

**The Inglis Town Commission
held the Regular Commission Meeting
Remotely via Zoom
on September 1st, 2020 at 6:00 PM**

**Present Were:
Mayor Merritt, Comm. Brennan, Comm. Morin,
Comm. Schwing, Comm. Webb, Comm. Williams
Attorney Fugate**

Motion to Adopt Agenda

Commissioner Morin made a motion to adopt the agenda. Commissioner Brennan seconded. Motion carried 5-0.

Prayer and Pledge to the Flag

PRESENTATION

A. Scott Modesitt, Summit Professional Services, Inc., Fair Housing Public Information Meeting for a FFY 2019 Small Cities Community Development Block Grant.

Scott Modesitt, Summit Professional Services Inc. addressed the Commission stating he is here tonight to take care of two items that are necessary for the Town to be able to apply for a Community Development Block Grant, the first item is a Fair Housing Public Information Hearing and the second item is the first Public Hearing.

Scott Modesitt stated the FFY2019 CDBG Grant is a \$650,000.00 grant there are no matching funds that are required by the Town to put in, the applications are due October 5th for the current cycle and under the regular categories that are available to the Town there is the Housing Rehabilitation Program that provides funding for owner occupied improvements to single family homes to address health, safety or code issues with the home, it's required that the home owner be low or moderate income and typically those projects are targeted towards extremely low income households with a disability and also Senior citizens.

Scott Modesitt stated the other category that is available to the Town is the Revitalization Category or NR Grant, that provides funding for public infrastructure that serves a low to moderate income neighborhood, Public Infrastructure can be any type of public infrastructure including water, sewers, street re-paving, paving, storm water, electrical any type of public infrastructure so long as it's serving a population that is at least 51% low to moderate income, the town, based upon the most recent census data comes in at around 62% low to moderate income as a whole, meaning that you can apply for a Community wide needs project such as improvements to your Town Hall, the Community Center, Parks or Community Facilities that doesn't require income surveying or another project, say a street paving project, we would have to establish that that area is low to moderate income through the use of household income survey.

Scott Modesitt stated there is also the Commercial Revitalization category that provides public improvements to a downtown commercial district, typically this is for historic main street or commercial revitalization area, so the Town isn't really set up for a commercial revitalization category grant.

Scott Modesitt stated since the Town does not have a historic commercial district there are only two categories to pick from, the Housing Rehabilitation category or the Revitalization Category and since the Town just closed out a housing grant and towards the end we were having a difficult time getting additional applicants for the funding so he thinks that category has been exhausted, there probably are more home owners that could use the funding but they weren't coming forward to apply for the funding or they didn't want to meet the requirements so they are recommending the Neighborhood Revitalization category for public infrastructure.

Scott Modesitt stated he is asking that the Commission give him direction as to whether they want to move forward with a Housing Rehabilitation Grant or a Community Revitalization Grant at this point.

Commissioner Morin asked if this required a motion or just a consensus.

Scott Modesitt stated he needs a vote and a motion to pursue the specific category for the FY2019, he also asks for any public comments and he also wants to point out that he met with the Citizen Advisory Task Force earlier this evening and they overwhelmingly agreed that a Neighborhood Revitalization category would be appropriate at this time.

Steve Schwing stated he knows that they met tonight but he couldn't remember if they said that this was a grant that could be applied for every year or every two years.

Scott Modesitt stated grant can be applied for every two years.

Commissioner Schwing made a motion to move forward with a Neighborhood Revitalization Grant application. Commissioner Morin seconded. Motion carried 5-0.

Scott Modesitt stated there also is a special category, Economic Development Grant that's available to the Town that requires a participating business like a hotel and it needed necessary infrastructure, water, sewer or street run to it, this grant would pay for that supporting infrastructure, it's kind of an incentive to bring business into the town, that's a 1.5 million dollar grant, we don't have any businesses currently in place but he asked for a motion to proceed with that grant, there's no due date for that so if a business would want to relocate here this would save the town from having to do a first public hearing for that category grant as well.

James Sparkman stated he had a question for Scott, it was his understanding last year the Mayor promised that this year we were going to work on getting a Storm Water Grant so he wanted to know why Scott didn't offer us that option.

Scott Modesitt stated that is an option if the Town goes after a Neighborhood Revitalization category grant, that is an option, that wasn't anything that was discussed with the Citizen Advisory Task Force, no one from the CATF brought that specific project up when he met with them.

Commissioner Webb stated if you read in the definition or the information about the Neighborhood Revitalization Category it talks about paving, fore protection, flood and drainage which would be Storm Water so I think it's in there.

