

**MALABAR TOWN COUNCIL
TOWN COUNCIL WORKSHOP MINUTES
JUNE 27th, 2022, 7:30 PM**

This meeting of the Malabar Town Council was held at Town Hall at 2725 Malabar Road.

1. CALL TO ORDER:

Council Chair Mayor Patrick T. Reilly called meeting to order at 7:30 pm. Mayor Reilly led P&P.

2. ROLL CALL:

CHAIR:

MAYOR PATRICK T. REILLY

VICE CHAIR:

STEVE RIVET

COUNCIL MEMBERS:

MARISA ACQUAVIVA

BRIAN VAIL

DAVID SCARDINO

MARY HOFMEISTER

TOWN MANAGER:

MATT STINNETT

SPECIAL PROJECTS MANAGER:

LISA MORRELL

DEPUTY CLERK/TREASURER:

RICHARD KOHLER

3. WORKSHOP ACTION:

a. Discussion of Council Priorities (Infrastructure, Operations, Funding)

Mayor asked TM Stinnett to begin. TM Stinnett stated his goal for tonight is to gather Council goals for the next Fiscal Year. Many of the issues we will discuss tonight will take several years to accomplish, and we can discuss how to approach them.

Stormwater is a key issue for the Town. We have \$329k from SLFRF, 300k from reserve, and 128k annually. He discussed several ongoing issues that he believes can be accomplished in the upcoming year without any additional funds. Questions?

CM Scardino asked what the Atz Rd project would cost?

TM Stinnett stated that is one of the ones we are still waiting on a price from SAI, however he doesn't believe it will be too expensive.

CM Scardino asked if there were any projects that would assist the stormwater coming off of I-95?

TM Stinnett stated this project would take place near Marie Street.

CM Scardino asked what project would get the most bang for our buck?

TM Stinnett stated the Atz to Marie project is his highest priority, and the Hall Rd to Rivet Ln is a project we can do in house with our PW staff. Fixing the area between Raulerson and Flashy Lanes is also an achievable project, but it could be more costly. All of these are open drainage.

CM Acquaviva asks if the stated funds will be enough to achieve these goals, and if these projects will show a return for the residents.

TM Stinnett states yes to both. Our Public Works Department can accomplish many of these goals.

CM Vail states that historically the Flashy to Raulerson area floods regularly and should be addressed.

Mayor states the Rivet Lane issue is important. Currently the Stormwater is supposed to flow north, and it doesn't.

CM Vail states he has not seen the Atz Marie area flood, but he sees the value to the rest of the Town. He believes when we correct the Linrose culvert, we should connect the ditches to Eva Ln, as it is a deep wide ditch.

TM Stinnett stated the Stormwater Master plan has plans for that area, but it is a more expensive one.

Mayor asked for any other input, hearing none he requested they move on to the next topic.

TM Stinnett states the next big issue is roads. We have saved money from SLFRF, but the issue is much greater than the funds we have available. We have a few paving assessments going on, but there are still open invoices. CM Acquaviva suggested a road survey at the last meeting, and he believes that is a good start. It will sure up our position with the residents and the banks. We can seek out a loan and prioritize ourselves, or we can get a professional assessment and use that to get bids and loans to finance it.

CM Vail states that he has been talking about fixing Weber Road for years, and if we let it go any longer it could cost upwards of a million dollars to repair/replace. He would support a professional assessment because it is much more cost effective to fix a road than to replace one.

CM Acquaviva agrees and stated that getting an estimate will help set our priorities on what needs to be done and when. Brook Hollow and Rocky Point are critical roads.

CM Vail states that Corey and Weber could be a joint project with Grant/Valkaria, as the road traverses both towns. The more you do, the less the cost per foot is. Do we have a threshold for what an assessment will cost?

TM Stinnett states we do not. We would go out for bid on it and bring the results back for Council review. Are there any of these issues we want to tackle now?

CM Acquaviva states Brook Hollow has become an issue that should be addressed.

CM Scardino asked about the state of the sidewalks?

TM Stinnett states that there are certain areas that have broken that we are trying to fix operationally.

Mayor suggests talking about the next topic.

TM Stinnett reiterated the efforts to increase the Water Infrastructure.

CM Acquaviva states that developing a Dog Park is a very low priority for her, and she reminded Council that they never approved it. She supports water services to the Fire Department, but not for a dog park.

CM Scardino states most residents in Malabar have large enough yards that a dog park is unnecessary. The other cities that took advantage of the generous donation have smaller lot sizes.

