



MICANOPY, SEMINOLE CHIEF

Town of Micanopy

Town Commission

Minutes Regularly Scheduled Meeting

Tuesday • October 9, 2018 • 7:30pm

1. Call to Order: 7:30pm
2. Invocation and Pledge of Allegiance to Flag
3. Roll Call
 - Commissioners Attending:
 - Timothy Parker, Mayor Present
 - Joseph Aufmuth, Mayor Pro Tem Absent
 - Virginia Mance Arriving at 8:20pm
 - Mike Roberts Present
 - Troy Blakely Present

 - Debbie Gonano, Town Administrator Present
 - Patty Polk, Deputy Town Clerk Present
 - Scott Walker, Town Attorney Present
4. Consent Agenda Approval
 - A) Agenda Approval
 - B) Minutes of Regular Meeting of September 11, 2011 and Final Millage/Budget Public Hearing of September 24, 2018
 - C) Review and Acceptance of Financial Transactions and Reports
Motion made and second (Roberts/Blakely) to approve the minutes and financial reports as submitted; Passed 3-0
5. Guests
 - A) Donald Forgione, FRDAP Grant Award Presentation
 Donald Forgione, who is the Paynes Prairie Park Manager, was attending the meeting to present a 'ceremonial check' to the Town in the amount of \$50,000, which was representative of the grant to be received through the FRDAP grant program for renovations at the Firehouse Playground. The Commissioners were happy to pose for a picture accepting the 'big check' with Mr. Forgione.
 - B) Craig DeThomasis, Candidate Alachua County Court Judge
 Attorney Walker introduced Mr. DeThomasis to the Town and spoke highly of Mr. DeThomasis' character and experience. Candidate DeThomasis explained that the responsibilities of the County Court Judge position as being lawsuits under \$15,000, landlord/tenant disputes, and criminal court misdemeanors. Personally, Mr. DeThomasis had been married for 33 years, raised two daughters in the area, and has been a resident of the Gainesville area for 42 years since attending law school at the University of Florida. In addition to practicing law for 35 years, Mr. DeThomasis has taught law at the UF School of Law for 28 years. Mr. DeThomasis has been awarded the Meritorious Public Service Award by the Florida Bar on two occasions, and he was appointed to the grievance committee investigating claims of unethical attorneys. Candidate DeThomasis has been endorsed by the police, firefighter, teacher, city workers' unions and the AFLCIO. Mr. DeThomasis revealed that most citizens are not familiar with candidates running in judicial races, but offered additional information on his website at www.craigforjudge.com.

