

TOWN OF REDDICK COUNCIL MEETING

MINUTES

September 2, 2021

Reddick Town Council met in regular session on Thursday, September 2, 2021, at the Community Building.

PRESENT:

James R. Stroup, Mayor
Marjorie Stroup, Clerk
Steven Rogers, Council Pres.

COUNCILMEN

Shirley Youmans
Martha Cromwell, Councilman Pro Tem
Nadine Stokes
Myra Sherman

GUESTS

Dick Gerard	Pam Gerard	Lt. McQuaig, MCSO	Carl Sherman
Fondale Evans	Joe Perry	Alphonso Lamar	Cynthia Davis
Florine Williams	Sheila Morgan	Nikita Morgan	Sandra Vann
Lucy Ward	Vanessa Adkins	Terreon Crawford	Taylor Crawford

Meeting was called to order at 7:00 PM by Council President Rogers, with Mayor Stroup giving an invocation, followed by the Pledge of Allegiance.

MINUTES AND FINANCIAL STATEMENT

- Minutes of the August 5, 2021, meeting was reviewed . A motion was made by Councilman Cromwell to approve minutes with no corrections. Councilman Stokes seconded motion and motion carried unanimously.
- Financial statement for the month of August was reviewed. All bills for the month have been paid and income exceeded expense for the month by \$14831; however, Raymond James Statement has not yet been received. For the year income exceeded expense \$78831.22. Projections remain at \$47,000 interest for the year on investments. Councilman Cromwell made motion to approve report as presented; Councilman Sherman seconded motion. Motion carried, pending audit.

For disclosure purposes, the council members have been given a list of responsibilities. This list summarizes what actually goes on for the Council as far as duties. Because of so many new council members, we need to redistribute some of these responsibilities. This is to set up a liaison to bring items to Council for action. Citizens can contact a councilman for answers and representation. The list is to be given to the Clerk and we will address it at the next Council meeting.

Before we start meeting and to let everyone know, the computer system will be recording the minutes and to make minutes more accurate, anyone wishing to address the Council will come to the podium, identify themselves by giving their name and address for the record.

SHERIFF'S DEPT:

Lt. McQuaig addressed the Council with a report for August. Reddick had a total of 107 calls and 42 were self-initiating by deputies, for service. Two burglaries were to churches. There were a rash of church burglaries from south of Ocala all the way to Gainesville over the weekend. No leads at this time.

CODE ENFORCEMENT:

The Interlocal Agreement with the County is still in process. Mayor Stroup reported that the mobile home on the Lily Wilson property has not been removed as promised. A certified letter to property owner to let them know that the town will have the mobile home removed at the expense of the property owner or they must

have it removed was sent and received. A deadline of 30 days was given again. It was the Mayor's recommendation that the Town have the mobile home removed since we have not heard from anyone.

ROAD WORK:

Stops signs have been cleared so that they can be seen. They will be working on the right-of-way next. Street signs ordered have been received and will be set up. Children At Play sign has also been received. More posts will need to be ordered. Grading of 155th St. has been notified. New County Engineer and a new letter had to be sent because of the change.

STREET LIGHTS:

Street light at NW 155th and NW Gainesville Road still needs repair. Councilman Youmans also stated that Minika Youmans has reported her light out. All reported work orders have been completed except the light at NW 155th.

OLD BUSINESS:

- **WELLS FARGO ATM:**

Logan Holz with Eagle High Real Estate, representing Wells Fargo, addressed the Council. Wells Fargo would like to put in an ATM for customer use somewhere in Reddick. The Town owns several sites along NW Gainesville Road that would be suitable. Wells Fargo would do all electrical, maintenance and construction expense and pay the Town a rental fee for the property. They would be responsible for liability also. He passed out a picture of what the proposed ATM would look like and it would be strictly a drive-up ATM. If the Town approves he will get with Wells Fargo engineers to review available sites. He opened the discussion to questions. Council President stated that the bank was servicing not only the Town, but the northwest section of the county. A full service bank is needed and the Town is wanting Wells Fargo to remove the stipulation that the building cannot be sold to another bank. Wells Fargo is willing to allow a smaller Community Bank to move in, that is not competition. He contacted banks in Ocala and Gainesville but has had no interest at this time. He will ramp up his efforts. If the Town does not want to allow the ATM, he will reach out to residents. He would prefer working with the Town. Councilman Sherman asked if the proposal was firm or could be made amendments. Mr. Holz answered that the proposal can be negotiated to a point. Council President stated to move forward the Town and expedite this proposal, a written proposal on the sites you are interested in, then Council can analyze and move forward. Mr. Holz said that if Council could pass a resolution saying they want to continue discussions and move forward it would be helpful. Council President responded that we need to be guaranteed that a full service bank would be allowed to come into the vacant building. Councilman Cromwell made a motion that we continue negotiations with Wells Fargo concerning putting in an ATM and Councilman Sherman seconded the motion. Motion carried. Mayor Stroup will draft a confirmation letter to be sent to Wells Fargo in care of Logan Holz.

