MINUTES

GREENVILLE TOWN COUNCIL

Special Session, Thursday, March 28, 2019, 6:00 PM

SENIOR CITIZENS BLDG., 166 SW ONSLOW STREET, GREENVILLE FL 32331

ALSO PRESENT: Edward Dean, Town Manager

John Reid, Town Attorney

Josie Tomayo, Town Attorney

Kimberly Reams, Town Clerk

Wayne Malone, Public Works Director

1. Call to Order: Mayor Brown called the meeting to order at 6:01 PM.
2. Roll call by the Clerk: Mayor Brown, Councilmember Bobby Burnett, Councilmember Teresa Harville, Councilmember Cynthia James and Councilmember Calvin Malone were present.
3. Invocation and Pledge of Allegiance: Ms. James led the prayer and pledge.

Mayor Brown stated that the citizens would be given opportunity to speak after the presentation. She went on to state that questions may be answered for them during the presentation or they may have new questions.

1. Grocery Store Site Studies Presentation by Patrick Hoy of Hoy Stark Hagan Architects: Mr. Hoy first explained that Mr. Dean had called him and asked him to come help him look at the town for a grocery store site. He went on to say that he didn’t have a dog in the hunt, so to speak. Mr. Hoy stated that they drove around town and identified around 8 sites. Mr. Hoy gave a PowerPoint presentation of the proposed grocery store sites. Mr. Hoy explained each property and the feasibility of each property. Mr. Hoy explained that he had recommended the current site proposed because it was at the heart of the town, had tons of parking and would most likely not take a lot of site preparation. At the end of the presentation, Mr. Hoy answered questions from citizens and councilmembers.
2. Resolution 2019-04 Declaring Real Property as Sole Source: Mr. Reid stated that this was a continuation of what we discussed last week regarding the issues in Chapter 112 FS. Mr. Reid stated that the resolution lays out all the legal arguments to show we have done our due diligence to show the property is a soul source. Mr. Reid went on to explain what was in the Resolution and why. The following motion was made.

MOTION: Mr. Burnett moved to adopt Resolution 2019-04 Declaring Real Property as Sole Source; second by Ms. James

Yay Nay

Mr. Burnett X

Mayor Brown X

Ms. Harville X

Ms. James X

Mr. Malone X

Motion passed unanimously.

1. Resolution 2019-05 Authorizing Mayor to enter into Purchase Option for Real Property: Mr. Reid stated that this essentially authorizes the Mayor to execute a purchase option for the two properties. Mr. Reid went on to state that at the meeting a couple of weeks ago we had proposed a contract for sale. Mr. Reid stated that in that time he has done everything possible to find an appraiser that could do an appraisal of the properties. He went on to state that in order to do a rush job it would be extremely expensive. Mr. Reid said that DEO said that an option agreement would be an alternative. It simply says that we provide consideration to the property owners in exchange for them agreeing not to sale the property. Mr. Reid stated that this would be sufficient for DEO to continue to process our application. Mr. Reid stated that there were a couple of policy items that should be decided by the board. The option term and amount of down payment or consideration. Mr. Dean stated that he wanted to start pulling down funds soon. Mr. Dean recommended 45 days on the term of the option and 3% to 10% as consideration or down payment. Ms. Tomayo, Town Attorney suggested a 60 or 90 day term on the option. She went on to state that it could be executed sooner than the 90 days. Mr. Burnett asked if an amendment needed to be done. Mr. Burnett suggested $5000 as consideration.

MOTION: Mr. Burnett moved to adopt Resolution 2019-05; second by Ms. James.

Yay Nay

Mr. Burnett X

Mayor Brown X

Ms. Harville X

Ms. James X

Mr. Malone X

Motion passed unanimously.

MOTION: Mr. Burnett moved to amend original motion to adopt 90 days as the term on lease options and consideration of $3,500 to Joe & Kimberly Reams and consideration of $1,500 to Georgia Cantey; second by Ms. James.

Yay Nay

Mr. Burnett X

Mayor Brown X

Ms. Harville X

Ms. James X

Mr. Malone X

Motion passed unanimously.

1. Resolution 2019-06 Authorizing Mayor to execute Conflict of Interest Statement: Mr. Reid stated that this simply authorizes the mayor to assign the attached document which is a conflict of interest statement. He went on to say that we are required to state that there are no conflicts with our public officers by way of Resolution 2019-06. The following motion was made.

MOTION: Ms. Harville moved to adopt Resolution 2019-06; second by Ms. James.

Yay Nay

Mr. Burnett X

Mayor Brown X

Ms. Harville X

Ms. James X

Mr. Malone X

Motion passed unanimously.

1. Internet Cafes in Madison: Mr. Reid stated that this was more of a discussion item and he wanted the board to provide some guidance. He went on to say that we had been approached by some gentleman wishing to obtain a business license to open an internet café. Mr. Reid stated that it was a confusing issue. He said that in 2013 the state had banned internet cafes because of gambling. Mr. Reid stated that they have since started to pop up around the state. Mr. Reid said he is not convinced that they are legal. He went on to state that there was a county ordinance included in their packets that seems to cover internet cafes to ban the computer simulated gambling devices. Mr. Reid stated that our ordinances do provide for a mechanism for business licenses to be administered but does not provide for an option to deny them or to provide due process. Mr. Reid stated that he didn’t feel he had the authority to tell them they can’t have a business license. Mr. Reid stated that he had told the gentlemen that he would take it to the board and allow them to decide how to proceed. It was the unanimous consensus of the board not to allow internet cafes in Greenville.
2. Informational Items: None.

Mr. Burnett moved to adjourn; second by Mr. Malone.

Meeting adjourned.

Respectfully submitted,

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Kimberly M. Reams

Town Clerk