



Join Zoom Meeting: <https://zoom.us/j/96777379920?pwd=H8GqeWJuWIR2sNfuTkj8ON4O2g4nI5.1>

Meeting ID: 967 7737 9920 | **Passcode:** 123456

Having been duly advertised as required by law, Mayor Teeters called this Regular Council Meeting to order at 6:38pm. Pastor Jill Lovley gave the invocation, and Mayor Teeters led the Pledge of Allegiance.

Town Council Members Present

Zane Teeters, Jr. – Mayor
Marjorie Boyd – Vice-Mayor
Jeanne Quiros
Ryan Wilbur
Kay MacQueen

Town Staff Present

Jennifer Tucker, Town Clerk
David Langley, Town Attorney

Roll Call was performed, confirmation of the meeting notification was acknowledged, and it was determined that a quorum was present. Mayor Teeters recognized Paster Joe from Warehouse Foursquare Church and thanked him for their monthly free spaghetti dinner for all residents and stated that if you are unable to attend, they will deliver it.

A. CITIZENS QUESTIONS AND COMMENT

Farmer Banks Helfrich – Clay Road District

Shared insights related to both gardening and societal values. He reminded everyone of the upcoming Valentine's Day and the appropriate time to start planting spring gardens. He then delved into a reflection on early human societies, describing how trust and cooperation among early humans led to the formation of tribes, which eventually evolved into towns and civilizations that fostered art, culture, and governance. The speaker lamented the current low levels of trust in government and within communities, suggesting that we can overcome modern societal challenges by embracing kindness, civility, and understanding, regardless of ideological differences, emphasizing a collective American identity.

Cheryl Marinelli – 12826 Del Lago Drive

Discussed concerns regarding a water issue that involved the former mayor who allegedly intervened to fix a problem without possessing the necessary licensure or certifications to work on the public water system. This situation raised questions about the appropriateness of a private citizen handling such tasks, given the potential legal implications including disciplinary measures and fines. Additionally, the speaker touched on the topic of transparency, emphasizing the lack of updated meeting minutes and financial reports on the town's website, which undermines the community's ability to stay informed about the council's actions and decisions. The speaker stressed the importance of adhering to state laws requiring recorded meeting minutes and the need for qualified personnel to manage town affairs.

Julia D'Arts – 12916 Del Lago Drive

Introduced herself as the founder of "I am a safe place," a nonprofit dedicated to domestic violence awareness and prevention. She shared her personal motivation for founding the organization, stemming from a tragic event where her daughter was intentionally run over by her ex-boyfriend. Julia highlighted the urgency of the situation by mentioning a recent murder in Clermont, which led to an increase in calls for help and survivors living in precarious situations, such as sleeping in their cars. She emphasized the continuous need for support and kindness within the community, noting the hidden struggles many face, including children living on the streets, and urged compassion towards all.

Miriam Gomes – 13131 New York Avenue

Supported the idea of having a professional handle water management issues temporarily until others are trained appropriately. She also advocated for considering current town employees for open positions. Plans for a senior

gathering were discussed, aiming to provide an opportunity for seniors to socialize and engage in activities, with the potential start date of February 20th and details being considered for community input and assistance.

- B. **AGENDA REVIEW** – None
- C. **APPROVAL OF MINUTES** - None

D. **CONSENT AGENDA**

Motion made by Mayor Teeters to move item 2 to new business and item 3 to old business.

Motion approved unanimously by voice vote.

Yea: Teeters, Boyd, Wilbur, Quiros, MacQueen

Nay: None

Gaston Tree Debris Recycling Invoice \$32,000.00

Discussed a \$32,000 invoice from Gaston Tree Company for debris cleanup following Hurricane Milton. The rate was approximately \$400 per truck per day, with varying numbers of trucks used for six days. It was mentioned that the expense should be reimbursable by FEMA, though reimbursement is uncertain due to the current political climate.

Motion made by Councilor Quiros to approve payment of the invoice; seconded by Councilor Wilbur.