- **COMMUNITY CENTER and COVID 19 UPDATE:**

Community Center will remain closed as Covid numbers are rising.

- **COMPREHENSIVE PLAN:**

Councilman Cromwell spoke with EEO who is helping us update our plan. The required letter has sent. On August 11, Tallahassee accepted our letter. Property Rights which was to be signed by the governor needs to be added. We have until August 11, 2022 to complete. We should hear back from EEO in the next couple of months.

- **ORDINANCE FOR MOBILE HOME REQUIREMENTS:**

Currently, to place a mobile home on a parcel in the town limits requires a special use permit and the mobile home must be 5 yrs old or less. The following recommendations are being made to change our Special Use Permit as follows:

1. Delete the portion that requires mobile home to be five years old or less.
2. Replace that with : all mobile homes must be inspected by a certified inspector, inside and out, at owners expense, prior the issuance of a special use permit
3. Add: Upon approval of special use permit, applicant must obtain permits from Marion County authorizing a licensed installer, dealer installer, or manufacturer installer to complete the work of any new or used mobile home.
4. The mobile home will be green tagged and no electric will be hooked up until home passes inspection.

Fondale Evans addressed Council. He stated he understood why it was necessary to inspect the mobile home before it is placed on the property. Council President stated that not everyone is as honest as he is. There are those out there that will not do the right thing. And that the County will inspect it again once set up. This would cover that the set up is done properly and that water and sewer it properly distanced. Evans asked what if someone wanted to sell a mobile home already set up in town or from an individual. As long as it is inspected by a certified inspector. Councilman Cromwell made a motion that we make the recommended changes to the Special Use Permit and Councilman Sherman seconded the motion. Motion carried unanimously.

NEW BUSINESS:

- **BUDGET FOR FISCAL YEAR 2021-2022:**

Council President Rogers presented the proposed budget for fiscal year 2021-2022 for a second reading. The budget will go into effect on October 1, 2021. Council President read the budget to those present. The only change from the first reading is for insurance for the year as the new invoice has just been received. Total estimated income revenues is \$241,768.00. Likewise, total disbursements costs is \$241,768.00. This concluded the second reading of the budget. Councilman Sherman made a motion that we accept the proposed budget as presented and Councilman Stokes seconded the motion. Motion carried unanimously.

- **REQUEST FOR OPENING NW 46TH AVE FROM 155TH ST TO 156TH ST:**

It is not a full street. Ms. Billups has a house on the street and is requesting the road be opened for access. It is a platted street but it is closed and blocked. We need to open it up for the platted distance so that she can access her property. Councilman Youmans made a motion that we open the platted street and Councilman Cromwell seconded. Motion carried unanimously. Council President wanted to know if we wanted to open it up to bids or contact Donnie Cassidy and his crew open it up. No one has responded to requests to be added to our list of contractors. Councilman Sherman said since no one has come forward we should give the job to Donnie Cassidy. We will contact Lt. McQuaig for assistance before starting work.

FONDALE EVANS :

Mr. Evans asked about zoning for parcels concerning number of residences on each parcel. There can be only one residence per parcel. If you want two, you will need to split the parcel into two parcels

that are large enough each to accommodate a residence. The zone plan would have to be changed to put more than one residence on a parcel. This is a lengthy, legal entailed, process and then the Comprehensive Plan would have to be changed also. Then we have to publish and advertise the changes and have public meetings. The simplest way is to split the parcel. As long as each parcel meets zoning requirements.

Council President Rogers shared information concerning the Old Reddick High School. They are currently removing hazardous materials and once that is done, the building will come down quickly. The School board does not have a master plan for that land. Just for thought process and long-term planning, it is possible that the Town could work with the County, School Board, etc. and see if we could have access to the property for the potential of working with other groups and groups with the county to make this a place and facility that is useful to the northwest part of the county. Recreation trails, meeting place for seniors, etc.

There being no further business, the meeting was adjourned at 8:20 PM.

Respectfully submitted,

Approved:

Marjorie Stroup, Town Clerk

James R. Stroup

Date: