



**Agenda Minutes**  
**McIntosh Town Council Meeting,**  
**Community Center 5822 Ave F**  
**June 18, 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**

Civility Pledge Read by Mayor/President Roddy

**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 Sheriff activity report for McIntosh since the last meeting.

**II. 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.*

**1. MINUTES**

**2. FINANCIALS**

**3. AUGUST 20<sup>TH</sup> COUNCIL MEETING DATE CHANGE**

The primary election is on August 20<sup>th</sup> this year. The council meeting will need to be changed. The proposed date is Thursday, August 22<sup>nd</sup>.

**4. BUDGET AMENDMENT**

**Cllr Deaderick** motioned to approve consent agenda **2<sup>nd</sup> Cllr Talbert**  
*Motion passed unanimously.*

III. **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.*

IV. **COMMITTEE UPDATES**

- 1. Code Enforcement- **George Crawford- No new business.**
- 2. Historic Preservation Board- **Alison Scott**  
There was one COA application that was approved for solar panels. More work was completed for the code revisions and a meeting with the Town Manager is the next step.
- 3. Tree Committee- **Dennis Devore**  
The next meeting is in August. Cheryl Wallace was voted the Vice Chair and Catherine Owens is Technology. Th
- 4. Land Planning Agency- **George Crawford**  
BOA met on May 14<sup>th</sup> for a variance request for a generator. The proposed placement was within ten feet of the property, the code requires fifteen feet. The request was approved after thorough research of the circumstances and property. This decision is not an indicator of what the BOA will decide in the future.
- 5. Parks & Recreation- **No Meetings**

V. **ITEMS FOR DISCUSSION/CONSIDERATION**

1. Parks & Recreation/Movies in the Park  
**TM Gonzalez** provided the history of the Parks and Recreation resolution and provided a recommendation to amend the resolution to lower the number of members to five, the quorum would be three members, and each member would be a one-year term which aligns with the sunset of this resolution.

**Cllr Talbert** Motioned to accept the recommendations, **2<sup>nd</sup> by VP Ciotti**

*Further discussion on future details of town boards*

Roll call vote was taken to amend Resolution 2022-01

<b>Vice President Ciotti</b>	Y
<b>Cllr Deaderick</b>	Y
<b>Cllr Medeiros</b>	Y
<b>Cllr Talbert</b>	Y

*Motion passed unanimously.*

2. Citizen board Application- Laurie Cravey Parks & Recreation

**Cllr Talbert** motioned to approve the application **2<sup>nd</sup> Cllr Deaderick**

*Motion passed unanimously.*

3. Citizen Board Application-Joshua Finch Code Enforcement

**Cllr Deaderick** motioned to approve Josh Finch for a 2-year term **Cllr Talbert 2<sup>nd</sup>.**

Motion passed unanimously.

#### 4. School Lease Agreement

**TM Gonzalez** provided an update on the progress and changes that will be incorporated.

**VP Ciotti** motioned to discuss and **2<sup>nd</sup> Cllr Medeiros**

**TM Gonzalez-** Changes to be added/made:

- (1) Change the deadline to sign.
- (2) Add designated representatives- The school provides who the point of contact is and two other contacts for backup. If there is a change in the designated representatives, they will notify the town within three business days. (Cllr Talbert suggested adding this to section 5 or 11)
- (3) After-hour emergencies (while children are not present), the Town shall have access to the property.
- (4) Page 2 Section 4- Add a cap on the rate increase.
- (5) Page 2 Additional Rent, this paragraph will be removed.
- (6) Clarification that we are not providing pest control in the administrative building.
- (7) Add Tenant Shall have content insurance.
- (8) Page 7- Default by Landlord- Changed to 45 Days
- (9) Section 14- Add that the portables are not included, they are the school property.
- (10) Page 8 Section 18 Surrender Conditions- Add that the town and school will do a walk through, and clarifications of the condition expected.
- (11) Exhibit A- The town property description will be used. Not the description provided in this draft.
- (12) Exclusive use areas- Specify exclusive and non-exclusive areas. The ballfield (southeast field) is only exclusive during school hours, parking area.
- (13) Add any areas outside of the exclusive areas will require council permission.
- (14) Correct the description of the building to northwest, instead of north.

**Cllr Deaderick** motioned to grant the extension until July 17<sup>th</sup> for the school to sign the lease **2<sup>nd</sup> Cllr Talbert**

*Motion passes 2-1 Cllr Medeiros recused himself and Cllr Ciotti opposed.*

**Jonathan Ward-** Provided the schools' position on the changes and why certain requests were necessary to comply with FL law. The school will be a good tenant and neighbor.

#### 5. Town Hall Project Appropriation

**TM Gonzalez-** The Town's appropriation request was denied. TM Gonzalez opened the door for a conversation on the next steps.

*Discussion on the options to move forward without the appropriation/make the request again this year.*

**Cllr Tabert** motioned to proceed with obtaining bids for the demolition of the town hall.

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

**TM Gonzalez** will obtain *quotes* for demolishing the old town hall and the yellow building.

#### 6. Opening of Sealed Bid- Community Center Painting

The bid was not opened, as there was still one more day to turn in bids.

*Further discussion on when the opening will take place and what is considered a public meeting.*

*The Town Manager will set up a meeting.*

## VI. MANAGER COMMENTS

The Citizen of the Year nominations are closed; The town will not have a special election, there were four seats open and only four candidates, Don Medeiros, Melinda Jones, Scott Mullikin, and Lee

Deaderick; Imagit will be coming to give the town a quote for removing the old cable wires throughout the town; The individual that is purchasing the grocery store is interested in making it a gas station. Candidates, please check emails for financial forms that will need to be filled out; There are several applicants for the public works technician position, therefore the posting will be closed, and interviews will start soon; Reddick will be having a special election and will remain a town; The new August meeting date from the consent agenda is August 22<sup>nd</sup>; There is a resident interested in making Wayside Park a food truck park; Thanked Jonathan for coming to the meeting on behalf of the school.

VII. **MAYOR COMMENTS**

Thanked everyone for coming and the Marion County Fire Rescue and Sheriff's Department for their work during the concert.

VIII. **ATTORNEY COMMENTS**

FL Statute does require that a bid be opened in a public meeting. The council can create bid review committees which may be what Alachua County has. Will look further into the topic.

Thanks to the town and the council members (Attn. Corbett is leaving to take a job as a magistrate).

IX. **COUNCIL COMMENTS**

**Cllr Deaderick-** Spoke against the purchase of a Mini excavator. The town can set up rental agreements for equipment. Machine maintenance is a concern. We can rent air-conditioned units for the items in the old building.

**VP Ciotti-** Thanked Jonathan for representing the school. Thanked Jessi for working extra hours on the budget.

**Cllr Medeiros-** Officially resigned from the school board today.

**Cllr Talbert-** Appreciated Lee's comments and different perspectives. Thanked Stacie for her help over the last few months. He did not submit to be a candidate but is dedicated to his remaining time on the council. Will take it under serious consideration for a future position.

X. **CITIZEN COMMENT**

*Meeting adjourned at 9:08 p.m.*