

MINUTES
GREENVILLE TOWN COUNCIL
Regular Session, Monday, June 08, 2020, 6:00 PM Via Zoom
CITY HALL, 154 SW OLD MISSION AVENUE, GREENVILLE FL 32331

1. Call to Order: Mayor Brown called the meeting to order at 6:15 p.m.
2. Roll Call by the Clerk: Mayor Brittini Brown, Vice Mayor Calvin Malone, Councilmember Bobby Burnett, Councilmember Kathleen Hamilton, and Councilmember Brandi Tillman were present.

ALSO PRESENT: Edward Dean, Town Manager
 John Reid, Town Attorney
 Lee Jones, Jr., Interim Town Clerk
 Wayne Malone, Public Works Director

3. Invocation and Pledge of Allegiance: Invocation was followed by the pledge of allegiance led by Vice Mayor Calvin Malone.
4. Reading and Approval of the Agenda:

MOTION: Ms. Tillman moved to approve the agenda; second by Mr. Malone.

	<u>Y</u>	<u>N</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

5. Consideration of Council Member Absences: None.
6. Citizens Comments: Mr. Anthony Paterno voiced concerns with regular meetings not being held remotely while state is in Phase 2. He is also concerned with the librarian receiving phone calls regarding the Town. He recommended that Greenville follow the policies imposed by the county. He lastly raised concerns regarding the compensation and duties of the interim town clerk. Mayor Brown responded that the Town is considering a larger meeting location to accommodate social distancing rules.
7. Consent Agenda: Approval of Minutes for May 11, 2020, May 14, 2020, and June 04, 2020 passed by unanimous consent.

8. Interlocal Agreement with County re: Building Code Inspections and Planning/Zoning: Renee Demps, County Land Use Planner, discussed the new interlocal agreement proposed by the County Commission to be considered the next Wednesday. The proposed interlocal agreement provides for building department services, but no longer provides planning and zoning services. Ms. Demps recommended that the Town appear at the County Commission meeting. Mr. Reid noted that the County is providing building permits as well as planning and zoning services and as compensation taking the fees for building permits. Mr. Reid recommended that the Town negotiate with the County to consider a fee that could be paid to the County to continue planning and zoning services. Mayor Brown proposed that the Town Attorney Reid attend the County Commission meeting to represent the Town's interests and engage in negotiations with the County

MOTION: Ms. Malone moved that the Town Council direct the Town Attorney to attend the County Commission meeting on June 10th and to enter into negotiations with the County for planning and zoning services; second by Ms. Tillman.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

PUBLIC HEARING

9. Variance Request 20-01: Renee Demps, County Land Use Planner, introduced an application by Ms. Sanya Williams for a variance allowing her to place a mobile home on a parcel of land located at SW Church Avenue. The proper fee was paid by Ms. Williams, and the matter was properly advertised. Under the current Code, a mobile home may be placed on a parcel of land of half an acre or greater. The land owned by Ms. Williams is less than half an acre. Ms. Demps reviewed the proposed placement of the mobile home, which will be 14 feet by 50 feet in dimension, and she did not anticipate any issues. One issue was raised by a neighbor regarding parking, but a privacy fence has since been erected, rendering the issue moot. No other issues have been raised by neighbors.

MOTION: Ms. Tillman moved to approve the variance request for Ms. Sanya Williams; second by Mr. Malone.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

10. USDA Rural Development Grant Application for the purchase of a winch truck: Mr. Andy Easton presented an application to the Board. The USDA would pay \$60,000 toward a new winch truck, while the Town would be required to pay the remaining \$20,000. The floor was open for public comment.

- Mr. Anthony Paterno asked why the Town is buying a new winch truck. If purchase is necessary, Mr. Paterno asked if there are other options. Mr. Wayne Malone, Public Works Director, said that we have 10 lift stations and that servicing them without a winch truck is unsafe. Mr. Malone said that we can use the winch truck for water lines as well. To rent a winch truck, it will likely cost \$500-600 per day. It is more economical to purchase the truck for an actual cost to the Town of \$20,000.
- Mr. Burnett asked when the Town would be required to pay the \$20,000. Mr. Easton said that it would become due at the time the winch truck is purchased, but it will be arranged with the USDA Rural Development office. Mr. Easton said that the USDA will likely be accommodating as to time.
- Mayor Brown asked when the application is due. Mr. Easton said that the grant had been in works for some time, and that he recommended that the application be completed as soon as possible after the adoption of the resolution.
- Mr. Malone voiced a concern over budgetary constraints. He said that the Town may need to apply for a loan to purchase the truck and complete the septic-to-sewer project. Mr. Wayne Malone said that the purchase would not take place immediately.

