

**SNEADS TOWN COUNCIL
REGULAR MEETING
April 9, 2025**

The Town Council of the Town of Sneads, Florida, met in a regular session at the Sneads Town Hall on Tuesday, April 9, 2025, at 6:00 p.m.

Mike Weeks called the meeting to order the following present:

Mike Weeks, Angela Locke,
Kay Neel and Timmy Perry, Council Members
Daniel Cox, Attorney
Bill Rentz, Town Manager
Vacant, Police Chief
Danielle Guy, Interim Town Clerk
Jordan Knight, Deputy Clerk

And the following were absent:

Tony Money, Councilman
Sherri Griffin, City Clerk

All stood for the Pledge of Allegiance.

Timmy Perry made a motion to approve the Consent Agenda as presented. Angie Locke seconded. All voted aye.

1. Minutes for **March 2025**
2. Financial Statements and Budget Review Summary
3. Pay Approved Bills

Mike Weeks made a statement that the Town operates under the Council/ Manager form of government. All decisions will be made under The Sunshine State law during Council meetings. Furthermore, no decisions have been made to disband the Police Department. All decisions that the board makes, take at least a 3-member vote to pass, and until that is done, no decisions will be made.

Bill Rentz introduced the new Deputy Clerk Jordan Knight.

Agenda # 4, Architectural/ Engineering Srv-Log Cabin Restoration was presented by Hunter Potts. Angie Locke made a motion to award the RFQ#2024-06 to Conn Architects. Timmy Perry seconded. All voted aye.

Agenda # 5, Melvin update: Mike Weeks expressed concern on drainage out of town, Hunter stated that it is in the design phase currently.

Agenda # 6, Donation Money, Grand Ridge requested assistance with the Easter Festival. TOS proposed to give \$1000.00 donation. Timmy Perry made a motion to approve the request. Angie Locke seconded. All voted aye.

Agenda # 7, Boat Race Vendor. Discussion to allow beer vendors to set up at boat races was brought before the Council, all agreed not to allow. Council proposed options for advertisement of Boat races.

Regular Meeting

April 9, 2025

Page 2

Agenda # 8, Clerk Insurance Request (See attached). Clerk requested to keep insurance at full cost to be paid by herself. All agreed.

Agenda # 9, Land acquisition. Mr. Rentz proposed we purchase an almost 6-acre plot behind the log cabin to continue the beautification project for \$30,000 total (See attached). Angie Locke motioned to approve the request. Timmy Perry seconded. All voted aye.

Agenda # 10, Election Poll Findings.

Election Findings, (See attached) Angie Locke made a motion to accept as presented. Kay Neel seconded. All voted aye.

Agenda # 11, Recreational Board. Ball day was a huge success, Biggest turn out yet!

Agenda # 12, Town manager report as follows: (See attached)

Agenda # 13, Town Attorney – No report

Agenda # 14, Police and Fire. Brett Preston stated there are 4 officers and 1 part-time office. They are covering shifts the best they can.

Fire department reported the helicopter pad has been a great addition to the town.

Agenda # 15, Council.

Timmy Perry stated there are a couple of bad spots in the road.

Angie Locke wanted some safety signs ordered for park areas as well as looking into a possible shade for the playgrounds.

Kay Neel mentioned Hawley street; this stormwater grant is still in the design phase. Kay also asked if Woodmen Life could come to the meeting and present flags. Kay Neel also asked about the water tank being cleaned or painted.

Mike Weeks expressed concern about the handicap ramp in front of City Hall, The sidewalks on Green Ave need to be cleaned up as well.

Agenda # 16, Public comment.

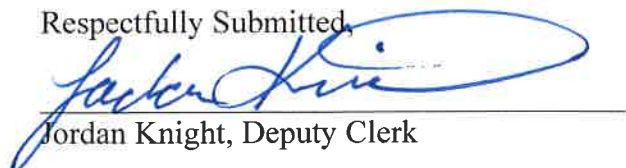
Wanda Holmes

Helen Drummond

Ron Mansfield

Mike Weeks made a motion to adjourn at 7:10 pm.

Respectfully Submitted,

A handwritten signature in blue ink, appearing to read "Jordan Knight", is written over a horizontal line.

Jordan Knight, Deputy Clerk

APPROVED:

MIKE WEEKS, COUNCIL PRESIDENT

**Regular Meeting
APRIL 9, 2025**

Budget Summary

GENERAL FUND

FEBRUARY-Revenues are 1.35% **over** budgeted amount. Expenditures are 9.25% **above** budgeted amount.

MARCH- Revenues are 1.48% **below** budgeted amount. Expenditures are 10.62% **above** budgeted amount. Draws on loans for grants and grant expenditures included in totals.

