

TOWN OF GLEN ST. MARY

MINUTES

August 15, 2022

The Town of Glen St. Mary Council met in a regular meeting with the following members present:

Mayor Juanice Padgett
Councilman Andrew Vetter
Councilwoman Lola Chandler
Councilwoman Diana Reneau
Councilman Terry Clardy

Also present:
Town Attorney, Jon Bense
Assistant to the Mayor, Todd Norman
Town Clerk, Christy Linster

Note: These meeting minutes are a summarized version of the actual discussions at the meeting. These are not verbatim transcripts.

Mayor Padgett called the meeting to order and led the pledge. Councilwoman Chandler led the invocation.

Mayor Padgett requested approval of the consent agenda which consisted of:

1. Minutes of July 18, 2023 regular meeting minutes
2. Expense Report

Councilwoman Reneau made a motion to approve the consent agenda items. Councilwoman Chandler seconded the motion. Voting 5-0; Motion carried.

Public Comments: Mr. Steve Rhynehardt stated he is concerned about the ditches and mowing not being done on the westside of town. Mayor Padgett explained she is aware, and that other areas of town need to be mowed as well. She explained the rain and being short-staffed has put us behind a bit.

First reading of Ordinance 2023-03, rezoning approximately .46 acres from Low Density Residential (LDR) to High Density Residential (HDR); North Florida Land Exchange LLC, RE No. 362S21005100260010, was read by title only by Attorney Bense. Owner Mr. Darrell Crews was present and stated this consists of 2 lots, 130 x 150 in size. As currently zoned, there can only be 2 units per acre. HDR will allow up to 15 units per acre however based on this parcel size, 6 units maximum would be allowed. Mr. Crews explained he hopes to build 2 duplexes (4 units) on this property if the rezoning is approved. There were concerns about increased traffic and speeding in that area. Mayor Padgett explained she has never voted for HDR zoning, and she never will. Due to the concerns expressed, Mayor Padgett asked Mr. Crews if he would consider seeking a Medium Density Residential (MDR) zoning, however he stated he wishes to continue with the HDR request. Attorney Bense confirmed the property would need to be HDR zoning to build 2 duplexes. The first reading of Ordinance 2023-03 was approved on a motion by Councilwoman Chandler, seconded by Councilman Vetter. Voting 5-0; Motion carried.

Mayor Padgett stated Councilwoman Reneau has made the decision to not seek office again for her group 5 seat. Mayor Padgett asked for approval to advertise for the vacant seat. Councilwoman Reneau made a motion, seconded by Councilman Clardy to advertise for the upcoming vacant council seat, group 5. Voting 5-0; Motion carried.

Mayor Padgett explained we would like to provide the Alert Baker system to our residents. She said town staff will send a letter to residents to provide them with instructions to register for an account in the Alert Baker system. Residents will be able to enter what they wish to be alerted about. This tool will be used to alert residents of water outages, boil water alerts, etc.

Mayor Padgett explained, as discussed in the July council meeting, we have acquired 3 quotes on wooden fencing at Celebration Park.

Dugard Fence \$11,650

Bennett's Fencing \$10,500

Larry Henriquez \$10,960

Councilman Vetter stated he is not okay with installing wooden fencing. He feels we should weigh our options by getting quotes on other types of fencing. Councilman Clardy concurred, stating he feels that wooden fencing may create an issue with sagging. Mayor Padgett feels re-installing the old fence will be a mess, as we would be required to repair and re-install what we can, and also purchase new fencing for those sections which are beyond repair. Councilwoman Chandler agreed that there would be a lot of labor involved in scraping down the old aluminum fencing, painting and re-installing it. Mayor Padgett stated we do not have the personnel to do that and she feels a new aluminum fence would cost approximately \$50,000. She told the council that staff will get quotes on vinyl fencing and also quotes to repair & reinstall the old fencing.

Mayor Padgett explained we have been working with town Engineer Tim Norman, about getting drive-by water meters. He provided a cost estimation on the project. The design and planning phase would cost \$75,000, which would be a 50/50 match. By acquiring funds through the Drinking Water State Revolving Fund, the town's responsibility for that phase would be \$35,000. For the construction phase, the amount would be \$297,000 with an 80/20 match. The town's portion would be \$59,400 for that phase. Mayor Padgett explained we have \$129,000 in ARPA funds that must be obligated by December 2024, which we can use for this project. Mayor Padgett stated we really need these meters, as some of our meters have a lot of age on them. We do not want to replace them with the same type of meters we currently have. She asked if the Council is ready for us to move forward on this project. They agreed to do so.

