

MINUTES
GREENVILLE TOWN COUNCIL
Regular Session, Monday, March 8, 2021 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 6:04 PM.
2. Roll Call by the Clerk: Mayor Brittni Brown, Vice Mayor Brandi Tillman, Councilmember Barbara Dansey, Councilmember Kathleen Hamilton, and Councilmember Bobby Burnett were present.

ALSO PRESENT: Lee Jones, Town Manager
 John Reid, Town Attorney
 Vicky Lawrence, Office Manager
 Wayne Malone, Public Works Director

3. Invocation and Pledge of Allegiance: Invocation was followed by the pledge of allegiance.
4. Reading and Approval of the Agenda:

MOTION: Councilmember Hamilton moved to approve the agenda; second by Vice Mayor Tillman.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Vice Mayor Tillman	X	
Councilmember Burnett	X	
Councilmember Hamilton	X	
Councilmember Dansey	X	

Motion passed unanimously.

5. Consideration of Council Member Absences: None.
6. Public Comments: None.
7. Consent Agenda: None.
8. Second Reading of Ordinance 2021-264 - AN ORDINANCE FOR CHARTER OFFICER TITLES/ JOB DESCRIPTIONS FOR THE TOWN OF GREENVILLE, FLORIDA – John Reid, Town Attorney.
 - Mr. Reid explained that this is the second reading for Ordinance 2021-264 to change Charter Officer Titles and Job Descriptions from Town Manager to Chief Executive Office/Chief Financial Officer, or CEO/CFO, which has been discussed at previous meetings to be effective immediately. He informed that the Public Hearing Notice was advertised on February 26, 2021.

MOTION: Vice Mayor Tillman moved that Ordinance 2021-264 be adopted; second by Councilmember Hamilton.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Vice Mayor Tillman	X	
Councilmember Burnett	X	
Councilmember Hamilton	X	
Councilmember Dansey	X	

Motion passed unanimously.

9. Discuss Approval of FDOT Projects for Obadiah Street, Church Street and Ray Charles Avenue – RESOLUTION NO. 2021-04 – Attorney John Reid

- Attorney John Reid informed that this is a resolution required for the grant to provide repaving of the three roads.
- Vice Mayor Tillman commented that the next time we submit a grant for repaving to not submit Ray Charles because it is always on the list.
- Councilmember Dansey commented that the resolution should state repaving not repaving so Attorney John Reid will make correction to repaving.
- Mayor Brown asked the CEO/CFO Jones and Public Works Director Mr. Malone to clarify the areas of the three roads that are to be repaved. Malone confirmed the roads to be repaved as Ray Charles to Church, all of Obadiah Street and Church Street (from Overstreet to Main).
- Mr. Malone stated that Main Street should be listed to be repaved as well so Mr. Jones is going to check into that. Mr. Jones is going to follow up with the engineer to clarify the roads to be paved because of the changes in street names.
- Mayor Brown asked Mr. Jones what the timeframe is for work to begin. Mr. Jones stated that if we approve resolution today then it will be forwarded to the state for finalization and the engineers are ready to begin work immediately.

MOTION: Councilmember Dansey moved that Resolution 2021-04 be approved; second by Councilmember Hamilton.

	<u>Yay</u>	<u>Nay</u>
Mayor Brown	X	
Vice Mayor Tillman	X	
Councilmember Burnett	X	
Councilmember Hamilton	X	
Councilmember Dansey	X	

Motion passed unanimously.

10. Discuss Changing Utility Billing Language – ORDINANCES 236 AND 237 (WATER AND SEWER) – RESOLUTION NO. 2021-03

- Mayor Brown stated that she requested this discussion be included on the agenda in response to a recent article published in Greene Publishing regarding our utility

practices and procedures for disconnecting services which was inaccurate reporting. Prior to council meeting, Mayor Brown discussed with Mr. Jones and Ms. Lawrence about how we could clarify and inform the town's utility services policy. Mayor Brown requested and was provided the current water and sewer utility services Ordinances 236 and 237 which were implemented in 2015. Mayor Brown stated that feedback from the residents was that prior Town staff had a different practice than what the existing policy stated which caused residents to become accustomed to the practices. Town staff has no authority to change policy or procedure only the Town Council.