GAS TAX

FEBRUARY- Gas Tax County-Revenues are 29.75% **below** budgeted amount. Local Option Gas Tax is 18.25% **above** budgeted amount. Expenditures are 3.95% **below** budgeted amount.

MARCH-Gas Tax County-Revenues are 35.08% **below** budgeted amount. Local Option Gas Tax is 18.32% **above** budgeted amount. Expenditures are 6.38% **below** budgeted amount.

SOLID WASTE

FEBRUARY-Garbage revenues are at budgeted amount. Expenditures are 6.15% **below** budgeted amount.

MARCH- Garbage revenues are in line with budgeted amount. Expenditures are 5.48% **below** budgeted amount.

WATER AND SEWER

FEBRUARY-ACI sewer is 9.45% **above** budgeted amount. Water sales are in line with budgeted amount. Sewer Sales are 2.95% **below** budgeted amount. Expenditures are less than 2.65% **above** budgeted amount.

MARCH-ACI sewer is 11.22% **above** budgeted amount. Water sales are in line with budgeted amount. Sewer sales are 3.58% **below** budgeted amount. Expenditures are in line with budgeted amount.

RECREATION FUND

FEBRUARY- Revenues are **above** budgeted amount. Expenditures are just **above** budgeted amount. Lighting posted to account which makes it show over.

MARCH- Revenues and expenditures are above budgeted amount. Grant Funds expenditures for lights shown in total.



Town of Sneads

PO Drawer 159

Sneads, Florida 32460

PH (850) 593-6636 Fax (850) 593-5079

Website: sneadsfl.com

Facebook: Town of Sneads – City Hall

**LOG CABIN RESTORATION (COMMUNITY HOUSE)
ARCHITECTURAL/ENGINEERING SERVICES
RFQ# 2024-06**

Tabulation Results- Grant through the Division of Historical Resources in the amount of \$49,950

Donofro Architects- 88/100

Gilchrist Ross Crowe Architects- 94/100

Conn Architects- 96/100

TOWN OF SNEADS
A/E SERVICES - LOG CABIN RESTORATION
RFQ NO: 2024-06

Respondent A: Donofrio Architects

Respondent B: Gilchrist Ross Crowe Architects - GRC

Respondent C: CONN Architects

Respondent D: _____

CRITERIA	Respondent A	Respondent B	Respondent C	Respondent D
Company/Firm qualifications and capabilities: Maximum of 20 Points	20	18	20	
Key Personnel capabilities and qualifications: Maximum of 20 Points	15	20	20	
Successful architectural/engineering design of historical building restoration projects for Florida jurisdictions and other Governmental Agencies: Maximum of 20 Points	16	19	20	
Successful architectural/engineering design of non-historical building restoration projects for Florida jurisdictions and other Governmental Agencies: Maximum of 20 Points	18	19	19	
Client references: Maximum of 20 Points	14	18	17	
Total Score: (100 possible)	83	94	96	

Ranking: #1 CONN Architects

#2 Gilchrist Ross Crowe

#3 Donofrio

#4 _____

Signature: Bill Rantz Date: 4/4/25

**TOWN OF SNEADS
A/E SERVICES - LOG CABIN RESTORATION**

RFQ NO: 2024-06

Respondent A: Donofro Architects

Respondent B: Gilchrist Ross Crowe (GRC Architects)

Respondent C: ATA Conn + Architects

Respondent D: _____

CRITERIA	Respondent A	Respondent B	Respondent C	Respondent D
<i>Company/Firm qualifications and capabilities:</i> Maximum of 20 Points	20	18	20	
<i>Key Personnel capabilities and qualifications:</i> Maximum of 20 Points	15	20	20	
<i>Successful architectural/engineering design of historical building restoration projects for Florida jurisdictions and other Governmental Agencies:</i> Maximum of 20 Points	17	18	19	
<i>Successful architectural/engineering design of non-historical building restoration projects for Florida jurisdictions and other Governmental Agencies:</i> Maximum of 20 Points	18	18	19	
<i>Client references:</i> Maximum of 20 Points	17	19	19	
Total Score: (100 possible)	87	93	97	

