

TOWN OF GLEN ST. MARY

MINUTES

AUGUST 16, 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

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

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. Councilman Vetter led the invocation.

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

1. Minutes of July 19, 2022 Regular Meeting
2. Expense Report

Councilman Vetter made a motion to approve the consent agenda items. Councilwoman Reneau seconded the motion. The motion carried unanimously.

Discussion of the proposed Wildcat Development was led by Mayor Padgett, who explained this property is 33 acres along Wildcat Drive and would consist of 152 single family homes. Mayor Padgett explained Town staff has reached out to the police and fire departments, school board, and the City of Macclenny in reference to their concerns about the potential development. She said the City of Macclenny will not be able to provide sewer capacity for this project. Due to that, the town would be required to bring in an on-site sewer and treatment facility. In attendance to discuss such alternatives was Brian Small, Managing Partner with Bird Dog Land; Scott Forrest, VP of OnSyte Performance; and Mike Saunders, Sales Manager from Orenco Water. The team provided handouts and information about possible options. Mr. Small asked town council if they desire to be owner of such a system. If so, we could charge for the sewer. Mr. Forrest said he offers a new wastewater treatment system in a single blanket permit through the Department of Environmental Protection (DEP). He stated if the system is contracted out by the Home Owners Association (HOA) or the developer, the HOA would receive the money because DEP requires single ownership of the system. Mr. Saunders explained he designs lower pressure sewer systems and said his system is a pressurized treatment best known for community

solutions. The system provides original and final treatment on site. The homes would each have waste water units buried 3 feet deep, which works more like a water main than a sewer main. It takes waste to an on-site treatment system. This system can have lines extended to add service. He explained this is an incremental approach and grows as the community, so there is no big liability upfront. He said his company does a lot of smalltown business to include Mobile, Alabama and Vero Beach, Florida. Mr. Saunders explained there is nothing to maintain with the mains so it is very easy to own and operate. The units are non-odorous and operate themselves and only need to be checked weekly. The solids stay at the property and all you see above ground is the lid. He said capital costs are more expensive, but are approximately 1/10 of active cost of a sludge treatment plant. The maintenance can be contracted out to an operator and his firm also provides training to licensed operators. He explained every 3 -5 years an operator would need to do sludge and scum measurements. Mr. Saunders explained the units are very robust and have a 40-year motor and impeller stack that typically lasts over 30 years. Regular maintenance requires a filter wash down. The replacement of a pump is approximately \$1,000, the motor costs \$500.00 and the impeller stacks costs \$460.00. All are easy to repair according to Mr. Saunders. Mr. Saunders also presented a Prelos Liquid-only unit option, with no electrical hook-up which pumps 1,200 gallons per day and has a 4 -5 day emergency backup in case the electricity goes out. He said there are 3 check valves in the units, with a panel to turn the pump on. He said there are auto or manual modes, and repair to the unit typically takes about 5 minutes. He said the units pumps 6-7 gallons per minute. It would be live monitored and the Town would contract out a monitoring service 24/7, by DEP requirement. He said there would be 2 – 3 units next to the Ace Hardware in the initial phase, with a total of 5 units eventually. The liquids would go into a drain field that would be designed by an engineer. Per DEP requirement, the area will need to be fenced and there would also be green space/open fields. The drain fields cannot be classified as re-use. Town Engineer Tim Norman, feels it would be a challenge to fit all the units in that area. There was discussion about ingress and egress as well as the concerns of the school district about traffic flow. As far as next steps, Mayor Padgett stated the town engineer would need to do some research before we commit to this project. A soil test and traffic study will need to be done, as well as an updated site plan. Mayor Padgett asked Mr. Norman to call other towns that are using the system and let us know what they report to him. If the town decides to proceed, an application process would be the next step, followed by voting of the council by resolution. Mr. Norman stated this project is not a conventional way of doing things and he is concerned about maintenance issues since this is not a gravitation system. He feels it will be a lot of maintenance on the towns part and tends to think it would be best if a HOA maintained the units, yet if that happened, the town would not receive the revenue. He further stated that we may not completely know if soils are bad until it is fully loaded. He said he would proceed with contacting the references as requested. Mayor Padgett commented that the Town has been working towards eliminating all septic tanks in the town limits, and this project would be adding another 152 of them, however bringing this subdivision in would double our population, increasing our state revenues.

Interviews for the vacant Town Council seat was held prior to this regular meeting.

Councilwoman Reneau made a motion, which was seconded by Councilman Vetter to approve

Mr. Terry Clardy, as the new councilman. Motion carried. Mayor Padgett told Councilman Clardy that he would be required to be sworn in with the County Judge.

Quotes of a street ready ATV was reviewed and discussed. Assistant Norman explained the 3 quotes received were as follows:

1. Coastal Equipment System \$14,750.00 for a Kabota
2. Tractor Supply \$9,499.99 for a Coleman
3. RideNow \$12,699.00 for a Honda Pioneer Deluxe

Mr. Norman explained that Tractor Supply requires repairs be done at the manufacturer. Repairs for Coastal Equipment are done in Jacksonville and RideNow repairs are done in Gainesville or Jacksonville, and they will pick up and return to us after repairs are done. Mayor Padgett said town staff currently does repairs on our Mule. Councilman Vetter made a motion for approval to purchase an ATV Coastal Equipment System in the amount of \$14,750.00. Councilwoman Chandler seconded the motion. Voting unanimous, motion carried. Mayor Padgett reminded the council the ATV will be paid for by ARPA funds.

Mayor Padgett reported to the council that air got into the water tank last month so she would like to purchase a new compressor that automatically adjusts the pressure to eliminate this going forward. We have had the current compressor since 2004 and will keep it as a backup. The Town's licensed contractor told her that most people do not use what we have. Councilwoman Reneau made a motion, seconded by Councilman Vetter to approve a compressor purchase in the amount of \$2,140.00.

Mayor Padgett provided an update on the brick column repair at Celebration Park. She said we have received quotes as follows:

1. Ed Dennard Masonry, Inc. for \$4,975.00
2. Romine Masonary, LLC for \$5,000.00

This quote includes digging up and replacing the concrete under the current columns, leveling the columns, and repairing brick if needed. It also includes labor and concrete. The quotes include repair for the columns only, not the fencing. Councilwoman Reneau made a motion to approve the work be performed by Romine Masonry, LLC in the amount of \$5,000. The motion was seconded by Councilwoman Chandler.

Mayor Padgett stated the Town has been approved for a DEP grant in the amount of \$3.3 million. A part of that will be spent on digital mapping, to refurbish 3 lift stations and to add sewer to the southside of town.

Mayor Padgett asked the Council to come up with ideas as to what the town can use the fire station for and provide ideas at the September Council meeting.

Mayor Padgett asked for available dates for the upcoming budget workshop. It was decided that Monday, August 29th at 6:30 pm was the best date for everyone.

Mayor Padgett stated our new maintenance employee is doing well.

Councilwoman Chandler stated she feels we need to re-address picking up yard trash and limbs again, as the volume is growing. Mayor Padgett agreed.

Councilman Vetter made a motion to adjourn the meeting, seconded by Councilwoman Chandler. Motion carried. Meeting was adjourned at 8:30 pm.

Christy C. Linster, Town Clerk

Juanice Padgett, Mayor