CM Vail states the extension to the Fire Department, Bathrooms and a Drinking Fountain should be priorities. Consensus agrees.

TM Stinnett states that \$100k has been set aside for upgrades like resurfacing the tennis court, and \$50k to remodel the bathroom. DEP has provided \$40,000 for specific purposes such as pavilions. We are pursuing a grant to combat the Cogan Grass. He has also discussed the Cameron Preserve Management Plan with the Florida Forestry Department. Are there any further questions?

TM Stinnett spoke about the personnel portion of the budget. There are a few open positions, and one new position. Are there any changes to the previously discussed numbers? We will see an FRS increase with that. However, we plan on removing the Administrative Assistant position, so the health insurance and other liability costs will stay the same, as it will still be three employees in the front office. Are there any particular targets you would like to set for raises?

CM Vail states he would like to see comparative wages for similar municipalities. Many surrounding Towns pay more than us. CM Acquaviva agrees.

CM Scardino states with inflation being so high, we should at least cover that increase. CM Vail states in the past it has been a 3%. Mayor states he agrees with CM Scardino, and we should at least match inflation. He suggests 8-10% increase. We can't ask for our employees to take a pay cut to stay here.

CM Acquaviva states that we should also look at the TM salary. If we are raising the Town Clerk and Finance director, we should raise the TM salary as well. He manages the Town and is highly competent. CM Vail states he was planning on mentioning this as well once we saw the budget and would like to see comparative numbers from surrounding municipalities.

TM states the FD have scheduled raises in their union contract and they have expressed their satisfaction with that.

CM Vail and Scardino both state we should stick to the contract.

Mayor asked if we have met the state minimum wage requirements?

TM Stinnett states that the FD administrative assistant will need a raise to meet the new wage, but we are aware and addressing it.

CM Vail asked about the Building Department.

TM Stinnett states the current staff plus the new building official are acceptable.

TM Stinnett states the PW roof has sprung leaks in the last few years.

CM Vail asked if the Town has researched roof coating? It isn't as good as a new roof, but it can extend the life. Those style of roof leak regularly but can be patched.

TM Stinnett states that the equipment of the Town is all operational. There was consideration of buying a new Chief vehicle, but it is not a priority. We attempted to buy new mowers, but due to supply shortages we have not received them. We are doing okay with what we have. There may be an increase of legal fees, but we are only at 50% for this year's budget.

Mayor asked when we need to update our Comp Plan?

SPM Morrell states we will make it through the next year, but future planning is a good idea.

TM Stinnett states staff would like to get a new accounting system. Hiring a new finance director will assist in this search.

TM Stinnett states the Town has minimal debt, just the Fire Truck, Gradall and SRF Loan. The Town can seek a bank loan or a bond. The better option would be a bank loan for specific projects.

CM Vail states he would like to see the numbers on this. Annual costs and total interest.

CM Scardino suggests seeking both a 5 and a 10-million-dollar loan so we know what they will cost.

TM Stinnett states we can request a loan for 5 million, or we can put together a list of projects and estimates and request a bond for the exact amount.

CM Scardino states a bond will take 2-3 years to start work, while a loan will begin quickly.

CM Vail states we need money to pay back any loans we get.

CM Scardino suggests a bond, as its time to decide if we fix the roads or bring them back to dirt.

Mayor suggests for research purpose we should seek a 5- and 10-million-dollar loan.

TM Stinnett states that the issue with requesting a loan is that we don't have a revenue stream to dedicate to the repayment.

Mayor states he believes Weber and Corey should be the priority projects.

CM Vail states residents should know that less than 10% of their tax bill goes to the Town. Us asking for more money isn't greedy, we need to fix the issues.

TM Stinnett discussed the incoming revenues such as sales tax, ad valorem, and franchise fees. Many of these revenues will be neutral due to inflation and added expenses.

SPM Morrell states we will receive more specific estimates before the end of the budget process. There are many variables that play into these numbers, and we won't know the specifics until a later date.

SPM Morrell then went over the millage rates, and explained that we will have to lower the millage rate to meet the 10% cap. We will have all of this information at a future date, but the property value of the Town has increased by 40M.

Mayor Reilly stated the next budget workshop would take place on 7/25/2022.

4. **ADJOURNMENT:** There being no further business to discuss and without objection, the meeting was adjourned at 8:29 P.M.

BY: Original Signed
Mayor Patrick T. Reilly, Council Chair

ATTEST:

Original Signed
Richard Kohler, Deputy
Town Clerk/Treasurer

Date Approved: 07/18/2022