirements in the code, which say there are five members. Maybe we should sunset parks and recreation and reform it with five members to rejuvenate some interest.

**Cllr Deaderick-** Agreed with Cllr Talbert. Addressed the town attorney- If we can figure out a way to make an advisory committee to enhance the number of people interested and elevate the financial responsibility.

**VP Ciotti-** That was the original intent. Agreed that sunsetting may be the best option.

**Cllr Talbert-** The other committees did not have other fiduciary duties, and it caused friction. We are about to go into budget season, and we should ask the committees if there is a need for funds for them in the budget.

**Attn Corbett-** Setting up guidelines will tamp down any legal issues that could arise.

**TM Gonzalez-** Provided the details of the current resolution and the changes that have been previously discussed such as lowering the number of members, and the way their budget works.

**Cllr Talbert-** The council should recruit members.

**Cllr Deaderick-** There are a lot of young adults in this town, and they may have a better idea of what is happening in their age group. It is a great way to introduce them to civic duty.

VI. **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 a 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.*

VII. **ITEMS FOR DISCUSSION/CONSIDERATION**

1. Church Parade- Use of Town Property

**Cllr Medeiros-** Several citizens have approached asking why insurance is required now.

**TM Gonzalez-** Provided the details for insurance and why it is important. It is not required, but up to the council.

*Further discussion on insurance requirements.*

2. Friends of McIntosh-Grandfather Slide to Become Park Entrance

3. Budget Amendments

**TM Gonzalez** presented the itemized worksheet.

**Cllr Talbert** suggested trying to sell the backhoe instead of trading it in.

**Cllr Deaderick** suggested reaching out to the Florida League of Cities. We also need to be prepared to replace the generator at the tower.

**VP Ciotti** motioned to do all the projects except for mini x, and table it until the next meeting to make sure it is the correct model **2<sup>nd</sup> Cllr Talbert** for discussion.

**Cllr Deaderick** spoke against the motion. this is for the purpose of budgeting. The cost of a John Deere will be in the same range. We are not approving to buy a Mini X from a certain person for a specific amount. This is just for budgeting purposes.

**VP Ciotti** rescinded his motion- **Cllr Talbert** rescinded 2<sup>nd</sup>.

**Cllr Talbert**- Our water is our resource and is important. The generator is an issue and the fencing around the water tower. There is no security at our workshop and historic buildings. We should look at these issues for our budget.

**Cllr Deaderick** -Concerned with the security at the water tower and water source.

**Cllr Talbert**- There are grants for these projects.

**Cllr Deaderick** motioned to move money from the money market to the operation for Item 1 (playground improvements), Item 3 (Road Repairs), and Item 4 (water tower mural) that will be included in the budget amendment for June **Cllr Talbert** 2<sup>nd</sup> for discussion.

*Motion passed unanimously.*

**TM Gonzalez** provided details on the diesel tank; this would not be considered a major priority. *Further discussion on the diesel tank options.*

**TM Gonzalez** provided details on the painting of the community center project.

**Cllr Talbert**- This is a project we should consider funding now. This building is historic and is a spotlight for our town. It is used quite often; we need to protect it. We generate revenue from the building, but are we charging enough? The rent should be higher for non-residents and a stricter policy on damages.

**Cllr Talbert** motioned to include the painting of the Community Center in this budget amendment 2<sup>nd</sup> **VP Ciotti**

**Cllr Talbert** amended to include moving the money from the money market utilizing our capital outlay **VP Ciotti** 2<sup>nd</sup>.

**Cllr Deaderick**- The window frames used to be wood-finished and would like to see them sanded down to their natural finish and would like to include LED lights.

*Motion passed unanimously.*

**Cllr Deaderick** motioned to replace the lights with high-colored index rendering fixtures at the same time as the painting project **Cllr Medeiros** 2<sup>nd</sup>.

*Motion passed unanimously.*

#### 4. McIntosh Area School Lease Agreement

**TM Gonzalez** provided the history and current situation of the lease and updated costs for the building.

**Cllr Talbert**- It is concerning that we do not have a signed lease agreement. Inflation needs to be considered. We should take another look at the rent and make sure that the rate is appropriate.

**Cllr Deaderick**- We are trying to cover the expenses, not generate revenue. Asked why we had not received the lease.

**Cllr Medeiros-** Personalities, the president of the school board has strong feelings towards the town and her perception of how the school has been treated which are different than the perception of the town. We are doing a service, and it is good for the community. They are struggling with enrollment. We should get a fair return for space, but they are also struggling. Maybe we can cut them some slack until they have more students.

**Cllr Talbert-** It is supposed to be a safe space for those kids, but in order for it to be a safe and secure environment for those kids, you pay your rent. No response is not a good response.

**President/Mayor Roddy-** I was president of the school board for many years and there was a good relationship. The town supports the school, it has been free since the inception of the school.

**Cllr Medeiros-** The test scores have improved, so the kids are getting a good education. I hate to see personalities get in the way of that school functioning.

**Cllr Talbert-** Creating a space for the kids and education, you are right, but that is separately looking at it from a professional standpoint on communicating. The lack of communication is concerning.

**Cllr Deaderick-** When I was on the school board, the school did pay expenses. They paid utilities bills and other things, am I hearing now that they are not paying those, and that the town is?

**TM Gonzalez-** No, they are paying for their electricity.

**TM Gonzalez-** They are paying for the electricity. The numbers that have been run both previously and now, the rent would include their electricity. The rates for electricity have increased significantly for several reasons. Duke energy rates have gone up, we are on the other side of the building, they have another administrator who now works in the office, and there is a cleaning company there late at night. The cost analysis provides half of the entire building's electricity, though they have two-thirds of the building.

