

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

**REGULAR MONTHLY MEETING**

**Greenville Senior-Youth Center, 166 SW Onslow Street, Greenville, FL 32331  
Tuesday, May 28, 2024 at 6:00 P.M.**

**MINUTES**

1. CALL TO ORDER: Mayor Dansey called the meeting to order at 6:06 P.M.

2. ROLL CALL:

**Present:**

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

**Absent:**

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:

- Without objection, Councilmember Kornegay asked that Item 9.c. be removed from the agenda and placed on the next meeting agenda.
- Without objection, Councilmember Brown asked that Old Business be moved before New Business.

**ACTION:** Councilmember Kornegay moved to approve the amended agenda.  
Seconded by Vice Mayor Housh

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas		

5. READING AND APPROVAL OF THE MINUTES:

**ACTION:** Councilmember Kornegay moved to approve the minutes from the Regular Meeting, held on April 29, 2024, and the Workshop, held on May 6, 2024.  
Seconded by Vice Mayor Housh

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas		

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

7. PUBLIC COMMENT:

- Calvin Malone addressed the Town Council and urged members to work for the benefit of the citizens of Greenville.

8. CONSENT AGENDA:

9. 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 the job descriptions before the Town Council reflected the suggestions made at the May 6 workshop.
- Councilmember Kornegay recommended that the Town Council accept the current language and advertise for the positions of Town Manager and Town Clerk.

**ACTION:** Councilmember Housh moved to approve the job descriptions for Town Manager and Town Clerk and to advertise for both positions.  
Seconded by Councilmember Brown.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas		

**b. DISCUSSION:** *2023-2024 Annual Budget*

- Councilmember Brown was recognized to discuss the 2023-2024 Annual Budget.
  - Councilmember Brown yielded the floor to Interim Town Manager Edward Dean.
- Manager Dean stated that the annual budget presented in September 2023 was \$1.4 million less than the annual budget presented in September 2022. A review of Town records did not indicate the cause for the drop in revenue, but Manager Dean believed it was due to grants for specific projects that were not recurring.
- Manager Dean presented the 2023-2024 budgets for the General Fund and Utility Fund showing the amounts spent to date on each line item.
- Manager Dean said that the Town Council appeared to only pass a budget pertaining to the General Fund and not the Utility Fund.
- Manager Dean said that there were many issues within the current budget that required future amendments, which would likely come during the July meeting.
- Questions and answers followed the presentation.

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

- Councilmember Brown was recognized to discuss an update on Town Projects.
  - Councilmember Brown yielded the floor to Interim Town Manager Edward Dean.
- Manager Dean provided details regarding the following town projects:
  - Grocery Store Project
  - Water Quality Grant (Scalable Photovoltaic and Agrivoltaics Resilience for Communities (SPARC))
  - Resilient Florida Grant Program (Southside Flooding Mitigation Project, Town Flooding Vulnerability and Resilience Assessment, and Greenville Flooding Mitigation Project)
  - SPRINGS Protection Grant Program (Septic-to-Sewer, Phases 3, 4, and 5)
  - Water Quality Grant (Treatment Plant Expansion)
- Questions and answers followed the presentation.

10. NEW BUSINESS:

a. **ACTION:** *Resolution 2024-05 – Superseding Lease Agreement, Pop’s Sanitation Services, Inc.*

- Town Attorney John Reid was recognized to discuss Resolution 2024-05 regarding the Superseding Lease Agreement between the Town of Greenville and Pop’s Sanitation Services, Inc.
- Attorney Reid introduced a superseding lease agreement pertaining to nearly 50 acres in the south end of Greenville.
- The land has been vacant for many years.
- Pop’s Sanitation Services, Inc., owned by Tommy Hardee, wishes to lease the property for the business’s permanent headquarters.
- The lease states the parties’ intent to later sell the property.
- The lease is subject to an easement with the Suwannee River Water Management District.

**ACTION:** Vice Mayor Housh moved to approve the Superseding Lease Agreement between the Town of Greenville and Pop’s Sanitation Services, Inc.  
Seconded by Councilmember Kornegay

- Councilmember Brown raised the issue that the lease provides for the property to later be sold to Pop’s Sanitation Services.
- Attorney Reid stated that the lease only states the parties’ intent and does not provide for the sale. Any future sale will need to be done by a separate document.
- Councilmember Brown also raised concerns with Pop’s Sanitation Services receiving credits toward their purchase price for rents paid and improvements to the land.
- Attorney Reid responded that the property had been badly neglected and was obviously the source of illegal dumping. As part of the lease agreement, Pop’s Sanitation assumed the responsibility to clean the land which would otherwise need to be paid for by the Town.

Councilmember Pleas joined the meeting.

- Councilmember Kornegay asked if there could be guarantees that Pop’s Sanitation Services, Inc. offer employment to Greenville residents.
- Attorney Reid said that hiring requirements were not part of the current agreement. In order to provide for the guarantees, the Town Council could reject the current lease agreement and direct staff to renegotiate or wait to negotiate hiring conditions when the sale agreement is negotiated.