MOTION: Mr. Malone moved to adopt the USDA resolution authorizing the Town to formalize the USDA grant application; second by Ms. Tillman.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

11. Second Reading of Ordinance 2020-256: Not considered.

PUBLIC HEARING CLOSED

12. Discussion/Action related to Update on Utility Bills: Mayor Brown reminded the Board of a moratorium approved on March 19, 2020 suspending late fees and disconnections. Mayor Brown recommended that the moratorium be extended to August 2020. Mr. Malone raised concerns that too many residents will not pay bills and find themselves too far behind in payments, risking disconnection. Mr. Burnett agreed with Mr. Malone's concerns. Mr. Burnett asked how many residents were behind in payments. The Interim Town Clerk did not have that information but said he would get it. Mr. Malone asked the Town Attorney what the Town Council could do to require those able to pay to comply. The Town Attorney said that the Town could create a hardship application for those truly

in financial distress. The Town could also make payment arrangements with residents. Mayor Brittini Brown passed the gavel to Vice Mayor Malone.

MOTION: Mayor Brown moved to extend the moratorium on late fees and disconnections through the August 2020 bill, making payments due on August 15th and disconnections taking place on or around August 20th; second by Ms. Tillman.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

Mr. Burnett recommended that we provide a communication to residents informing them of the new deadlines. Mayor Brown said that we can communicate on utility bills, so we can provide the communication there.

13. Discussion/Action related to Real Property and Mr. Hearns: Mayor Brown reminded the Council that Mr. Hearn had property on US-221 and that the Town owned property there. Mr. Hearn said that he would like to purchase the property or swap the property with the Town. Mr. Hearn is interested in placing an RV park on the interstate. Mr. Hearn has purchased property by the post office and is proposing a laundromat at that location. Mr. Hearn could also develop the land to provide resident parking for semi-trucks that cannot drive on town roads. The Town Manager said that he had discussed the matter with Mr. Hearn. The Town Manager wished to discuss with Mr. Hearn to see what could be arranged. Mr. Malone asked the Town Attorney if the acquisition of new property for town use would expose the Town to additional liability. The Town Manager said that he would envision an arrangement similar to that proposed for the grocery store where the Town would own the property and lease to a private operator. Mr. Burnett said that he had discussed the matter with Mr. Hearn and that he is interested. Mr. Burnett advised that we try to work out an arrangement with Mr. Hearn.

MOTION: Mr. Burnett moved to direct the Town Manager to negotiate with Mr. Hearn and bring the matter back to the Town Council; second by Ms. Hamilton.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

14. Resolution 2020-08: A Resolution Declaring the Intent of the Town Council to Remove the Town Clerk (reconsideration): The Town Attorney explained that the Town Clerk objected to the action taken at the May 2020 meeting, alleging that the act violated Florida law and the Town Charter. While not agreeing with her objections, the Town Attorney said that the arguments had merit. Mr. Reid recommended that the Town Council cure any potential defects by reconsidering the resolution passed in May 2020, not take action on the Final Resolution tonight, and adopt a new preliminary resolution. Mr. Burnett asked if the Town Clerk was still being paid during the process and how the adoption of a new preliminary resolution would affect her payments. The Town Attorney advised that a new preliminary resolution would extend the suspension with pay until the final action in no less than ten days. If the Council proceeded with the final resolution tonight, the compensation would terminate immediately. Mr. Malone reminded the Town Council that the Town Clerk was present when the initial resolution was read.

MOTION: Mr. Malone moved to reconsider Resolution 2020-08; second by Ms. Tillman.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

MOTION: Ms. Tillman moved to table Resolution 2020-08; second by Mr. Malone.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

15. Resolution 2020-09: A Final Resolution to Remove the Town Clerk:

MOTION: Mr. Malone moved to table Resolution 2020-09; second by Ms. Tillman.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett	X	
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed unanimously.

16. Resolution 2020-10: A Resolution Declaring Intent of Town Council to Remove the Town Clerk:

MOTION: Mr. Malone moved to adopt Resolution 2020-10; second by Ms. Tillman.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Mr. Burnett		X
Ms. Hamilton	X	
Mr. Malone	X	
Ms. Tillman	X	

Motion passed 4-1.

17. Comments by Town Council, Town Attorney, Town Manager, Interim Town Clerk, and Grant Consultant(s): The Town Manager submitted a written report to the Town Council. The Town Manager stated that the Town went to bid for the grocery store. The Interim Town Clerk recommended that the Town consider payroll biweekly instead of weekly, thereby reducing costs associated with payroll. The Interim Town Clerk also recommended that the Town consider automating meter reading as much as possible to reduce labor costs. The Interim Town Clerk noted that the Town manages multiple accounts for town operations; he recommended that the accounts to consolidated and accounted separately. Lastly, the Town Clerk recommended that the Town automate bill payments.

18. Future Agenda Items Requests: None.

19. Informational Items: The Town Council agreed to tentatively schedule a Special Meeting for June 22, 2020 to consider the Final Resolution related to the Town Clerk, if necessary.

20. Adjournment

MOTION: Ms. Tillman moved to adjourn; second by Ms. Malone.

Meeting adjourned at 7:58 p.m.

RESPECTFULLY SUBMITTED,

Lee N. Jones, Jr., Interim Town Clerk