

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 166 SW Onslow Street, Greenville, FL 32331
Monday, April 13, 2026 at 6:00 P.M.

REGULAR MEETING

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:04 PM.

2. ROLL CALL:

Present:

Mayor Ryan Kornegay
Vice Mayor Carl Livingston
Councilmember Barbara Dansey
Councilmember Kathleen Hamilton

Absent:

Councilmember Chiquila Pleas

Also Present:

Victoria Kingston, Town Manager
John Reid, Town Attorney
Kim Reams, Town Clerk

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

4. READING AND APPROVAL OF THE AGENDA:

Mayor Kornegay noted that the minutes for the Special Meeting of March 25, 2026, would be removed from the agenda as they had not yet been finalized.

ACTION: Councilmember Dansey moved to approve the agenda with the correction to the minutes section. Seconded by Vice Mayor Livingston.

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

5. READING AND APPROVAL OF THE MINUTES:

Vice Mayor Livingston identified a typographical error in the March 9 Regular Meeting minutes on page 3, Item 9, where "Katie Kornegay" should read "Katie Hornik."

ACTION: Vice Mayor Livingston moved to approve the minutes of the Regular Meeting of March 9, 2026, the Special Meeting of March 30, 2026, and the Special Meeting of April 1, 2026, with the noted correction. Seconded by Councilmember Dansey.

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

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

- There were no absences to consider.

7. PUBLIC COMMENT:

- Jessica Miller / Andrea Bass – Community Events Committee Jessica Miller addressed the Council on behalf of a newly formed community events committee, presenting their logo and mission statement. The committee's mission is to serve the community through unity, support, and action, with a focus on youth programming including life skills education such as cursive writing and job application assistance. Ms. Miller noted that the committee has already secured insurance and coordinated with the Madison County Sheriff's Office for event security. The committee is planning a Juneteenth celebration open to the public at no charge, featuring educational programming and vendors. She requested that the Town provide access to public spaces — including the park, community center, or baseball park — for future events. Mayor Kornegay confirmed that public spaces are available on a first-come, first-served basis and encouraged coordination with the Town Manager. Andrea Bass provided contact information for those wishing to donate or participate, reachable at 850-544-2430.
 - Laterrius Davis – Proposed Baseball Park Event – Laterrius Davis presented a proposal to host an adult event at the baseball park on May 2, 2026, running from 7:00 PM to 11:00 PM, with a \$20 donation at the door to benefit a future youth program. He confirmed coordination with the Madison County Sheriff's Office and a five-person private security team. The Council discussed the need to review applicable noise ordinances and directed Town staff to work with the organizer to ensure all necessary requirements — including security documentation and insurance — are in place prior to the event. Mayor Kornegay recommended a 7:00 PM to 11:00 PM timeframe given the

proximity to residential areas. The Council expressed general support contingent on staff review.

8. CONSENT AGENDA: No consent items were presented.

9. SITE PLAN PUBLIC HEARING:

a. CALL TO ORDER: Mayor Kornegay called the hearing to order at 6:21 PM.

b. ROLL CALL:

Present

Mayor Ryan Kornegay

Vice Mayor Carl Livingston

Councilmember Barbara Dansey

Councilmember Kathleen Hamilton

c. ACTION: *Resolution 2026-17: A resolution related to approval of Site Plan for Four Freedoms Dialysis Center (193 NW US 221, Greenville, FL 32331) – Town Attorney John Reid*

- Town Attorney John Reid presented Resolution 2026-17, noting that while a formal public hearing was not strictly required — as the applicant was not seeking variances or special exceptions — the hearing format was adopted out of an abundance of caution. The proposed Four Freedoms Dialysis Center is a permitted use under the Town's commercial zoning district and involves renovation of an existing building at 193 NW US 221.
- Attorney Reid explained that the Town retained a consultant to review the site plan, which was found to be compliant, with some technical engineering items — including drainage, traffic, and lighting — to be addressed prior to permit issuance. He noted a reference issue in the consultant's report citing the Madison County Land Development Code rather than the Greenville Land Development Code; a corrected version was received that same afternoon, but the language is substantively identical. The developer will also be required to obtain applicable approvals from water management districts and other governmental entities.
- Rachel Miller, architect for the project attending via Zoom, confirmed that Four Freedoms Dialysis is a relocation and expansion of an existing DaVita dialysis center in the region, intended to improve patient access to services.

Mayor Kornegay expressed enthusiasm for the project, noting the absence of any medical facility of this kind in Greenville.

d. PUBLIC COMMENT: No public comments were received.

ACTION: Vice Mayor Livingston moved to approve Resolution 2026-17. Seconded by Councilmember Dansey.

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

e. ADJOURNMENT:

Mayor Kornegay adjourned the Site Plan Public Hearing at 6:27 PM.

