



TOWN OF WHITE SPRINGS
“On the Banks of the Suwannee River”

MINUTES

WHITE SPRINGS TOWN COUNCIL

Regular Council Meeting

Town Hall Council Chambers

Tuesday, October 12, 2021

6:30 p.m.

- 1. Call to Order, Invocation, and Pledge Allegiance to Flag** – Mayor Rivers called the meeting to order at 6:30pm. Town Clerk, Audre’ J. Ruise rendered the Invocation and the council lead the Pledge of Allegiance.

- 2. Council Roll Call** – Mayor Rivers called the Roll – Mary Berry, Jacqueline Williams, Nicole Williams (Vice-Mayor) present. LaRita McCallum was absent.

- 3. Additions, Deletions, and/or Amendments to the Agenda** – Mayor Rivers added to the “Approval of the Minutes” September 27th meeting Minutes – “2021 Adoption of the Final Budget”. Town Manager George added to 7. B. Old Business Powell and Jones CPA.
Council Jacqueline Williams motioned to accept the additions to the Agenda. Vice Mayor Nicole Williams seconded the motion. Motion passed 4-0.

- 4. Citizens from the floor:** (Request form needed - 5min. limit) -

*Ashley Bryant announced her Halloween Party on October 23, 2021, at the White Springs Library.

*Mary Baker (Pine Manor- Lot2) had a complaint with her landlord, Richard Starling. She stated that her home was falling apart, and she fell through her bathroom floor. She also stated that she is disabled, and the water was leaking throughout the home, and that her water bill has tripled. She said that the town needed to get with him on how all his properties are in terrible shape in White

Springs. Attorney Foreman told her that it was nothing that the council could do, as the issue was a civil issue, but that they could go to the Hamilton County Courthouse and file a complaint. He also stated that he would talk to any of the tenants after the meeting for more information.

*A representative for Yolanda Mills (Pine Manor – Lot 12) stated the same issue about the property and the landlord, Richard Starling. Their home was leaking very bad, and the walls and floors were caving in. Their water bill is very high. They have called the landlord to repair but, he hasn't returned their call. Attorney Foreman told him to call Three Rivers Legal in Lake City for assistance. He said he did call and spoke with "Tiffany".

*Other tenants were present in the meeting and spoke with Attorney Foreman after the meeting to assist them in contacting Hamilton County Courthouse.

Katrina Ervine (10417 First St.) – need approval for a temporary power pole on her property. They are living in an RV. She stated that she is paying \$600 a month for a generator and can't pay for the generator and the supplies for remodeling the house at the same time. She also stated that her and her boyfriend have 10 children with them, and her husband is threatening to take the children because of this. She doesn't want to change the structure, just a remodel. Mayor Rivers asked her who told her she couldn't have a temporary power pole? She stated it was Hamilton County Building Department. TM George told her that it may have been because the zoning on her property. Council Jacqueline Williams advise the staff to approve her for a Temporary Power Pole, the rest of the council agreed.

Beth Daniels (16613 Spring St.) – She stated that she was curious on how the town applied for Covid funding and did we get any funding from the state or Hamilton County? She also wanted to know if Hamilton completed the paperwork or the Town? TM George answered her and stated that she completed all the paperwork for Covid funding and received \$50K and that the town also received funding from the American Rescue Plan for over \$300K. She has the 55% (\$191K) of that amount already in an account awaiting direction from the council. Attorney Foreman stated that the county completed their own paperwork and if they included White Springs or other municipalities the town would receive a part of those funds and that she could call the county for that information. He stated that she could get that information from the town through a public records request and to talk with the clerk after the meeting to get the town's application.

5. **Presentations** - NONE

6. **Consent Docket:** NONE

Approval of Minutes:

September 14, 2021 – Town Hall Meeting

September 27, 2021 – Final Budget Meeting

Council Jacqueline Williams made the motion to accept the September 14 and September 27, 2021 minutes. Vice-Mayor Nicole Williams seconded the motion. Motion passed 4-0.

7. **Old Business**

- a) **Adoption of the ‘Creating a Town Hall Resolution on citizen conduct and behavior ‘ - Attorney Foreman** – Attorney Foreman read the Resolution 21-03 in it’s entirety. Mayor Rivers asked the council for a motion to accept Resolution 21-03. Council Jacqueline Williams made the motion to accept the resolution as read. Vice-Mayor Nicole Williams seconded the motion. Motion passed 4-0.

- b) **Powell and Jones CPA** – TM George stated that the 2019 Audit from Sexton and Schnoll was completed and that the 2020 and 2021 is incomplete. Because the town was behind in the previous year’s audit that she could reach out to a CPA and request an engagement document. She contacted Powell and Jones and they mailed a contract. The contract agreement is in the agenda packet with a quote to complete the audits 2020 for \$11,200 and 2021 for \$11,500. Mayor Rivers asked the council to make a motion. Council Jacqueline Williams made the motion to have Powell and Jones complete both years’ audit for a total of \$22,700. Council Marry Berry seconded the motion. Motion passed 4-0.

