

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

REGULAR MEETING

**Greenville Senior-Youth Center, 166 SW Onslow Street, Greenville, FL 32331
Monday January 13, 2025 at 6:00 P.M.**

MINUTES

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:04 P.M.
2. ROLL CALL:

Present:

Mayor Ryan Kornegay
Vice Mayor Robin Housh
Councilmember Barbara Dansey
Councilmember Carl Livingston

Absent:

Councilmember Chiquila Pleas

Also Present:

Victoria Kingston, Interim Town Manager
John Reid, Town Attorney
Kim Reams, Director of Finance and Administration

3. INVOCATION AND PLEDGE OF ALLEGIANCE:
4. READING AND APPROVAL OF THE AGENDA:
 - Without objection, Mayor Kornegay asked that Items 9.e. be amended to also include consideration of Resolution 2025-01.

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

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Housh	X	
Councilmember Dansey	X	
Councilmember Livingston	X	
Councilmember Pleas		

5. READING AND APPROVAL OF THE MINUTES:

- REGULAR MEETING, NOVEMBER 7, 2024
- REGULAR MEETING, DECEMBER 9, 2024

ACTION: Councilmember Dansey moved to approve the minutes from November 7, 2024 and December 9, 2024.
Seconded by Councilmember Livingston

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Housh	X	
Councilmember Dansey	X	
Councilmember Livingston	X	
Councilmember Pleas		

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

7. PUBLIC COMMENT:

- Ms. Deborah Cherry said she left cleaning supplies in the Greenville Senior-Youth Center to be used as prizes for the senior citizens' bingo games, but the items were later discovered to be missing. She blamed Town staff for her items being missing.
 - Town staff presented a box of cleaning supplies that were thought to be the items in question.
 - Ms. Judy Hudgins, who volunteers with the senior citizens, said that she thought some of the items claimed to be missing were already used as prizes for the senior citizens.

(NOTE: Councilmember Pleas joined the meeting.)

8. OLD BUSINESS:

a. **DISCUSSION:** *New Councilmember orientation* – **Mayor Ryan Kornegay**

- Mayor Kornegay reminded members that they had previously discussed holding an orientation for councilmembers. He asked for members preferences on when to hold the orientation, such as on a weekend or during the week.
 - Councilmembers expressed their opinions, and a consensus was reached that the orientation would take place on a weekend.

ACTION: Vice Mayor Housh moved for the council orientation to be held on Saturday, February 8, 2025.
Seconded by Councilmember Dansey.

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Housh	X	
Councilmember Dansey	X	
Councilmember Livingston	X	
Councilmember Pleas	X	

9. NEW BUSINESS

a. **DISCUSSION:** *Construction on wastewater treatment upgrade – Felicity Appel Kimley-Horn*

- Mayor Kornegay recognized Felicity Appel from Kimley-Horn.
- Ms. Felicity Appel introduced herself to the Town Council.
- Ms. Appel said that a bid is out for upgrades to the wastewater sewer plant.
- Ms. Appel expected to have a list of potential contractors by the next meeting.
- Ms. Appel said that she expects construction to begin in February.
- Ms. Appel also addressed expanding the Town’s utilities to include the Honey Lake Clinic. The cost of expansion would be \$19 million.
- The Town conducted a feasibility study and is awaiting reimbursement from the Florida Department of Commerce, formerly Department of Economic Opportunity.
- Mayor Kornegay asked if we had identified any potential grants that could pay for the expansion.
- Ms. Appel said that they had identified a number of grants that could be considered to pay for the project.

b. **Discussion:** *Stormwater project update and soliciting feedback on flood water concerns – Connor Chambliss Kimley-Horn*

- Mayor Kornegay recognized Connor Chambliss from Kimley-Horn
- Mr. Connor Chambliss introduced himself to the Town Council.
- Mr. Chambliss said he is working on a project funded by the Florida Department of Environmental Protection to improve flooding conditions in the Town.
- Mr. Chambliss said they have developed computer models to simulate flooding during extreme weather conditions, such as hurricanes, in order to plan for improved mitigation.

- The project is identifying ways to direct water flow to either a pond or the wetlands.
- Improvements will be made on public property.
- Mayor Kornegay asked if citizens could submit a list of areas that were prone to flooding for consideration.
- Mr. Chambliss said that would be fine.
- Councilmember Livingston asked if this issue had already been addressed by the U.S. Army Corp of Engineers.
- Mr. Chambliss said that it was and that the data from that work was incorporated into their computer models as well as other available data.
- Commissioner Ronnie Moore asked if they had experienced any challenges posed by wildlife.
- Mr. Chambliss said they have had limited experiences, such as natural-made dams.

c. **DISCUSSION: *Review Applications* – Mayor Ryan Kornegay**

- Mayor Kornegay said that the Town Council needs to complete the application process for hiring a permanent Town Manager and Town Clerk.
- Mayor Kornegay said that he has not finished going through the application process and recommended a workshop to discuss as a group.
- Councilmember Livingston asked if there was a timeline for hiring.
- Mayor Kornegay said that he wanted to hold a workshop so they could also consider the Town's financial situation.
- Mayor Kornegay asked staff if the outside financial consultants had yet completed their work in preparing a budget for the Town.
- Mrs. Kim Reams, Director of Finance and Administration, said that the outside financial consultants (James Moore & Co.) have the information and are still completing their tasks.

d. **DISCUSSION: *RV/Tiny home project* – Vice Mayor Robin Housh**

- Mayor Kornegay recognized Vice Mayor Housh.
- Vice Mayor Housh said that she has been speaking with Mr. Eric Hearn about an 80-acre property along US-221 that he would like to develop for RVs/tiny homes.
- Vice Mayor Housh said that she would like to consider annexing the unincorporated property along US-221 south toward Interstate I-10.
- Mayor Kornegay suggested that this discussion continue with Mr. Hearn.

e. **DISCUSSION: *Senior Citizen Committee* - Mayor Ryan Kornegay**

- Mayor Kornegay passed the gavel to Vice Mayor Housh.
- Vice Mayor Housh recognized Mayor Kornegay.