Mayor Padgett informed the Council that the commercial backflows have all been certified and no businesses got their meters locked off for non-compliance.

Mayor Padgett stated we need to hold a budget workshop the week of September 4th and asked the Council what date would work for them. The workshop was scheduled for Thursday, September 7 at 6:00 at Town Hall.

Councilwoman Reneau asked about the sidewalk project and if we were going to run out of time on the grant. Mayor Padgett explained the engineer has requested a grant extension. She explained through

the CDBG-CV grant, we will be getting more sidewalks soon which will be even more sidewalks to edge. She said we have a list of sidewalks and are currently working on getting the edging done as quickly as possible. Councilman Vetter stated we should be edging every time we mow. Councilwoman Reneau feels the maintenance staff we have should step up to the plate and do what they should be doing in order to get it all done timely. She asked if the mowing duties are divided up amongst the maintenance staff. Mayor Padgett explained they are now.

Councilman Vetter asked how many hours the guys currently work each week. Clerk Linster stated typically between 25 – 30 hours per week. Councilwoman Reneau asked if maintenance employee, Eddie Davis had recently resigned. Mayor Padgett said yes, but he called us asking to return to work after 1 ½ weeks. Councilwoman Reneau asked why he left. Mayor Padgett explained that we do not discuss personnel matters in a public meeting. She said Mr. Davis has returned and is mowing again. The other maintenance employee, Avery Crawford has been busy working on lift stations and a water line break. Councilman Clardy said maybe during the budget workshops, we can discuss the maintenance staff working more hours. Councilwoman Chandler asked if Mr. Davis will be training on lift stations soon, which Mayor Padgett stated we are looking into that now.

Mr. Steve Rhynehardt asked what happened with the street sweeping we once did within the town limits. Mayor Padgett said we had a company lined up to do that, but they only came once, so we stopped paying for that service.

Councilwoman Reneau, along with Mr. Rhynehardt feels a maintenance employee tends to waste time and drives around being unproductive. Mr. Kyle Reneau suggested placing trackers on the town trucks. Mr. Rhynehardt stated he has mowed the entire town himself when he was employed at Town Hall and he knows how much time it takes. Mayor Padgett asked him if he would like a job weed eating and mowing. Councilwoman Reneau stated people call her frequently to complain about the need for mowing. Councilman Vetter also stated the town needs to be mowed more frequently, at which Mayor Padgett asked him if he wants us to drop everything else to mow. He stated if we can do it in only 2 days, then yes. Mayor Padgett said we will do as much mowing as we can before the next meeting. Mayor Padgett said criticizing everything is not getting the job done. Councilman Vetter stated they are not criticizing and Councilwoman Chandler said they are just trying to find solutions to get everything done. She asked if we can all agree to ask the maintenance staff to work extra hours as needed. Mayor Padgett said we can do that and have been doing so recently, as needed.

Councilman Vetter asked for an update on the security cameras. Mayor Padgett said we have not had time to get quotes. Councilman Vetter said there is always an excuse. He feels like a lot of things get started, but are not getting resolved. Mayor Padgett explained that is how government is; things often move slowly. She stated the next 2 weeks will be focused on the budget.

Steve Rhynehardt said now that the schools have closed playgrounds to the public, maybe the town can look into getting a park. Mayor Padgett stated we can look into it, but it would require more maintenance and create a liability for the town. Mr. Rhynehardt stated if we want the town to grow, we need one. Mayor Padgett said we can't grow much more because we are unable to get more sewer capacity from the City of Macclenny. She explained we are currently doing a capacity study. Attorney Bense stated that is the reason we did not get the recently discussion subdivision on Wildcat Drive.

Councilman Clardy made a motion to adjourn the meeting. Councilwoman Reneau seconded the motion. Meeting was adjourned at 8:00 P.M.

Christy C. Linster, Town Clerk

Juanice Padgett, Mayor