

**MINUTES OF THE REGULAR MEETING  
OF THE GREENWOOD TOWN COUNCIL  
GREENWOOD, FLORIDA  
February 11, 2020**

The Town Council of the Town of Greenwood, Florida met in a regular session in the Greenwood Town Hall at 6:30 p.m. on the 11th day of February, 2020. The place, time, and date heretofore established for the holding of such meetings.

Mayor Phyllis Bowman called the meeting to order.

Everyone present stood for the Pledge of Allegiance to the American flag. Mayor Bowman asked for a moment of silence to honor our First Responders.

The following answered present to roll call:

Mayor, Phyllis Bowman

Alicia Corder, Town Clerk

Lisabeth Beutler, Deputy Clerk

George Little, Attorney

Council Member, Mamie Vann

Council Member, Jacky Ditty

Council Member, Bryan Johnson

The Clerk declared a quorum present.

Others Present: Tiffany Money, Paul Donofro Jr., Genice Smith, Bill Smith, Nicky Lovett, Janet Lovett, Charles Sanders, Melody Smith, Jamie Smith, Harry Vann, Susanne M. NeSmith, Ryan Hughes

The first item on the agenda was the approval of the minutes for the January 14, 2020 Council Meeting, February 3, 2020 Special Meeting and the financials for January 2020. A motion to approve the minutes and financials as presented was made by CM Johnson, with a second by CM Ditty. Vote called. Johnson – Yes. Ditty – Yes. Vann – Yes. Passed.

The next item on the agenda was regarding Smith Grocery Store. Mr. Ryan Hughes, with Melvin Engineering, and Mr. Paul Donofro, with Donofro & Associates, represented Mr. Bill Smith regarding the plans for the new grocery store. The project is moving forward and they would like to submit the developmental order to the Planning Commission for review within the next few months. Mr. Smith spoke with the council regarding the development order fees in the amount of \$7,500. Mr. Smith requested a reduction or possible waiver of the fees. Mr. Little, Town Attorney, stated there is no legal impediment to prevent the reduction and/or waiver of the associated fees. The Council was in agreement that the Town and its citizens would greatly benefit from having a grocery store back in Greenwood. A motion to waive the developmental order fees was made by CM Vann, with a second from CM Ditty. Vote called. Vann – Yes. Ditty – Yes. Johnson – Yes. Passed. TC Corder will schedule a Planning Commission meeting once the engineered plans are submitted to the Town for review.

Our next agenda item was Resolution 2020-01 for a M-SCOP Application through the FL Department of Transportation Mr. Ryan Hughes, with Melvin Engineering, explained the resolution would provide authorization to proceed with the application for the M-SCOP grant. A packet was provided to the Council outlining the scope of the project and an estimated cost of \$1,155,813 to repave/repair Allen Street and Knapp Street. The Town would have an estimated monetary responsibility of \$3000. A motion to approve Resolution 2020-01 and have Mr. Hughes submit the application on behalf of the Town of Greenwood was made by CM Johnson, with a second by CM Vann. Vote called. Johnson – Yes. Vann – Yes. Ditty – Yes. Passed.

Next on the agenda was the Non-Exclusive Easement for Ingress and Egress for Well No. 3 between the Town of Greenwood and the new property owners, Robert and Kim Capozzi. Council was provided with a copy of an e-mail sent by Mr. Capozzi outlining some terms and conditions for the use of the 60' easement from SR 71 to the Well No. 3 site. Attorney Little recommended that a separate agreement outlining the terms and conditions be entered into with Mr. and Mrs. Capozzi so that the easement would clear when registered with the property appraiser. Mr. Little requested that

Council authorize Mayor Bowman to enter into the agreement on behalf of the Town. CM Johnson asked about the estimated cost of the items listed in the email. TC Corder stated the estimated cost of the meters would be \$800.00 and the cost of installing the gate can be covered by the USDA grant/loan. CM Vann inquired about the likelihood of the water reaching 10' to which TC Corder replied very unlikely since we have an approximately 30' buffer of sand for the water to be absorbed before the southern property. Mr. Little stated that wording needs to be changed from liability to indemnity on the agreement. Motion to approve the Use of Easement agreement between the Town of Greenwood and Robert/Kim Capozzi, with changes to wording as requested by Mr. Little, as well as authorizing Mayor Bowman to execute the agreement was made by CM Vann with a second by CM Johnson. Vote called. Vann – Yes. Johnson – Yes. Ditty – Yes. Passed.

Our next agenda item a request from Ms. Melody Smith, owner of My Personal Choices Inc., regarding a Community Residential Home she would like to open at 5168 Smith Street. The Town's Land Development Regulations and Standards would allow the conditional use of residence to be used in that capacity, but only after review from the Planning Commission. Ms. Smith stated she has operated an established home in Marianna for fifteen (15) years and would like to move the residents of this established home to the location on Smith Street. The home would have six (6) clients with a 24/7 on the premises. Ms. Smith stated that FL Statutes 14-9 states all she has to do is notify the Council and let the public know. Attorney Little advised that based on the Town of Greenwood's LDRs this request must go before the Planning Commission for review and recommendation for approval. Ms. Smith was advised to submit the development order to TC Corder so we may schedule and advertise a Planning Commission meeting as soon as possible.

Attorney George Little gave updates on pending legals. Regarding the Bradley litigation, the Town offered to settle at mediation. The settlement offer was rejected by Mr. Bradley. Attorney Little participated in a telephone management hearing. A trial has been set for September 29, 2020. There were no other legals at this time.

TC Corder gave clerk notes. TC Corder will attempt to coordinate a Planning Commission Meeting the 1<sup>st</sup> week in March to review the plans for the Greenwood Supermarket as well as the group home providing the required paperwork is submitted in time.

The construction of the new warehouse is scheduled to begin in early March.

The purchase of the new trees for the Town Park discussed at the January Council meeting were purchased today and will be planted tomorrow.

A motion to adjourn was made by CM Johnson, with a second from CM Ditty. Vote called. Johnson – Yes. Ditty – Yes. Vann – Yes. Passed. Meeting adjourned at 7:25 PM. The next regular meeting of the Town Council will be held on March 10, 2020 at 6:30 PM.

Respectfully submitted,

Lisabeth Beutler  
Deputy Clerk

Approved 11<sup>th</sup> day of Feb, 2020

  
Mamie M. Vann, Chairperson