

**TOWN COUNCIL OF THE TOWN OF GREENVILLE
CITY HALL, 154 SW OLD MISSION AVENUE, GREENVILLE, FL 32331**

REGULAR MONTHLY MEETING

Monday, April 29, 2024

MINUTES

1. CALL TO ORDER: Mayor Dansey called the meeting to order at 6:01 P.M.

2. ROLL CALL:

Present:

Mayor Barbara Dansey
Vice Mayor Robin Housh
Councilmember Brittini Brown
Councilmember Ryan Kornegay
Councilmember Chiquila Pleas

Also Present:

Edward Dean, Interim Town Manager
John Reid, Town Attorney

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

4. READING AND APPROVAL OF THE AGENDA:

ACTION: Councilmember Kornegay moved to approve the agenda with item #9c removed.
Seconded by Vice Mayor Housh

Councilmember	Yay	Nay
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

5. READING AND APPROVAL OF THE MINUTES:

ACTION: Councilmember Kornegay moved to approve the minutes from the Budget Public Hearing, held on March 11, 2024, and the Regular Meeting, held on March 11, 2024.
Seconded by Vice Mayor Housh

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Councilmember	Yay	Nay
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

- Without objection, Mayor Dansey moved that staff correct a typographical error with the date of the meeting.

ACTION: Councilmember Kornegay moved to approve the minutes from the Regular Meeting, held on March 11, 2024, with the correction of the date of the meeting.
Seconded by Vice Mayor Housh

Councilmember	Yay	Nay
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

7. PUBLIC COMMENT:

- Kenneth Flanagan sought updates on the grocery store and library.
- Janet Delaney said that she purchased a property in Greenville and wished to lease the property to a church. She asked if the area may be rezoned if not property zoned.

8. CONSENT AGENDA:

9. NEW BUSINESS:

a. **ACTION:** *Small County Surtax Interlocal Agreement*

- Madison County Clerk of Court Billy Washington was recognized to discuss the Small County Surtax Interlocal Agreement.

- Clerk Washington addressed the existing interlocal agreement regarding the Small County Surtax between Madison County, Lee, and Greenville.
- The interlocal agreement pays existing debts on infrastructure including the loan for the Interstate at exit 221 as well as exit 255 and State Road 53, emergency medical services, and indigent care to local hospital.
- The new interlocal agreement will pay for other services such as dispatch and call center services and animal control services.

- Councilmember Brown raised concerns about how funds were disbursed to municipalities under state statute.
 - Clerk Washington said that the Town would only be eligible for the tax revenues under the statute if the interlocal agreement did not exist.
 - Clerk Washington continued that the municipalities would be entitled to shares of the surplus funds after the services identified in the interlocal agreement were satisfied. The shares are determined by a statutory formula.
 - Councilmember Brown discussed operating without the interlocal agreement so the Town could receive their portion of the tax revenues.
 - Clerk Washington said that without the interlocal agreement, the services would be billed to the Town.
 - Councilmember Brown recalled the Town receiving the tax revenues after the 2020 interlocal agreement.
 - Clerk Washington stated that the Town never received its share of the full tax revenues. The Town received their share of the surplus funds.
 - Councilmember Brown opposed approving the interlocal agreement until she knew that the county considered the needs of Greenville.

- Councilmember Kornegay asked for clarification on the issue of how services would be provided without an interlocal agreement. The question was if the interlocal agreement was not in place, would the county bill the town for the current services being provided?
 - Clerk Washington said that services provided for by the current interlocal agreement would still be provided but billed to the town.
 - Clerk Washington said that the county does not bill the town for the existing services because they are paid for by the 2020 interlocal agreement.

- Vice Mayor Housh asked if the Town Council would lose emergency services if the new interlocal agreement was not approved.
 - Clerk Washington said that the services covered under the 2020 interlocal agreement would continue.