- C) Carolyn Wallace, Alachua County Library District, Micanopy Branch
The upcoming Grow Gainesville topic is Seed Saving 101; Learn about Acupuncture and Oriental Medicine, a Halloween Breakout Room will be presented for elementary age students, an aromatherapy workshop will be presented, and Lego Space is still being offered.
6. Citizen's Forum
7. Citizen Boards and Committee Reports
- A) Planning and Historic Preservation Board
Town Administrator Gonano read from a report from the September 25th meeting prepared by Chair Warren, who was absent from the meeting: 1) the trees planted in the downtown island are doing well, 2) the Floor Area Ratio (FAR) was discussed, and 3) the sign code was discussed.
- B) Tree Committee, Committee Member Paul Cohen
Paul Cohen asked if anybody knew about the *Lavender House*, which reportedly had been located behind the current doctor's office, but no one present at the meeting had any information. Additionally he wanted to know if trees conducted electricity, and he questioned a tree in a vacant lot adjacent to a power line, and Town Administrator Gonano offered to meet with Mr. Cohen after the meeting.
8. Town Attorney Report
- A) FRDAP Firehouse Playground Grant Agreement
Attorney Walker had reviewed the \$50,000 FRDAP grant document and confirmed that it was ready for commission acceptance and signature.
Motion made and seconded (Blakely/Roberts) to accept the FRDAP grant agreement as presented; passed 3-0
It was explained that the playground improvements already made are not reimbursable by the FRDAP grant funds, and Town Administrator Gonano would have to check with Grant Administrator Fox to determine how funds might be used for purposes other than those stated in the agreement.
9. Town Administrator Report
10. New Business
- A) Citizen Committee Term Expirations December 31, 2018
- 1) Planning & Historic Preservation Board: Tom Brady, Ann Baird
 - 2) Tree Committee: Matthew Palumbo
 - 3) Code Enforcement Board: Stephen Elder
- Town Administrator Gonano explained to the Mayor that typically the Town will contact Board Members whose terms are expiring to inquire if they are interested in serving another term. She is looking for Commission approval to do so.
Motion made and seconded (Roberts/Blakely) to ask all Board Members whose terms are expiring if they are interested in applying for another three-year term; passed 3-0
- B) Proposal for Lightning/Surge Protection at Water Plant
Town Administrator Gonano had obtained a quote in the amount of \$5,400 from the approved lightning protection vendor, Bonded Lightning, to install lightning/surge protection at the water plant to protect the new electronics recently installed there. The quote, for which Gonano had negotiated down from \$7,100, covers the water tower, water plant building, well #2, and the generator. Again, Gonano will submit receipts for 50/50 reimbursement from the insurance TIPS program for reimbursement up to a total of \$5,000. Town Attorney Walker thought that the bid would meet the requisites.
Motion made and seconded (Roberts/Blakely) to accept the proposal from Bonded Lightning to install lightning/surge protection at the water plant in the amount of \$5,400; passed 3-0

- C) **Proposals to Remove 2 Dead Pine Trees on East Evans Court**
Town Administrator Gonano had obtained three proposals to remove 2 dead 80' pine trees on East Evans Court. An estimate of \$800 had been received from Corey Ferguson, \$1,000 from Jason Perry, and \$1,225 from A&S Tree Service. The trees are located on the right-of-way, but written permission to fell the trees on private property had been received by the Town.
Motion made and seconded (Roberts/Blakely) to accept the proposal from Corey Ferguson in the amount of \$800 to remove 2 dead pine trees; passed 3-0

- D) **Melissa Paparo, Reddick Group Request for Ballpark Use**
Melissa Paparo represented a large group of softball league supporters who were present at the meeting and had prepared a proposal for Commission approval to use the ballpark for a softball league which will be organized upon approval from the Town. Although the vast majority of the supporters present at the meeting didn't live within Micanopy town limits, most of them had been associated with the Micanopy Area Recreation Co-op (MARC). The proposal specifies that the group 1) has qualified volunteers to run the park and board, 2) at least 5 company sponsors, 3) a volunteer with a food handler's license, 4) experienced volunteers who have coached and run a park, 5) ready to place funds in escrow for insurance, etc. 6) willing to pay additional electric costs to run lights, etc., 7) capable of maintaining playing fields, 8) provide clay for the fields, 9) provide pest control, 10) has funding in place, 11) ready to proceed with Babe Ruth League charter, 12) looking for 7 day/week park access, 13) volunteers to do park clean up, and 14) able to perform coach background checks.

Mayor Parker asked Mrs. Paparo regarding their previous use of Wrigley Field in Citra and their use of the Williston fields. Mrs. Paparo answered that the girls merely played there at the established fields where other teams were already playing. Mayor Parker asked Melissa to provide a list of the company sponsors, which she indicated had grown from 5 to 15. Mrs. Paparo explained that until a charter is obtained from the Babe Ruth League, the players can only practice, but no games can be scheduled. Insurance coverage can only be obtained with a charter, and Attorney Walker insisted on obtaining a Certificate of Insurance naming the Town as Additional Insured. Mrs. Paparo explained in further detail that the league would maintain the ball fields only when the Town could not (because of a tournament, double-header, etc.)