- Mayor Kornegay discussed Resolution 2025-01, which creates an ad hoc committee known as the Greenville Senior Citizens Council.
- The council will be comprised of three members who are residents of Greenville and age 65 or older.
- The council will report directly to the Town Council and maintain a direct line of communication between the Town Council and the senior citizen community.
- The council will make recommendations to improve the services and amenities made available to the community's senior citizens.
- Commissioner Ronnie Moore asked if the Greenville Senior Citizens Council would seek funds through the area agency operating under the Florida Department of Elder Affairs.

ACTION: Mayor Kornegay moved for the adoption of Resolution 2025-01.
Seconded by Councilmember Pleas.

Councilmember	Yay	Nay
Mayor Kornegay	X	
Vice Mayor Housh	X	
Councilmember Dansey	X	
Councilmember Livingston	X	
Councilmember Pleas	X	

- Mayor Kornegay resumed his duties as chair.

10. COMMENTS BY INTERIM TOWN MANAGER, TOWN ATTORNEY, AND COUNCILMEMBERS:

- Mayor Kornegay recognized Interim Town Manager Victoria Kingston.
- Interim Town Manager provided an update to the construction projects on Obadiah Street, Church Street, and Ray Charles Avenue.
 - The Town has obtained additional funding necessary for the projects, so the contraction will resume.
- Interim Town Manager presented quotes for installing keyless entry into the Senior-Youth Center, so we can track who is entering and exiting the building.
 - Councilmember Pleas raised concerns about granting 24-hour access to citizens, including concerns that the Town would assume increased liability.
 - Councilmember Pleas pointed out that we would not conduct background checks on those who obtain a FOB, so we could grant access to dangerous individuals, placing residents, particularly young women, at risk.
 - Public Works Director Wayne Malone said that the Town has a video surveillance system in the Senior-Youth Center that can be monitored by a mobile device.

- Councilmember Pleas said that the video surveillance system is not effective if no one is monitoring it.
- Mayor Kornegay asked Town Attorney Reid for his legal perspective on this situation.
 - Town Attorney Reid said that all prior discussions had involved granting access to citizens during regular business hours only so the cameras could be monitored in real-time.
- Interim Town Manager said that the refrigeration equipment is being stored in Philadelphia and Tallahassee.
 - This equipment will be delivered to Greenville and placed inside the property. The equipment will not be installed until a grocer is identified.
- Mayor Kornegay recognized Town Attorney John Reid.
- Town Attorney Reid stated that revisions to the Town's comprehensive plan would be required prior to any future annexations.
- Town Attorney Reid said that revisions to a comprehensive plan are costly, so the Town has explored grants to complete the project.
 - The Florida Department of Commerce offers grants for comp. plans; however, they generally require an underlying economic purpose.
 - Town Attorney Reid is working with Kimley-Horn to seek these funds and eventually revise the comprehensive plan.
 - The grant applications for comprehensive plans are due in May, so the Town has time to prepare an adequate request.
- Town Attorney Reid provided an update regarding the Memorandum of Understanding between Greenville and the Friends of Evergreen Cemetery.
 - The MOU had been executed, and initial steps are being taken.
- In addition to the MOU, a liability waiver was drafted for a specific project.
 - The Friends of Evergreen Cemetery have agreed to hire a contractor for stump grinding services around one specific gravesite. The waiver is for the Town, Friends of Evergreen Cemetery, the contractor, and the family representatives of the gravesite. The waiver will hold all parties harmless if the stump grinding results in damage to the gravestone.
- Town Attorney Reid reported that the Town had a productive meeting with the Senior Citizens Council of Madison County regarding what services and amenities would be required from the Town of Greenville for the Senior Citizens Council to continue to provide meals to senior citizens.
 - Town Attorney Reid recognized Madison County Commissioner Ronnie Moore for bringing the parties together.
- The parties will enter into a Memorandum of Understanding that outlines all rights and responsibilities of the parties.

- The MOU will provide for the Senior Citizens Council to have possession of a single key to the Senior-Youth Center, will identify dates of operation that account for holidays observed by the Town, will account for emergency closures whether a State of Emergency is declared, will require the Senior Citizens Council to assume responsibility for all personal property stored at the Senior-Youth Center, and will grant the Senior Citizens Council one hour per day when they will have exclusive use of the fitness center.
- Vice Mayor Housh said that there are three gas grills and three charcoal grills. which were donated during the storms, that the Town wished to award to residents through a drawing. She reminded the Town Council that the drawing had not yet been done.
- Mrs. Kim Reams, Director of Finance and Administration, informed the Town Council that they received in their meeting packets a copy of the month's bank statements and a list of bills paid through Bill.com.
 - Mrs. Reams said that the Town was not operating on a surplus, but it was breaking even each month.
- Councilmember Carl Livingston revisited the issue of connecting Honey Lakes Clinic to the Town's water and sewer system.
 - Public Works Director Wayne Malone said that there was an interest by Honey Lakes Clinic to connect to the Town's water and sewer system.

11. FUTURE AGENDA ITEMS REQUEST:

- None.

12. INFORMATIONAL ITEMS:

- None.

13. ADJOURNMENT:

The Regular Meeting was adjourned at 7:10 P.M

Minutes approved and adopted by the Town Council on February 17, 2025.