- Councilmember Kornegay asked if there was a timeline for when the interlocal agreement would be needed.

- Clerk Washington said that the county would need to know prior to creating its budget.

ACTION: Mayor Dansey asked for a vote on whether to hold a workshop to discuss the interlocal agreement.

Councilmember	Yay	Nay
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

b. ACTION: *Library Lease Amendment*

- Ms. Betty Lawrence, Director of Libraries, Suwannee River Regional Library, was recognized to discuss the library lease amendment.
- Director Lawrence discussed the history of the Greenville public library.
- Director Lawrence informed the Town Council that the current location was facing a mold problem that made it currently unusable.
- Director Lawrence discussed the steps taken by the library to obtain construction grant funding from the Florida Department of State.
- Director Lawrence informed the Town Council that Madison County was awarded a \$500,000 grant to renovate the existing Greenville public library.
- The terms of the grant require that the building benefiting from the grant funds must be operated as a public library for at least twenty years.
- Councilmember Brown raised concerns about the Town entering into a 25-year lease because it restricted the Town from considering other locations or options.
 - Director Lawrence said that the grant must be closed out by June 2025, so finding another location is no longer a viable option.
- County Commissioner Ronnie Moore stated that an architect retained by the county has reviewed the property to ensure that the necessary construction could be completed with \$500,000.
- The Town Attorney was recognized to discuss the lease amendment. He said that the Town Council received a legal memorandum on Friday explaining the document.
- The Town Attorney also said that the amendment does not affect other provisions of the existing lease, which requires additional construction costs to be assumed solely by the county.

- Councilmember Brown asked about the lease being irrevocable.
- Attorney Reid said that irrevocable simply means that the lease cannot be terminated prior to its 25-year end date.
- Attorney Reid further explained that the grant required repayment by the county of \$25,000 per year over a 20-year period for every year that the building is not operated as a public library, which is why the county insisted on an irrevocable lease amendment.

ACTION: Councilmember Kornegay moved to authorize the Mayor on behalf of the Town to execute the Library Lease Amendment with Madison County.
Seconded by Vice Mayor Housh

Councilmember	Yay	Nay
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown		X
Councilmember Kornegay	X	
Councilmember Pleas		X

c. **ACTION - Resolution 2024-04** – A resolution related to payroll account with ADP.

- Town Attorney John Reid was recognized to present Resolution 2024-04.
- Attorney Reid stated that ADP provides payroll services for the Town of Greenville. The authorized users needed to be changed.
- ADP informed the Town that a resolution to change the authorized users would be required.

ACTION: Councilmember Kornegay moved to approve Resolution 2024-04.
Seconded by Vice Mayor Housh

Councilmember	Yay	Nay
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown		X
Councilmember Kornegay	X	
Councilmember Pleas	X	

d. **DISCUSSION:** *Update on Town Projects*

- Councilmember Brown was recognized and said that at the prior meeting, she requested that the Interim Town Manager discuss town projects.
- Interim Town Manager Dean said that financial records were required to be updated, specifically all bank accounts to be reconciled for the past year, so that steps could be taken with Capital City Bank to finance projects.
- Manager Dean said that when the prior grocer withdrew from Greenville, the project was required to return to the Department of Commerce for further consideration.
 - The contractor was not permitted to receive payment from the Department of Commerce because the company was not in compliance with the Davis-Bacon Act.
- Currently, the town does not have a participating party for the grocery store, but the Town Manager is current in discussions with a local business.
 - The Town Manager said that he expected the project to reach its critical point within 60 days.
- Councilmember Kornegay asked if there was a contract in place with the prior grocer that withdrew from project.
 - Manager Dean said that the town never entered into a contract with the prior grocer even though it granted change orders on the grocer's behalf.
 - Councilmember Brown said that the prior grocer entered into an agreement with the state.
 - Councilmember Kornegay asked if there was any agreement between the prior grocer and the town. Councilmember Brown said that there was no agreement.
- Councilmember Brown said that the change orders were partially to change utilities from gas to electricity.
 - Councilmember Brown said that upgrades to a deli were implemented when the utilities were changed to electricity.
- Councilmember Kornegay recommended forming a working group to address the grocery store project.
- Councilmember Brown asked if Manager Dean could address other projects.
 - Manager Dean said he could email the Town Council with further details.
 - Councilmember Brown identified additional projects that she wanted to have more information on for the next meeting.