Mayor Parker asked first for comments from citizens who actually lived in the Micanopy town limits. Linda Vincent (853 NE 2nd Street) recited some history of the Micanopy recreation program. Terry Moore (254 NW 3rd Avenue) volunteered that she had a food handlers' license. John Davis, a non-resident, stated that he grew up in the recreation program. Tonya Huddleston, who is no longer a resident of Micanopy proper, voiced her opinion that it shouldn't matter if a supporter of the program is a resident and didn't think that the organizers should have to answer lots of questions. Jimmy Goachee, who was a previous Micanopy Recreation Director, was a robust supporter of the softball group. One unidentified supporter (not living in Micanopy) related that volunteers, who were not residents of Micanopy, had built the ballpark with grant funding, including the concession stand, restrooms, etc. and insisted that the recreational program would be beneficial to the Micanopy economy. Commissioner Mance had arrived (8:20pm) and joined in during the discussion.

Mayor Parker related that it was not the Town's intention to impede progress of the league, but that the Town was trying to establish perimeters. Bud DesForges (555 Seminary Avenue) summarized that the league supporters wanted to know if the Town would make the ballpark available to them so that they could progress with their plans. Commissioner Roberts supported a recreational program, but explained that the Town's first priority was to the taxpayers of Micanopy. Town Administrator Gonano suggested that she work with Attorney Walker to prepare a list of information required by the Town, which would protect Town interests, and showing that the supporters are organized, including a written plan by the organizers detailing a current list of players, not recruits, (indicating the street addresses of those actually from Micanopy proper), cost to the players (\$90/player was offered by the organizers), schedule of days/times (including nighttime cutoff time) the ballpark is to be used, and written promise to pay for electric usage.

Commissioner Mance expressed concern that the group had already started practice using the field without obtaining permission from the Town. Supporters protested that the ballpark is a municipal park and permission shouldn't be required to play there. Ed Burnett (304 SW Whiting Street) wanted to know what designated, written Town policy required all the information for which the Town was asking because he felt that the Town was trying to stall the group's request. Town Administrator Gonano answered that because there are no organized teams in existence, there is no written policy. Mayor Parker felt that the important information being requested to protect Town interests shouldn't be viewed as an impedance to the group's progress. The group estimated that, with approval, the first actual season probably would not start until next spring, but requested use of the park for practice until final approval is received from the Commission. Grace Fuller wanted to perform a feasibility study and reminded those present that Micanopy residents' taxes pay for the ballpark.

Commissioner Mance remembered that one of the reasons the recreational program was terminated by the Commission was because of lack of participation by players and parents. Additionally the Commissioner related that a majority of the players were from outside Town limits, but the expense was being born by Micanopy taxpayers. Town Administrator Gonano agreed that the previous recreational program was costing Micanopy taxpayers over \$60,000/year, which is about 2 mills added to Micanopy taxpayers' property taxes; and she insisted that if you were a Micanopy resident, you knew it because you knew that you were paying the local Micanopy millage rate.

Motion made and seconded (Blakely/Roberts) to grant the softball organizers conditional approval to use the Micanopy Ballpark until all requirements of the Town are met, including acceptance of the Babe Ruth League certification and insurance; passed 4-0

When confirming that the players could use the field prior to obtaining insurance and other requirements, Attorney Walker agreed that the Town's existing liability insurance would cover the Town's interests. The Commission asked the organizers to accumulate the necessary information and come back to the Commission in November.

11. Unfinished Business

A) Bids to Purchase Parcel #16520-028-027 at 109 SW 6th Street

Town Administrator Gonano presented four bids in response to the efforts to sell parcel #16520-028-027 at 109 SW 6th Street which had been escheated to the Town from Alachua County: 1) \$5,000, 2) \$3,150, 3) \$2,501, and 4) \$501. Gonano reminded the Commission that we were under no obligation to accept any of the bids offered. Town Administrator Gonano had worked with Attorney Walker to have a contract prepared to accept the highest bid from Anetrice Brown, assuming that the Commission wanted to accept an offer.