Motion approved unanimously by roll call vote.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor Quiros, Councilor Wilbur, Councilor MacQueen

Nay: None

Attorney David Langley explained the concept of a consent agenda to the council as a new efficiency measure. The agenda is designed to streamline the voting process by grouping routine bills and items, allowing the council to approve them all at once unless a member decides to pull an item for further discussion. The intent is to save time on routine matters, thus allocating more time for new business and detailed discussions on non-routine items.

E. **STAFF REPORTS**

Police Department –

Lt. Rodney Brown reported in the absence of the Chief. Last month, the police department received 411 calls for various purposes, indicating a relatively calm period. Additionally, they participated as judges in a chili cook-off at Hide-A-Way Harbor RV park.

Town Clerk – Jennifer Tucker

Reviewed the finance report detailing current expenditures for each line item alongside the budgeted amounts for those items.

Town Attorney – David Langley

Reminded council members of the state-required ethics training, offering options for both in-person and online formats. He discussed the logistics of council members and the town clerk completing the training, emphasizing the benefits of in-person sessions for richer discussion and engagement. Langley also addressed administrative issues, including a form for recording conflicts of interest during council votes, and provided legal advice on the mayor's access to community services and the use of a debit card. He suggested scheduling agenda reviews with council members before meetings to ensure preparedness and efficiency, acknowledging the additional cost since he operates as outside counsel rather than an in-house attorney.

F. **OLD BUSINESS**

Anser Advisory Solid Waste Services Assessment Program: Annual Maintenance Agreement

Anser Advisory assists municipalities with financial assessments, calculating costs per household for waste services, which are then incorporated into the truth in millage (TRIM) rate on homeowners' taxes. The company ensures compliance with various state and county regulations, handling the complexity of legal and procedural

requirements necessary for these assessments. These services significantly ease the administrative burden, making the annual \$4,000 cost seem justified.

Motion made by Councilor Wilbur to approve Anser Advisory Annual Maintenance Agreement; seconded by Councilor MacQueen.

Motion approved unanimously by roll call vote.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor Quiros, Councilor Wilbur, Councilor MacQueen

Nay: None

Review and approval of contract for legal services by David Langley – DL / ZT

David Langley has been working without a formal contract since January 14th. His contract will retroactively apply the agreed rate to all work performed since that date. Langley raised a concern about potential legal matters that may fall outside his expertise, such as employment law or extensive litigation. He proposed adding a clause to his contract allowing him to recommend and hire outside legal counsel for such situations, ensuring the town is adequately represented without delays. This approach was supported by the council.

Motion made by Councilor MacQueen to approve David Langley's contract with the added clause to allowing outside counsel to be hired as needed without prior approval from council; seconded by Vice-Mayor Boyd.

Motion approved unanimously by roll call vote.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor Quiros, Councilor Wilbur, Councilor MacQueen

Nay: None

G. NEW BUSINESS

Frymyer Construction and Development Invoice \$2,850.00

Invoice for the installation of backflow preventers, which typically falls under public works responsibilities. The council discussed the lack of clear documentation and authorization for the expense, leading to a decision to table the matter until further investigation could determine responsibility.

Motion made by Vice-Mayor Boyd to table; seconded by Councilor Wilbur.

Motion approved unanimously by voice vote.

Yea: Teeters, Boyd, Wilbur, Quiros, MacQueen

Nay: None

Discussion and action to repair & repave right-of-way area on Monroe Street – ZT

Discussion of the long-standing issue of repairing and repaving the right-of-way area on Monroe Street. Research by Council Member Ryan Wilbur revealed potential discrepancies in property boundaries but confirmed that the responsibility appeared to fall on the town. Using an existing survey and locating pins negate the need for a new survey.

Motion made by Councilor Wilbur to approve Mid-Florida Paving quote for \$26,875; seconded by Mayor Teeters.

Motion approved unanimously by roll call vote.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor Quiros, Councilor Wilbur, Councilor MacQueen

Nay: None

Discussion and action to reseal Community Center parking lot – ZT

A proposal from Mid-Florida Paving for \$8,242 to reseal the Community Center parking lot. The effects of the sun and water on the parking lot's surface can be detrimental, sealing could extend the lot's life by 5 to 10 years and prevent future expenses for a complete redo. The council debated the timing of this maintenance, with some suggesting it might be premature since the lot is still in good condition, others advocated for preventive maintenance to ensure longevity.