- Attorney Reid stated that Ordinances 236 and 237 had been repealed when we adopted the new Code of Ordinances so now we are operating under Section 26-4b of our Code of General Ordinances. Attorney Reid informed that the existing policy in Ordinances 236 and 237 were merged into 26-4b with no policy changes.
- Mayor Brown clarified that the existing policy utility bill due date is by the 15th of the month or you will receive a late fee and bills that are not paid by the 20th of the month services will be disconnected. Mayor Brown wants to know how we can make the due date and disconnect date more clear to the residents. Mayor Brown's recommendation is to include no later than date and time for due date and disconnect date to Monday-Friday no later than close of business 4:30 P.M. Weekend disconnect date will be scheduled for disconnect the following business day during City Hall Public Works hours (Monday-Friday 7:00 A.M. – 3:30 P.M.).
- Mayor Brown stated that the current water, sewer and sanitation are under separate ordinances and asked the Town Attorney if we could put under one ordinance. Town Attorney John Reid stated that In order to combine utility services it would require a new ordinance. He will work with the Lee Jones and Vicky Lawrence.
- Mr. Burnett would like a reminder to be shown on the utility bill that the sewer rate is the same amount as the water rate.

11. Comments by Town CEO/CFO, Town Attorney and Town Council

- No comments from Town Attorney John Reid.
- No comments from Town Council.
- Comments from Town CEO/CFO as follows:
 - Mayor Brown announced the Town Manager is now officially Town CEO/CFO.
 - Town CEO/CFO, Mr. Jones reported that he has received some potential start dates from contractors for the grocery store and also received a change order where the price has escalated due to time delays between bid announcement and award resulting in price escalation. We now have two options to consider as follows:
 - \$91,000 price escalation – allows to begin construction immediately but because the building shell will not be delivered by the time the contractor is finished with the preparation the contractors will be waiting for approximately 30 days which we will have to pay for the down time to keep on schedule for final construction.
 - \$60,000 price escalation- move the start date back to May 14th then the building shell will be here at the time that the contractor is finished with the preparation so there would be no down time.
 - The completion date of November 10th is the same for either option.

- These are the dynamics of not having a project designed within budget, having to find funding for the project, and a further delay with the permitting process.
- Mr. Jones informed the council that a decision between these two options has to be made today because of another potential price increase may happen after today. Once decision is made today then the price is locked in.
- Councilman Burnett asked if there is enough money in the budget to cover the change order. Mr. Jones replied that there is a \$45,000 contingency built in the project. The town had budgeted an additional \$24,000 to pitch in to the project.
- All council members decided on the \$60,000 option.
- Mr. Jones stated that he would like to bring clarity to an incident that happened on February 8th prior to the beginning of the monthly council meeting. Mr. Rick Patrick with Greene Publishing showed up in person for the meeting which is a Zoom only meeting for the public including media. Mr. Jones greeted him at the door and let him know that he could not attend the meeting in person then Mr. Patrick wedged himself in the doorway so it couldn't be closed. Mr. Jones requested on several occasions for him to remove himself from the doorway so he could close it which he refuse to do so. Mr. Jones asked the Office Manager, Vicky Lawrence, to call the Madison County Police Department. Mr. Patrick then took out his cell phone and called someone then began pretending that I was getting aggressive with him and cussing him out. The Office Manager could hear what was happening so she replied that I was not doing or saying any of the things he was implying to the person he was talking to on the phone. Mr. Jones wanted to be sure that the council members were clear with what actually happened and to hear the truth.
- Mr. Jones clarified the article published in the Greene Publishing newspaper on February 26th regarding water disconnections taking place on Friday, February 19th which is not true or accurate. The disconnections actually took place on Monday, February 22nd.
- Mayor Brown asked Attorney John Reid if the Town of Greenville has any recourse with the Greene Publishing newspaper's inaccurate reporting of the town. Attorney Reid stated that a letter could be sent to the newspaper editor clarifying the access to meetings being virtual as a response to COVID-19 and would appreciate their cooperation. As it relates to the slander, Attorney Reid state there are different standards for private citizens and public officials. However, we could request a retraction of the water disconnection article. Attorney Reid stated he could research case law for this matter. The council decided to not incur additional expense to pursue this matter at this time. However, Mayor Brown would like for the Town Attorney or Town CEO/CFO to speak with the newspaper editor to discuss this matter.
- Attorney John Reid confirmed with Mayor Brown that public notices are required to be in print with a local newspaper.

12. Future Agenda Items Requests: None

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13. Informational Items: None

14. Adjournment

MOTION: Vice Mayor Tillman moved to adjourn; second by Councilmember Hamilton.

Meeting adjourned at 8:06 P.M.

Respectfully submitted,

Vicky Lawrence

Vicky Lawrence, Office Manager