- Mayor Dansey called for the vote.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown		X
Councilmember Kornegay		X
Councilmember Pleas		X

- A question was raised to the parliamentarian regarding Councilmember Pleas' failure to vote.
- Specifically, the question was whether silence amounted to consent, or an affirmative vote, or if silence signaled an abstention.
- Town Attorney John Reid asked that the Town Council table the parliamentary question until the end of the meeting so he could research the issue.

**ACTION:** Councilmember Kornegay moved to table the issue regarding the parliamentary question.  
 Seconded by Vice Mayor Housh.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

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

- Town Attorney John Reid was recognized to discuss Resolution 2024-06 regarding the Small County Surtax Interlocal Agreement.
- Attorney Reid identified the proposed interlocal agreement as the same discussed by the Town Council at its prior regular meeting and workshop.
- Small County Surtax Interlocal Agreement is between Madison County, City of Madison, Town of Lee, and Town of Greenville.

**ACTION:** Vice Mayor Housh moved to adopt Resolution 2024-06, providing for the Town of Greenville to enter into the Small County Surtax Interlocal Agreement.  
 Seconded by Councilmember Kornegay.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

c. **ACTION:** *Evergreen Cemetery Memorandum of Understanding*

- Interim Town Manager Edward Dean was recognized to discuss the Evergreen Cemetery Memorandum of Understanding.
- Manager Dean stated that Evergreen Cemetery is town property, and the Town of Greenville has an obligation to maintain the cemetery.
  - Manager Dean said that maintenance and other services for the cemetery have been inconsistent, leaving families with loved ones in the cemetery unsure of how the town would maintain the cemetery.
  - Manager Dean said that the Memorandum of Understanding was created to establish rights and responsibilities of the Town of Greenville and the nonprofit, Friends of Evergreen Cemetery, who provides much volunteer work to maintain the cemetery.
- Loretta Mugge, who serves as Chair of the Friends of Evergreen Cemetery, was recognized and spoke to the Town Council.
  - Director Lawrence said that the grant must be closed out by June 2025, so finding another location is no longer a viable option.
- Councilmember Brown raised concerns about the work requirements that would be assumed by the Town of Greenville toward the cemetery.

**ACTION:** Councilmember Brown moved to table action on the Memorandum of Understanding and instead schedule the matter for a workshop.  
 Seconded by Councilmember Pleas.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

d. **ACTION** – *Purchase of air conditioning unit*

- Interim Town Manager Edward Dean was recognized to discuss the purchase of a new air conditioning unit for city hall.
- Manager Dean said that the Town staff had continued to service the air conditioning unit, but it was no longer a feasible solution.
- Manager Dean said that a new air conditioning unit was needed.

**ACTION:** Councilmember Brown moved to approve the purchase of the air conditioning unit from Jason Heat & Air.  
Seconded by Councilmember Kornegay.

- Mayor Dansey asked why the Town Council would not choose the lowest priced quote for an air conditioner unit.
- Councilmember Brown said that the prices were close, and she wanted to favor a local business.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

e. **ACTION** – *Purchase of lawn mowers*

- Interim Town Manager Edward Dean was recognized to discuss the purchase of a new air conditioning unit for city hall.
- Manager Dean said that the public works department was in need of two new lawn mowers.
- Public Works Director Wayne Malone was recognized to discuss the choices between lawn mowers.

**ACTION:** Councilmember Brown moved to approve the purchase the lawn mowers.  
Seconded by Councilmember Kornegay.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Dansey	X	
Vice Mayor Housh	X	
Councilmember Brown	X	
Councilmember Kornegay	X	
Councilmember Pleas	X	

f. **DISCUSSION:** *Closure of Town of Greenville*

- Vice Mayor Housh was recognized to discuss this agenda item.
- Vice Mayor Housh raised concerns because the Town of Greenville was closed for a day after a tornado warning had been issued but the weather was clear.
- Vice Mayor Housh said that in the future, she would like Town staff to notify the Town Council of such closures.

g. **DISCUSSION:** *Matilda Thomas Foundation*

- Interim Town Manager Edward Dean was recognized to discuss this agenda item.
- Manager Dean contacted a representative of the foundation who spoke on behalf of Dr. Barbara Reddick.

h. **DISCUSSION:** *Gym Policies and Procedures*

- Town Attorney John Reid was recognized to discuss this agenda item.
- Attorney Reid said that Manager Dean had asked him to look into how the Town could limit its liability regarding public use of the gym in the senior-youth center.
- Attorney Reid said that he wanted guidance from the Town Council as to how they wished to proceed.
- Attorney Reid said that the two options he saw were to either provide warning signs for residents so they would be aware of the dangers of using weightlifting equipment or to install a fob system so only registered users could use the gym.
- Manager Dean said that he would take appropriate action by the end of the week.

11. ADJOURNMENT:

The Regular Meeting was adjourned at 8:19 P.M

Minutes approved and adopted by the Town Council on June 10, 2024.