Motion made by Councilor MacQueen to approve the quote to seal the Community Center Parking Lot; seconded by Councilor Quiros.

Motion approved unanimously by roll call vote.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor Quiros, Councilor Wilbur, Councilor MacQueen

Nay: None

Discussion and action of council notice procedure of meetings and agenda – ZT

The Council discussed revising the agenda notice policy and procedure for council meetings to ensure council members have adequate preparation time. The proposed changes would require agenda items to be submitted seven business days before the meeting, allowing for more efficient review and better decision-making. The council debated specifics such as when materials need to be provided to the town clerk and when the finalized agenda should be made public, aiming to streamline the process while accommodating the council's and town clerk's needs.

Direction given to Attorney Langley and the Town Clerk to draft a Resolution revising the Rules of Order to require council members to submit agenda items and supporting documents to the clerk 7 business days prior to council meetings. **No vote taken.**

Discussion and action to hire I.T. company - JQ

Micah Trudell from iTech presented the company's capabilities, emphasizing managed security services and response systems to prevent and recover from cyber-attacks. The council evaluated iTech's proposals, which include various security measures and backup systems to ensure rapid recovery post-incident. There were discussions about access limitations, particularly concerning town hall systems, leading to a clarification of the scope and security protocols needed for both town and police systems. It was stipulated that the only point of contacts are the town clerk for town hall and Chief Hoagland for the police department.

Motion made by Councilor Wilbur to approve hiring iTech as the Town's IT company; seconded by Vice-Mayor Boyd.

Motion approved unanimously by roll call vote.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor Quiros, Councilor Wilbur, Councilor MacQueen

Nay: None

Discussion and approval of quote from Plant Technicians – RW

Cody Owen from Plant Technicians presented their quote for upgrading the town's water system, specifically the chlorine pumps, to address capacity issues. Cody explained the need for increased chlorine pumping capacity to maintain adequate residual levels in the water system, particularly as the town approaches 75% of its permitted water production capacity. The proposed solution involves installing new, more powerful chlorine pumps and keeping the old ones as backups to ensure redundancy. The urgency of the upgrade was emphasized due to the potential for equipment failure and the consequent health risks. The council requested a review of the contractual and emergency procurement provisions by Mr. Langley, the town attorney, to ensure compliance and safeguard the town's legal standing.

Motion made by Councilor Quiros to approve Plant Technicians quote with a review by town attorney; seconded by Councilor Wilbur.

Motion approved unanimously by roll call vote.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor Quiros, Councilor Wilbur, Councilor MacQueen

Nay: None

Mayor Teeters requested that any urgent issues at the well should immediately be reported to the Mayor going forward. This request stems from a recent incident where a significant customer, County Materials, which relies heavily on the town's water for its operations, might face substantial financial losses due to water supply issues. During the discussion, there was confusion about whether the town could be fined for water service interruptions. The mayor mentioned being under the impression that such fines were possible but admitted uncertainty about the existence of a document confirming this. Concerns were raised about potential legal ramifications, even in the absence of a formal agreement, due to business damages that could be claimed by

affected parties. It was suggested that the clerk and the town attorney review any agreement and related documents to verify these uncertainties.

Discussion and approval of contribution to FRWA and to apply for DEP permit – RW

During a recent routine plant inspection by DEP, it was discovered that Aqua Gold had been added to the town's water treatment process. Aqua Gold serves as a corrosive inhibitor and helps in reducing the visibility and metallic taste of iron in the water, which is prevalent in Florida, and protects the equipment. However, a permit for this addition was unable to be located, prompting a need to either legalize its use through proper permitting (\$4,000) or discontinue its usage. The town was advised to work with the Florida Rural Water Association (FRWA) to handle the permitting process economically. FRWA could assist for a fraction of the cost compared to typical engineering fees. This involvement would require a contribution of \$2,250, which would allow the town to utilize FRWA's services for the permit application. Cody Owen from Plant Technicians suggested testing to determine the iron levels in the water to decide if continuing the Aqua Gold treatment is necessary. However, there was a discussion about whether to proceed immediately with FRWA's assistance and apply for the DEP permit or wait for the iron testing results before deciding.