**Cllr Deaderick-** So we are sponsoring them to some extent. If they need a sponsor, they can come to the town and ask for the town to sponsor them.

**Cllr Talbert-** A lease is a lease, and the lack of communication is concerning. There are three pages of chronology of communication and there is a problem. The bottom line is the lease should be executed.

**Cllr Ciotti-** Last month he wrote to the principal, David, to work things out before the meeting. He did not respond until today. He is frustrated that they are not communicating.

**Cllr Deaderick** motioned that if the school does not execute a lease with the town by the 1<sup>st</sup> of August, we do not allow them to occupy the space.

*Interruption by Holger Geise*

**Cllr Deaderick** repeated his motion, he is not against the school, but there needs to be a lease agreement. They either agree or they do not.

**TM Gonzalez-** Suggested allowing citizen comment at that time. If Holger feels like there is more information that the council needs to hear, I am open to hearing it as well.

**Holger Geise-** The town moved into the building and the Town is using the electricity that the school is paying for. The electricity bill is four times the amount that it was before the town office moved in. This is an important fact.

**TM Gonzalez-** The school is paying for the electricity for the entire building. When we provided the lease to the school, they were also provided with a Memorandum of Understanding that we would take over the electricity regardless of the lease not being signed. It was clearly relayed to them that regardless of the details and wording, the rent amount would not be changed. With that

MOE it would have meant the electricity would have switched to the town's name, the school would start paying their rent, and they would have been provided with more time for them to sign the lease and work out the details. The town did not receive the Memorandum of Understanding back either or much communication on that topic. The expenses on the cost sheet are only one-half of the building. The town only has one-third of that building. The electricity tripled for multiple reasons. Duke Energy rates have increased, the cleaning company for the school is there late into the night, and there is a new administrator. One of the many reasons why electricity has increased is that the town office is occupying part of the building. Regardless of that, the cost of electricity was still factored to be half though the school occupies two-thirds of the building. The town is not trying to create a hardship for the school, but the citizens have a right to know where their tax dollars are going.

*Motion dies for lack of 2<sup>nd</sup>.*

**Cllr Talbert-** If I did not respond to town business emails, no one would appreciate that. Asked the town attorney for advice.

**Attn Corbett-** The school's attorney expressed concerns about the terms of the lease. The lease needs to be 5 years for them to use certain funds. They were concerned with the amount of rent at \$650. She informed him the lease would be on this agenda, and he was unable to finalize the draft by the meeting.

**Cllr Deaderick-** Does that contract include language that says *or until the time that the county revokes the charter?*

**Attn Corbett-** Will look into it and it would be a safe harbor for the school.

*Further discussion on the rental rate*

**VP Ciotti-** Based on the numbers, we can charge \$850 a month, take care of the electricity and the maintenance.

**Cllr Talbert** motioned to pursue the lease at \$850 a month with the 5-year term to start August 1<sup>st</sup> with a signed copy by June 18<sup>th</sup> **VP Ciotti 2<sup>nd</sup>.**

*Motion passed 3-0 Cllr Medeiros recused himself.*

5. Location of the new slide (previous volleyball court location)

**Cllr Deaderick** motioned to allow the TM to decide where the new slide goes **Cllr Talbert 2<sup>nd</sup>.**

*Motion passed unanimously.*

6. Special Election- August 20, 2024  
*Discussion on the Special Election Details*
7. Firehouse Contract- Mark Naworensky

**Cllr Talbert** motioned to honor the lease agreement at 6-months and due to the fact that the tenant paid in full on time, we allow the \$200 rate **Cllr Ciotti 2<sup>nd</sup>.**

*Motion passed unanimously.*

8. Citizen Board Application (LPA/BOA)- Scott Mullikin

**VP Ciotti** motioned to accept Scott for the LPA/BOA 2<sup>nd</sup> **Cllr Medeiros**

**Cllr Deaderick** spoke against the motion due to the fact that he has stepped down once before

*Motion passed 3-1 Cllr Deaderick opposed.*

VIII. **MANAGER COMMENTS**

IX. **MAYOR COMMENTS**

**Mayor/President Roddy**-Reddick lost all of their members and their Mayor, but they are having a special election with members who are willing to fill out Form 6.

The Duplex has sold, and the house on Ave G has sold.

X. **ATTORNEY COMMENTS**

**Attn Corbett**-We went to trial and the judge ruled in our favor. There is a chance for appeal by June 3<sup>rd</sup>.

XI. **COUNCIL COMMENTS**

**Cllr Deaderick**- The blue zone people all eat fish. Spoke in support of the blue zone idea. The city maintenance persons pay is lacking, and we may want to address that before we lose more people.

Looking at the committee updates, most of the issues have been solved. What will the next 25 years look like? Things like the number of rental properties that are in the community are now the issues. The more rental property you have, after a point, the more the community goes downhill. There are rules that can be put in place to preserve the nature of the community.

**VP Ciotti**- Agrees with Lee about the rental properties. VP Ciotti asked for permission to approach another government fund and bring information back to the council next month.

*No objections*

**Cllr Talbert**- Expressed appreciation to Jessi and the staff during this learning curve and thanked the community for their patience. Building resiliency is important.

XII. **CITIZEN COMMENT**

**Alison Scott**- Thanked the council for her appointment. It is a pleasure to be on the board.

**Joyce Terry**- Asked about the decision on the old office.

**TM Gonzalez/Mayor Roddy**- It will be demolished. We are waiting for the appropriation decision.

*The meeting adjourned at 9:45 p.m.*