e. **DISCUSSION:** *Quarterly Finance Report*

- Interim Town Manager Edward Dean was recognized to present the quarterly finance report.
- Manager Dean said that the bank accounts had not been reconciled since October 2022, so the available funds were hard to determine until the accounts had been reconciled.
- Councilmember Brown said that she expected a presentation regarding the annual budget.
 - Manager Dean said he thought he was expected to present a financial report not the annual budget.
- Councilmember Brown asked about the document in the packets that appear to be profit-loss statements.

10. OLD BUSINESS:

a. **ACTION:** *Job Descriptions for Manager and Clerk Positions*

- Councilmember Kornegay was recognized to discuss job descriptions prepared for advertising the positions of town manager and town clerk.
- Councilmember Kornegay said that he had met with a human resources consultant who provided recommendations to the job descriptions and provided ideas of where to place the advertisements.
- Councilmember Brown said that she thought the job descriptions needed to be workshopped by the Town Council.
 - Councilmember Kornegay recommended that the issue be added to the workshop planned to discuss the interlocal agreement.
- Councilmember Pleas asked about advertising for staff positions.
 - Councilmember Kornegay said that the Town Manager hires his staff, and the Town Council has authority over the Town manager.

ACTION: Councilmember Brown moved to schedule a workshop for Monday, May 6, 2024 at 6:30 P.M. to discuss the job descriptions and the interlocal agreement.
Seconded by Councilmember Kornegay

Councilmember	Yay	Nay
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

11. COMMENTS BY INTERIM TOWN MANAGER, TOWN ATTORNEY, AND COUNCIL MEMBERS:

- Interim Town Manager Dean was recognized.
 - Manager Dean discussed the audit of the Town by the Office of the Florida Auditor General.
- Town Attorney Reid did not have a report.
- Councilmember Kornegay was recognized.
 - Councilmember Kornegay discussed a grant available for abandoned and inoperable for historic African American cemeteries, including some in the Town of Greenville.
 - Councilmember Kornegay said he hoped work could be done on this issue.
 - Councilmember Kornegay discussed engaging high school and middle school students to participate in Town Hall and see how local government operates.
- Councilmember Brown was recognized.
- Councilmember Brown asked about the title issues on Ray Charles Avenue.
 - Attorney Reid said that the title issues for the entire block would be addressed in the future, but the immediate issue of providing water and sewer services to Mr. Billy Simmons was completed.
- Mayor Dansey thanked the board for participating in the AKA cleanup initiative.

12. FUTURE AGENDA ITEMS REQUEST:

- Councilmember Kornegay was recognized.
- Madison County Tourism Development Council is working with the county to encourage tourism. The Ray Charles home is a potential attraction.
 - The Town owns the Ray Charles home, and it currently needs renovations.

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- The Development Council received a quote of \$13,000 for all work. They would like to obtain two additional quotes to complete the work.
 - Before moving forward with the work, the Development Council wants to know what the Town can do to maintain the property in the future.
- Councilmember Pleas asked about the floating dock being broken.
 - Councilmember Brown said the floating dock is not broken but snagged on a pipe.

13. INFORMATIONAL ITEMS:

14. ADJOURNMENT:

ACTION: Vice Mayor Housh moved to adjourn.
Seconded by Councilmember Kornegay

The Regular Meeting was adjourned at 8:32 P.M

Minutes approved and adopted by the Town Council on May 28, 2024.