Motion made by Mayor Teeters to table until iron testing is completed; seconded by Councilor MacQueen.

Yea: Mayor Teeters, Vice-Mayor Boyd, Councilor MacQueen

Nay: Councilor Quiros, Councilor Wilbur

Motion approved by a 3-2 roll call.

H. COUNCIL DEPARTMENT LIAISON & COMMITTEE REPORTS

Finance/Grants – Vice Mayor Marjorie Boyd

Vice-Mayor Boyd expressed significant concerns regarding the financial practices of the town, especially with respect to expenditures not budgeted for. Highlighting the financial vulnerability of the town, she stressed the importance of cautious spending to avoid depleting reserves. She emphasized the need to prioritize essential expenditures and plan for potential emergencies that could financially strain the town. She suggested that non-urgent expenses should be planned and budgeted for in subsequent fiscal years rather than hastily addressing them all within a single year.

➤ 9:14pm Motion made by Mayor Teeters to extend the meeting by 15 minutes; seconded by Councilor Wilbur.

Motion approved by a 5-0 voice vote.

Public Works/Streets – Councilor Ryan Wilbur

Councilor Wilbur highlighted the need for attention to the town's workshop facilities, citing potential upcoming repairs and upgrades. Wilbur discussed compliance with OSHA standards and noted significant cleanliness issues at the facility shared between Public Works and the Police Department. He also proposed the paving of the back lot to prevent flooding and mud issues, especially since it is frequently used by the police department. Mayor Teeters mentioned ongoing discussions with the state regarding potential support for these upgrades, including paving and addressing power reliability issues at the fuel pumps, which currently rely on a portable generator during power outages.

Public Safety/Code Enforcement – Councilor Jeanne Quiros

Nothing to report since the police chief has been out of the country on vacation.

Land Development Regulation – Councilor Kay MacQueen

Councilor MacQueen reported that there were no significant updates on the Stillwater Cove development to present. However, Mayor Teeters shared an incident where sidewalks at the site had to be redone because they did not meet ADA compliance by a small margin. This error required the developers to tear up and redo the

sidewalks, emphasizing the importance of precision in development projects. Town Clerk Jennifer Tucker reported that the project passed the final site work inspection well enough to move forward, with minor issues being addressed in the ongoing process with the final plat being signed off by surveyors and engineers, which will soon allow for the application of building permits.

Legal/Ordinances/Economic Development – Mayor Zane Teeters, Jr.

Mayor Teeters shared that some ordinances need revision, particularly concerning the town's spending policy. These revisions are anticipated to be ready for next month's meeting for approval. Additionally, there is potential economic development through the utilization of a 2.5-acre site on Monroe Street for sale that is ideally positioned for commercial use. He expressed an interest in formulating a campaign to attract businesses to this prime location to enhance the town's economic landscape.

I. REVIEW

Items for Workshops and possible dates

Tabled items from previous meetings

- 9:26pm Motion made by Mayor Teeters to extend the meeting by 15 minutes; seconded by Councilor MacQueen. Motion approved by a 5-0 voice vote.

Items for Next Regular Council Meeting

Councilor Wilbur: - Speed Radar and Cameras in school zone
- Streetlights on E. Tennessee, possibly solar

Items for Special Meetings and possible dates

March 20th at 6pm – Finalize job descriptions and pay scales
- Posting job openings

J. COUNCIL MEMBER MISCELLANEOUS COMMENTS:

There is a need for a workshop date to address items that had been tabled at previous meetings. Council members were prompted to check their schedules to finalize the workshop date. In addition, the council discussed the need for a comprehensive review of job descriptions and pay scales and set a date for a special council meeting.

K. ADJOURNMENT: 9:39pm

Respectfully submitted,

Zane Teeters, Jr., Mayor

ATTEST:

Jennifer Tucker, Town Clerk