Ranking: #1 Conn(+) Architects
#2 GRC Architects
#3 Donofro Architects
#4 _____

Signature: Danielle Guy Date: 4/4/25

**TOWN OF SNEADS
A/E SERVICES - LOG CABIN RESTORATION**

RFQ NO: 2024-06

Respondent A: Donofrio Architects

Respondent B: Gilchrist Ross Crowe Architects - LLC

Respondent C: Conn Architects

Respondent D: _____

CRITERIA	Respondent A	Respondent B	Respondent C	Respondent D
<i>Company/Firm qualifications and capabilities:</i> Maximum of 20 Points	20	18	20	
<i>Key Personnel capabilities and qualifications:</i> Maximum of 20 Points	16	20	20	
<i>Successful architectural/engineering design of historical building restoration projects for Florida jurisdictions and other Governmental Agencies:</i> Maximum of 20 Points	16	17	18	
<i>Successful architectural/engineering design of non-historical building restoration projects for Florida jurisdictions and other Governmental Agencies:</i> Maximum of 20 Points	18	18	19	
<i>Client references:</i> Maximum of 20 Points	18	19	19	
Total Score: (100 possible)	88	92	96	

Ranking:

- #1 Conn Architects
- #2 Gilchrist Ross Crowe
- #3 Donofrio
- #4 _____

Signature: Shawn D. Shuff

Date: 4/7/25

sherrigriffin@sneadsfl.com

From: Chris Johnson <chris@grimsleycpas.com>
Sent: Wednesday, March 12, 2025 11:42 AM
To: sherrigriffin@sneadsfl.com
Subject: RE: Benefits

I am not 100% sure on this but the health insurance should fall under the FRS and you would be considered a retiree thereby you would have to pay 100% of the premium unless the Town contributes toward that. On the dental and vision I think you could stay on that if the Town did not have a problem but I am not sure the Town has to allow it like the Health Insurance.

Chris Johnson

GRIMSLEY & ASSOCIATES, P.A.

Certified Public Accountants

P.O. Box 220

Marianna, FL 32447

Ph 850.526.3910

FAX 850.482.6019

NOTICE: This communication contains information that may be confidential or privileged. If you are not the intended recipient, or believe that you have received this communication in error, please do not print, copy, retransmit, disseminate, or otherwise use the information. Please notify the sender that you have received this communication in error, and delete the copy you received.

TAX ADVICE DISCLAIMER: Any advice contained in this communication (including any attachments) is not intended or written, and cannot be used, for the purpose of (1) avoiding penalties under the Internal Revenue Code or any applicable state or local law or (2) promoting, marketing or recommending to another party any transaction or tax-related matter(s) addressed herein.

From: sherrigriffin@sneadsfl.com <sherrigriffin@sneadsfl.com>
Sent: Wednesday, March 12, 2025 10:49 AM
To: Chris Johnson <chris@grimsleycpas.com>; danielle@sneadsfl.com
Subject: Benefits

Chris,

Good Morning!

Quick question. It is my understanding that when I retire in June I can also keep vision and dental insurance as well at cost of course along with health insurance. Is that correct or up to Town on dental and vision? I assume all health related since under FRS.

Thanks,

Sherri

Jackson County, FL

IMPORTANT NOTICE

The Property Appraiser makes every effort to produce the most accurate information possible. No warranties, expressed or implied are provided for the data herein, its use or interpretation. The assessment information is from the last certified tax roll. All other data is subject to change. This website is **NOT TO BE USED AS AN OFFICIAL RECORD OR FOR FINANCING PURPOSES, INSURANCE PURPOSES, PROPERTY OWNERSHIP (Deeds are the official record of title), ELIGIBILITY FOR ANY PROGRAM, AND/OR ADDRESS VERIFICATION.** If you need address verification, please contact the 911 Coordinator at (850) 482-9624, ext 111.

***An Actual Year of 1900 is not a true representation of the Actual Year built. This is a "default" setting where an actual date is not known. The Effective Year is simply reflective of the current market and the condition of the property. The Effective Year is evident by the condition and utility of the structure and may or may not represent the Actual Year Built.**

Owner Information

Primary Owner
[WILSON LAURA G](#)
 6000 ASTER DR
 MCKINNEY, TX 75071

Parcel Summary

ParcelID 34-4N-07-0000-0640-0000
 Location Address MCKEOWN MILL RDSneads
 Brief Tax SEVEN PARCELS AS PER OR 119 P 777...OR 408 P 151 OR 980 P 264... OR 1392 P 778
 Description (Note: *The Description above is not to be used on legal documents.)
 Property Use VACANT COMMERCIAL 1000
 Code (Note: *The Use Code is a Dept. of Revenue (DOR) code. For zoning information, please contact the Jackson County Community Development office at (850) 482-9637. For zoning information within a [CITY/TOWN](#), please contact that [CITY/TOWN](#) hall.)
 SecTwpRng 34-4N-07
 Tax District 12
 MillageRate 17.4551
 Acreage 0
 Homestead N

[View Map](#)

*THIS MAP IS NOT A SURVEY.