Motion made and seconded (Mance/Roberts) to accept the highest bid received for the sale of parcel #16520-028-027 at 109 SW 6th Street to Anetrice Brown in the amount of \$5,000; passed 4-0

Attorney Walker affirmed that the Town would be ready to roll with a check in the amount of \$5,000 from the buyer and a signature on the contract.

B) Bids Accepted for Purchase of Parcel #16520-021-001 at 602 NW 7th Terrace

Town Administrator related that the town was seeking permission to place unused parcel #16520-021-001 at 602 NW 7th Terrace up for sale at the request of the Mayor. The lot, identified on the wall map, originally had a derelict house which been removed from the site and two separate nonconforming lots had been combined to create a lot amounting to about .81+/- acres. Research done by Gonano showed that the current average sale price for ½ acre in Micanopy is about \$19,400; a good price for the parcel in question, being over ¾ acre, might be about \$31,500. The Town could advertise the lot for sale without an agent and save the commission, or choose to list with an agent. Attorney Walker said that a third option might be to sell on a government surplus website, such as www.govsales.gov. Holly Morris reminded the commission that in a previous meeting, the Town decided to hold onto the lot for expansion and improvements, as the lot adjoins the ballpark. Commissioner Roberts wanted to save the lot for the future site of a building to be used for recreation, as well as a site providing power during power outages for persons suffering with sleep apnea, as he does, and in need of powering other medical devices. Roberts also said that, during power outages, residents would be able to use the certified kitchen to cook. Both Mayor Parker and Commissioner Mance disputed the idea that the proposed future building would pass the strict guidelines associated with being an approved emergency shelter. Commissioner Mance reported that in order to qualify as an

emergency shelter, the building would have to meet federally-mandated standards (solid CBS construction, number/type of windows, alternative power supply, etc.) The Town cannot advertise the use of an unapproved municipal building for shelter. Commissioner Roberts objected, and he felt that the Town could still offer the building for use after a hurricane if the residents would be made to sign a waiver. Gonano thought otherwise because residents would expect a certain level of service which the Town would be legally unable to provide.

Mayor Parker and Commissioner Mance both thought that the close proximity of the residences next to the lot, space required for a commercial septic system, and parking considerations would make this particular spot unattractive for a recreational building. Commissioner Mance was in favor of putting this unused lot back on the tax rolls.

Motion made and seconded (Roberts/Blakely) not to sell parcel #16520-021-001 at 602 NW 7th Terrace; tie vote 2-2 (Parker and Mance opposed)

The Commission asked Town Administrator Gonano to put the matter on the November agenda for further discussion when all five Commissioners might be present to vote.

12. Town Commissioner Reports

- Mayor Pro Tem Aufmuth – absent.
- Commissioner Mance – looks forward to having the ballpark used again.
- Commissioner Roberts – we’re still waiting for the County to provide funding for the traffic lights.
- Commissioner Blakely – also looks forward to having children playing ball again.

13. Mayor Tim Parker Report

- 1) Mayor Parker reported that he had enjoyed the ethics course which had been offered by the Florida League of Cities and hosted by the City of Alachua, which had been the best ethics course he had attended thus far. He also thanked Commissioner Mance, who had also attended, for contact information that she had provided earlier in the week for the Ethics Commission.
- 2) The Alachua County League of Cities (ACLC) asked that all citizens attend the County Commission meetings to comment on items affecting Micanopy and other municipalities.
- 3) The Mayor wished the best for people in the path of Hurricane Michael which should make landfall in the Florida panhandle sometime tomorrow. The Mayor commented on local staging for the expected power outages. Mayor Parker reported that Duke Energy was planning to trim trees bordering power lines in Micanopy in 2019. Commissioner Mance detailed that a portion of local power outages had largely been caused by traffic accidents on Hwy. 441 and fallen limbs and/or trees.

14. Adjourn 9:50pm

MINUTES APPROVED:

As submitted _____ as amended _____ at Town Commission Meeting _____

Timothy Alvin Parker, Mayor

Debbie Gonano, Town Clerk