Commissioner Morin made a motion, that if the opportunity presents itself for the Economic Development Grant that we approve that. Commissioner Brennan seconded. Motion carried 5-0.

Comments, Ordinances, ETC.**1. Attorney Comments:****A. Letter from H. Kenton Lambert regarding the Lease Extension and Amendment between himself and the Town of Inglis.**

Attorney Fugate addressed the Commission stating there were two letters in the Commission packet regarding this property so his question to the Commission is how do we proceed, do we proceed with extending the lease as is or do we make some kind of change due to the communication that was received, or do we terminate the lease.

Commissioner Webb asked Commissioner Morin about the discussion from last months meeting regarding a fence.

Commissioner Morin stated that was and or if, and it came to light that it wouldn't be practical to put a pole fence across the opening of the driveway into the park, whether or not the Spillway is open or not, the Spillway is the Greenway and Trails problem and supposedly they lock their gate at night and the people that are coming in there are basically trespassing but again that's not our problem, so what I propose instead of a gate going across the driveway into the park is commercial security lights, three different placements, the entrance of the park, the middle and on the very end of the park attached to cameras that will record the people coming and going at night this will prevent much of the nuisances, disturbances, people running their four wheelers around the park, people doing drug deals, whatever it will be on tape, it's motion activated this is what I'm proposing, that way the Lamberts don't have lock or unlock anything. It also came to my attention today that the bathrooms at the park are locked always and it's my understanding that that is not allowed, if your park is going to be open your restrooms have to be accessible.

Commissioner Webb commented on the discussion from last month stating the pole gate was going to be directly off of Hwy 40E so that is out of the picture now and her understanding about the restroom was that if the park was having a function the bathrooms would be open.

Commissioner Morin stated according to the Citizen's with Disabilities Act you cannot have a park, a public park, and have the restroom locked they have to be accessible some way or another.

Commissioner Schwing asked if the bathrooms had been closed due to Covid.

Town Clerk Slattery stated since there was no activity out there as far as the Little League the bathrooms were being kept locked but if that is not allowed then it will need to be addressed.

Commissioner Schwing commented that while she was on vacation a lot of the public parks had their bathrooms locked due to Covid so we might want to look into that.

Commissioner Williams stated at one time the bathrooms were being opened during the day, the vandalism got so bad, the sinks were being ripped off the walls and the toilets were being stuffed with paper towels so the decision was made to lock them in order to stop it and to avoid any unnecessary repair costs.

Commissioner Morin stated she will be proposing some changes in the future so that it could be used as a public park, not just usage for Little League.

Kenton Lambert addressed the Commission stated he has been out there and has seen all kinds of things and all kinds of people out at there, but as far as vandalism or anything like that he has spoken to the deputy and he hasn't seen any reports of vandalism or anything at the park in the past six months or so, he agrees with having lights placed out there, the cameras could get expensive, but if all the Commission is worried about is protecting the complex, then as he said in his letter, just fence in the complex.

Mr. Lambert stated when he closes the gate at night for Greenways and Trails he has been cussed at, had vehicles driven at him and had threats made towards him.

Commissioner Webb asked if there were any other comments, what they are looking at is whether to extend the lease, they also have brought into the discussion the issue of the lights and the fencing.

Commissioner Webb stated she is in agreement with extending the lease but feels that an agenda item needs to be placed on the next regular meeting agenda regarding the placement of lights or fencing at the complex.

James Sparkman stated that now that Mr. Lambert has brought to light that he has received threats and stuff unless Mr. Fugate can guarantee that we have no liability towards that then now his concern is that we may have some liability to the Lamberts on that property.

Commissioner Webb stated what Mr. Lambert was referring to as far as being confronted took place on the Greenways and Trails property not on the town's property.

Attorney Fugate stated he is not going to guarantee that the Town doesn't have liability on anything that's why the Town has insurance but he's not going to guarantee that there's no liability there.

James Sparkman commented.

Kenton Lambert stated he wants to clarify that the incidents he was referring to took place while he was closing the gates for the Greenways and Trails Department at the By-Pass Spillway and the Barge Canal as far as the property at the park he has not had any trouble with anyone there.

Bill Monteverde stated two months ago when he brought the issue up regarding this lease it had nothing to do with the subject being discussed, the real issue is that this property, because it's on exempt land, does not pay any taxes so the discussion at that time was whether or not taxes should be charged and in his view it should, it is the only property that he knows of that we don't collect any taxes and give it to Levy County and therefore he believes that we should assess additional monies in this lease until either we fix the property, get the property appraised correctly or leave it alone and give to Levy County their due taxes for the assessed value or values that someone would assign to this and his rough guess is that it is somewhere around \$45.00 a month that should be added to the lease and directly given to Levy County for taxes.