Land Information

Land Use	Number of Units	Unit Type	Frontage	Depth
001000 - COMMERCIAL	180	FF	0	0

Sales

Multi Parcel	Sale Date	Sale Price	Instrument	Book/Page	Qualification	Vacant/Improved	Grantor	Grantee
N	2/14/1989	\$23,000	WD	0408/0151	Qualified	Improved	EASTERN COMM CONT	TOM WILSON
N	4/1/1976	\$17,500	WD	0150/0185	Qualified	Improved		

Valuation

	2024 Certified Values	2023 Certified Values
Building Value	\$0	\$0
Extra Features Value	\$0	\$0
Land Value	\$9,000	\$9,000
Land Agricultural Value	\$0	\$0
Agricultural (Market) Value	\$9,000	\$9,000
Just (Market) Value	\$9,000	\$9,000
Assessed Value	\$9,000	\$9,000
Exempt Value	\$0	\$0
Taxable Value	\$9,000	\$9,000
Maximum Save Our Homes Portability	\$0	\$0

Generate Owner List by Radius

Distance:

100

Feet

▼

Use Address From:

☒ Owner

☐ Property

Select export file format:

Address labels (5160)

▼

☒ Show All Owners

☐ Show Parcel ID on Label

Skip Labels

0

International mailing labels that exceed 5 lines are not supported on the Address labels (5160). For international addresses, please use the xlsx, csv or tab download formats.

Download

No data available for the following modules: Building Information, Extra Features, Sketches.



Overview



Legend

-  Parcels
-  Roads

Parcel ID 34-4N-07-0000-0640-0000
Sec/Twp/Rng 34-4N-07
Property Address MCKEOWN MILL RD
Sneads

Alternate ID 07 N 434000006400000
Class VACANT COMMERCIAL
Acreage n/a

Owner Address WILSON LAURA G
6000 ASTER DR
MCKINNEY, TX 75071

District 12
Brief Tax Description SEVEN PARCELS AS PER OR 119
(Note: Not to be used on legal documents)

This map has been compiled from the most authentic information available and is to be used for assessment purposes only. Jackson County Property Appraiser's Office assumes no responsibility for errors and/or omissions contained herein. **THIS MAP IS NOT A SURVEY.**

Date created: 4/2/2025
Last Data Uploaded: 4/2/2025 11:03:36 AM

Developed by  **SCHNEIDER**
GEOSPATIAL



Town of Sneads

PO Drawer 159

Sneads, Florida 32460

PH (850) 593-6636 Fax (850)593-5079

www.sneadsfl.com

FB: Town of Sneads- City Hall

April 9, 2025

The following are the Sneads City Election unofficial Results for April 8, 2025, City Council Elections:

GROUP III

Burt McAlpin	105
Brandon McIntyre	17
Mike Weeks	163
Undervotes	1

GROUP IV

Tim Arnold	219
Anothony Tony Money	62
Undervotes	5

Registered Voters Total	898
Election Day Ballots Cast	274
Absentee Ballots Cast	12
Spoiled Ballots	0

Total Ballots Cast
(Election Day + Absentee) 286

Voter Turnout	31.85%
---------------	--------



Town of Sneads

PO Drawer 159

Sneads, Florida 32460

PH (850) 593-6636 Fax (850)593-5079

Email: Sneadsmgr@sneadsfl.com

Manager's Notes for April 2025

1. Work continues on roads in Town.
2. Dodson Park construction continues. Fencing almost complete. Town will assist in sodding to keep from washing. Sod was included in initial bids which were way over budget.
3. Pavillion ordered for Gloster Park. It should be installed in a month or so.
4. Lift station #4 is working. All that is left is cosmetics.... paving, fencing, sodding etc.
5. Construction underway on lift station #2 and force main to the treatment plant. Pipe is being laid from the treatment plant north on Ham Pond Road.
6. Corps of Engineers are close to submitting license for Town to begin cleanup at Lake Seminole Park with long term lease to follow.
7. Working on new boat ramp for Lake Seminole Park landing.
8. Boat races scheduled for June 21/22. All permits have been received. The Town has again received sponsorship from JCTD council for \$5,000.00 plus several other sponsorships have been received.
9. We welcome our new Deputy Clerk, Jordon Knight, whose first day was yesterday.
10. The new water wellhead has been installed, with a new building to hold chlorine. A new electrical panel is being built and should be installed in a couple of weeks.
11. Lights for Helicopter Landing Pad received today and will complete the project once installed.
12. Commissioner Donnie Branch has agreed to purchase 4 new solar powered flashing Stop Signs for the 4-way intersection at the new parks at Gloster and Old Spanish Trail.
13. New DOT Contract for Highway 90 cleanup submitted for review.