8. New Business

a) **Rental/Lease – Adoption of Rental/Lease Agreement for the Town of White Springs Properties – Attorney Foreman**

Attorney Foreman had TC Ruise to hand out a copy of the Columbia Fairgrounds rental agreement to the council. He stated that the agreement covers most everything needed in a facility use agreement and that he would model the TOWS largely around this one. He stated that he needed approval from the council to draft and return on the next meeting. Mayor Rivers asked for any comments and the Council agreed unanimously 4-0 to have him draft the agreement.

b) **Request for Rental – Uniqu3 Ryderz Bike Give Away/ December 18, 2021/ Requesting the Use of the Ball Field**

Council Jacqueline Williams requested permission from the council to have the fee waived for her organization Uniqu3 Ryderz (501c3) event on Saturday, December 18, 2021, at Bailey Ogburn Field. She wants the event to take place in her hometown of White Springs, Florida this year for their Holiday/Christmas Bike Give-a-way and she is requesting the use of the Bailey Ogburn Field and that the fee to be waived for their organization. Vice-Mayor asks how would this waiver affect other organization wanting to rent the facility in the future. Council Williams stated that the fees for use of the field have not been approved by the council at this time, and that it would be decided then. Attorney Foreman noted that Council J. Williams will not vote on this issue. Vice-Mayor Nicole Williams made the motion to waive the fee for the Uniqu3 Ryderz event. Mary Berry seconded the motion. Motion passed 3-0 with Council Jacqueline Williams abstaining from voting. He also stated that for policy:

1. Every request must either come through the council for everyone to follow.
2. Place the “fee waiver” on the application agreement and council will vote to waive or not waive the fee
3. Make it a “blanket policy” to NOT WAIVE FEES.

This will be at the discretion of the council when we approve the “use agreement”. Mayor Rivers agreed that Attorney Foreman will draft agreement for council approval at the next meeting.

9. Departmental/Administrative Comments

a) **Public** – NONE

b) **Departments**

Fire Department - Thomas Brazil reported that the internet was down. ServPro will be performing general maintenance on the air ducts for \$660. TM George said to bring by the invoice she can approve up to \$2500K, he will bring in the invoice next week. He is working on a Free Smoke Detector Program from Lowes (500) for the town, where citizens will receive a free smoke detector. Citizens may call Town Hall to sign up. Mayor Rivers asked how long had the internet been down and did he call the Town Manager? He stated that he called twice with no return call. The Town Manager stated that she only received one call and she spoke with IT David White who had come over to help the Chief and Brazil when they called for assistance. Town Manager George stated that she was unaware that the internet was down until she spoke with David White and has emailed and called the FD on several occasions. Brazil said he has no town email but will give it to the staff. FD internet was up yesterday and he's not sure if it is up today. He will relay the message to Chief Pittman. Council Nicole stated that she was not aware that David White was working on our system. She stated that this was the same gentleman that broke into Town Hall along with Helen Miller and she feels he should not be working on our internet. She was also told that he was not a technician but a salesman and has an email she will bring to the next meeting. Town Manager stated that David White told her he came as a favor to Brazil and Chief Pittman and when she called IT Pros, the company sent David White. Mayor Rivers stated that the FD should send all requests for repairs to Utility Director Ray Vaughn to sign off on each request. Brazil asked "why did he have to go through Ray for requests? Town Manager George stated that she directed Ray as the designated person for the FD. Brazil replied, "that's messed up!" and walked out the meeting.

Utilities – Ray Vaughn, Utilities Director presented to the council that the soft starter on the #2 high service pump at our water treatment plant facility had gone bad and needed to be replaced.

The cost of the new soft starter was quoted by Barney's Pumps at \$4200.00. (\$3000.00 for the soft starter and a \$1200.00 installation fee).

The soft starter allows the motor on the high service pump to start at minimum speed and gradually building up speed to reduce energy and by controlling the motors voltage supply during the startup phase. Starting the pump motor without the soft start could result in the shaft turning backwards and damaging the pump or motor, the line deadheading causing a water line to burst, and possibly cause residents lights to dim or flicker during startup of the motor due to high energy consumption.

Mayor Rivers asked for a motion to pay for the starter. Council J. Williams made the motion to pay for the starter. Council Mary Berry seconded the motion. Motion passed 4-0.

Town Manager – TM George went over the September bills posted in the Council's packets. She stated that it was \$16K in Enterprise and \$41K in General. All these figures exclude the grant payments that were made. She also stated that before her tenure here the accounts were all under \$100K. They are now \$100K plus in Enterprise and \$500K in General.

Attorney – Attorney Foreman he needed approval to attend a Hamilton County meeting with a discussion on Animal Control. The Council was unanimous in him attending the meeting. He stated that he would advise the council next meeting on his attendance.

c) **Council**

Council J. Williams stated her appreciation to the council for allowing the waiver and invited the community to attend the event to take place next month. They will give over 100 bikes. All youth must be in school and accompanied by their parent to receive the bike.

Adjourn – Meeting adjourned at 7:21pm

IF A PERSON DECIDES TO APPEAL ANY DECISION MADE BY THE TOWN COUNCIL, WITH RESPECT TO ANY MATTER CONSIDERED AT THIS MEETING, THAT PERSON WILL NEED A RECORD OF THE PROCEEDINGS, AND FOR PURPOSE THAT PERSON MAY NEED TO ENSURE THAT A VERBATIM RECORD INCLUDES THE TESTIMONY AND EVIDENCE UPON WHICH THE APPEAL IS TO BE BASED. IN ACCORDANCE WITH THE AMERICANS WITH DISABILITIES ACT (ADA) PERSONS NEEDING SPECIAL ACCOMODATIONS TO PARTICPATE IN THE COUNCIL PROCEEDINGS SHOULD CONTACT THE TOWN CLERK’S OFFICE NOT LATER THAN THREE DAYS PRIOR TO THE MEETING.

Town Manager, Town Clerk, or Designee

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