Commissioner Schwing made a motion extend the lease and remove the amendment language.
Commissioner Morin seconded. Motion carried 5-0.

2. Ordinance/Resolutions:**3. Contracts/Agreements:****A. Letter to confirm the understanding of the terms and objectives for the engagement and the nature and limitations of the services provided. (Beauchamp & Edwards CPA)**

Town Clerk Slattery stated this is the standard letter the Town receives every year from Beauchamp & Edwards CPA for auditing services.

Commissioner Schwing asked if the fees any different than they were in the past.

Attorney Fugate stated if he remembers correctly, they increase by two or three percent every year.

Commissioner Brennan made a motion to accept the contract with Beauchamp & Edwards. Commissioner Williams seconded. Motion carried 5-0.

B. Amendment to Agreement between the Town of Inglis and Levy County. (Chief MacDonald)

Town Clerk Slattery stated that Chief MacDonald placed this on the agenda and he currently is attending another meeting so she will explain what this is in reference to, this is an amendment to the previous agreement regarding the assessment that the County pays to the Town for the housing of the EMS Ambulance and employees at the Inglis Fire Department, this year the amount the Town received was increased from \$11,000.00 to \$16,000.00.

Commissioner Williams made a motion to accept the amendment to the agreement between the Town of Inglis and Levy County. Commissioner Brennan seconded. Motion carried 5-0.

Consent Agenda

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|--------------------|-------------------------|-------------------|
| 1. Minutes: | Regular Meetings | 07/07/2020 |
| | Budget Workshops | 08/05/2020 |
| | Budget Hearings | |
| | Workshops | |
| | Public Hearings | |
| | Special | 07/20/2020 |

2. Financial Statements: July 2020

Commissioner Morin made the motion to accept the Consent Agenda. Commissioner Schwing seconded. Motion carried 5-0.

Regular Agenda**1. Planning:**

Commissioner Webb stated she has nothing to report.

Dave Banton, Code Enforcement Officer stated he will be contacting Tyler French, Planning Commission Chair regarding when they will be able to hold a meeting.

Attorney Fugate stated the Planning Commission can hold meetings via Zoom or if there is any way to social distance then they can hold them in person as long as they adhere to the Governor's Executive Order.

Commissioner Webb asked if these meeting could be held in the Community Center or if they are able to social distance at the Commission Meeting Room can they hold them there.

Attorney Fugate stated they can hold them in the Community Center the question that was presented referenced if they were they able to have computer and WiFi access.

Commissioner Schwing asked if those meetings were required to be recorded.

The Town Clerk stated she normally does record these meetings.

Commissioner Morin stated the Code Enforcement is more of a legal proceeding with subpoenas involved and believes these need to be in person this way the people that are involved have access to the packets and the ability to appear in their own defense, this also gives the Code Enforcement Officer the opportunity to give the board members the appropriate information they need.

Dave Banton stated he agrees with Commissioner Morin but due to Covid his concerns in meeting in person were based on the ability to social distance.

Attorney Fugate stated he had spoken to Mr. Banton and if the Town or the violator have any concerns in meeting in person then that will be addressed.

2. Code Enforcement: discussed above.

3. Old Business:

4. New Business:

5. Dept Report by Commissioners:

A. Budget & Finance.

Commissioner Brennan read the revenue report for July stating once again the overall revenues received has dropped.

Commissioner Brennan reminded t he Commissioners and attendees of the upcoming Tentative Budget Workshop on September 16th, 2020 at 6pm.

B. Water Dept.

Commissioner Williams stated he had not received a report from Wayne but feels that the Water Department is running smoothly but does know that he has some things he wants to do after the first of October.

Commissioner Schwing stated she had noticed on her water bill and several other people have made comments that the readings were done a few days late so it's changing the amount of water usage and the cost of the water bill, so they are exceeding the time frame.

Town Clerk Slattery stated the water meters are read within a thirty-day cycle so even if it's off a day or two it's not going to change anything as far as the water billing is concerned.

C. Maintenance/R&B.

Commissioner Schwing read the report for the Maintenance and Road & Bridge Departments.

Commissioner Schwing stated that during last year's budget meetings Wayne had requested funds to purchase an auto-crane and just recently he was able to acquire it.

Commissioner Schwing stated the Road & Bridge Department is still waiting on the Wave-Tronics components for the traffic light at the intersection of Hwy 40 and US Hwy 19.

James Sparkman asked Commissioner Schwing how many change orders and overage expense is there on the bridge.

Town Clerk Slattery stated at this time there are two change orders that have been received totally \$29,453.11.

Discussion followed.

D. Law/Fire.

Commissioner Webb read the report for the Fire Service but did not have a specific report from the Sheriff's Department but wanted to state that there had been discussion on Social Media which referenced the Deputy that is assigned to the Town being in Yankeetown but this only happens when an emergency assist has been requested they do not patrol in Yankeetown.

E. Land Use/Code Enforcement.

Commissioner Morin stated there was nothing more to report she just wanted to remind everybody about the meeting scheduled for September 24th, 2020 @ 6pm.

F. Planning.

Commissioner Webb stated she has nothing more to report.

G. Health/Welfare/Rec.

Commissioner Morin stated the Fall Festival at the Yankeetown School has been cancelled as well as the IRC Octoberfest with the Am-Vets.

Commissioner Morin stated she believes the Seafood Festival in Yankeetown has also been cancelled so at this time the only thing they are hoping to hold will be the Christmas Parade but that is still undecided as well.

Commissioner Morin stated the IRC has also been discussing holding a Drive-In Movie Event mirroring the event that Citrus County has put together either out at the Park or at the Duke Energy easement property.

H. Animal Control.

Commissioner Webb stated the Animal Control Officer completed the certification class and the next step is the Euthanasia Course.

6. Public Comments:

Judi Blum stated the wire located at Hwy 40 and McCrary is still down.

Judi Blum asked Commissioner Webb if she could get a more detailed report from the Sheriff's Department.

Judi Blum stated she had attended the Sewer Meeting the other night and if she remembered correctly they were not going to form a committee until the next feasibility study is completed because they are doing a financial study at this time, is that correct?

Mayor Merritt stated the purpose of that meeting was to explain how the interlocal agreements could work, she has spoken with Levy County and they are very much wanting to move ahead, Yankeetown wants to move ahead, and there is information coming out next month that she is not at liberty to discuss right now but it will be discussed at the next Commission Meeting.

Commissioner Webb stated she thought she had heard at the Sewer Meeting the same thing Judi Blum had heard that the committee would not be formed until Woodard & Curran had completed the financial study.

James Sparkman commented about an issue he had at the Mastadon Bridge with the Mayor.

Steve Schwing stated he had taken some pictures of the deterioration of Mastadon Drive that was caused by the garbage trucks and feels that Waste Pro needs to be made aware of it.

7. Workshops & Special Meetings:

A. Fire Assessment Public Hearing 09/14/2020 @ 6pm.

B. 1st Public Budget Hearing 09/16/2020 @ 6pm

C. Final Budget Hearing 09/23/2020 @ 6pm

Commissioner Webb asked if these meetings will still be held via Zoom?

Town Clerk Slattery stated until the Governor's Executive Order is lifted the meetings will continue to be held via Zoom.

8. Town Clerk:

Town Clerk Slattery stated she had received the pictures on the needed repairs for Mastodon Drive and forwarded them to Wayne.

Town Clerk Slattery stated the amount reflected on the revenue report that Commissioner Brennan had given was high due to the quarterly funds that were received from Yankeetown and miscellaneous refunds from vendors.

9. Comments:

A. Mayor:

Mayor Merritt stated she would like to get some feedback from the Commission on the M-Core Extension for the Suncoast Parkway/Turnpike.

Mayor Merritt stated she will be submitting a letter requesting that the extension be moved to the east of town instead of directly down US Hwy 19.

The consensus of the Commission was to have the Mayor submit a letter rejecting the M-Core extension through Inglis.

James Sparkman stated he agrees with the Mayor on not allowing the M-Core Extension and he wanted that noted for the record.

B. Commission.

Commissioner Schwing stated she has a comment directed to Commissioner Morin in regard to using the Community Center on Wednesday and Friday mornings from 8:30am to 9:45am for fitness classes at no charge but donations would be welcome.

Commissioner Morin replied, "Yes, Go for it, put it on Facebook and let everybody know that it's donations only and then maybe we can expand to a few more days and different agendas for people that work during the week, maybe an evening or two would be great."

Commissioner Williams stated he was hoping that Chief MacDonald was in attendance to give an update on the construction of the building at the Fire Station but since he is not he would like to inform the Commission that the permit has been picked up, he has spoken to the owner of Fly-N-Inn, Dan Ogen, and will be setting up a meeting, hopefully by Friday, with both of them to discuss the layout of the building, the slab will be poured as soon as weather permits.

Commissioner Brennan made a motion to adjourn. Commissioner Schwing seconded. Motion carried 5-0.

Attested By: Town Clerk

Approved By: Mayor

Transcribed By: Darlene M. Slattery