10. OLD BUSINESS: There were no items of old business.

11. NEW BUSINESS:

a. ACTION: *Resolution 2026-18: A resolution related to the Madison County Local Mitigation Strategy Document - Town Manager Victoria Kingston, Madison County Emergency Director Leigh Basford*

- Madison County Emergency Management Director Leigh Basford introduced herself and provided a brief overview of current emergency management activities, including full preparation for the upcoming hurricane season. She noted the County's transition from the Code Red mass notification system to a new, state-funded platform called Alert Madison (Everbridge). Residents who had selected the "do not share" option in Code Red may not have been automatically migrated, and Director Basford encouraged constituents to verify their enrollment through the County's Facebook page, website, or by calling the office directly. She noted that staff would also be available to sign residents up in person at Down Home Day. Mayor Kornegay requested that QR codes and sign-up materials be made available for posting at Town Hall. Director Basford commended Town Manager Kingston for her active presence and advocacy at the EOC during both Hurricanes Helene and Debby.

- Regarding the Local Mitigation Strategy (LMS), Director Basford explained that this federally required plan is updated every five years and is tied to grant eligibility. She encouraged the Town to submit costed infrastructure and utility projects for inclusion on the LMS project list, as funding — often on a 75/25 cost-share basis, with potential waivers for fiscally constrained communities — can be accessed following a disaster.

ACTION: Councilmember Dansey moved to approve Resolution 2026-18. Seconded by Councilmember Hamilton.

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

- b. ACTION: *Resolution 2026-19: A resolution related to the Madison County Comprehensive Emergency Management Plan – Town Manager Victoria Kingsston, Madison County Emergency Management Director Leigh Basford*

- Director Basford briefly described Resolution 2026-19, noting that the Comprehensive Emergency Management Plan is a state-required document identifying preparedness, response, and recovery roles for all jurisdictions within the County, including the Town of Greenville.

ACTION: Vice Mayor Livingston moved to approve Resolution 2026-19. Seconded by Councilmember Dansey.

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

- c. DISCUSSION: *Madison County Community Revitalization Initiative – Mayor Ryan Kornegay, Madison County Chamber of Commerce Chair Byron Poore*

- Madison County Chamber of Commerce Chair Byron Poore presented the Madison County Community Leader Revitalization Initiative, a pilot program involving Madison, Hamilton, Suwanee, and Dixie Counties in partnership with the North Florida Economic Development Partnership (NFEDP). The program engages consultant Shelly Phelps of Biggest Fish Consulting, who previously played a key role in revitalizing downtown Wetumpka, Alabama, turning an 80% boarded-up commercial district into a thriving community.
- Mr. Poore described the formation of a Community Leaders Stakeholders Team, which would serve as the primary interface with Ms. Phelps to develop a shared vision for the region's future — including Greenville. Appointees from the County Commission, City of Madison, Tourist Development Council, Economic Development Council, and North Florida College had already been secured or were being pursued. The team's first meeting was scheduled for April 22, 2026, at 11:30 AM, with lunch provided, tentatively at North Florida College.
- Mr. Poore noted that Ms. Phelps is particularly enthusiastic about building on the Ray Charles legacy as a cornerstone of community identity and economic revitalization. He requested the Town appoint one council member and the Town Manager to serve on the stakeholders' team. He noted that Mayor Kornegay already serves on the Tourist Development Council and has been involved in the initiative at the ground level.
- Mayor Kornegay volunteered to serve as the council's representative.

ACTION: Vice Mayor Livingston moved to nominate Mayor Kornegay and Town Manager Dr. Victoria Kingston to serve on the Madison County Community Revitalization Initiative stakeholders' team. Seconded by Councilmember Dansey.

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

- d. ACTION: *Resolution 2026-20: A resolution related to Memorandum of Understanding with Friends of Evergreen Cemetery – Town Attorney John Reid, Loretta Mugge, Friends of Evergreen*
- Town Attorney John Reid presented the updated Memorandum of Understanding (MOU) with the Friends of Evergreen Cemetery, noting

that the original MOU entered into in November 2024 requires annual review. The resolution before the council confirms the partnership has been successful and beneficial.

- Attorney Reid summarized the substantive changes made since the prior meeting. First, the schedule for debris and trash removal was changed from the third week of each month to the first week. Second, language in Section 4 regarding FEMA reimbursement was clarified to reflect that all reimbursement requests have been submitted and payments received, and that any remaining funds owed to the committee or the Bush Estate shall be paid promptly. Third, the budget allocation provision — previously discussed as a potential line item — was effectively set aside given the impracticality of tracking public works labor hours at the current revenue level, with the option to revisit in the future. Finally, a reference to a previously repaired burst pipe and the word "other" in paragraph 2a of page 3 were removed as the matter had already been resolved.
- Louretta Mugge of the Friends of Evergreen Cemetery raised a question about whether the FEMA reimbursement language sufficiently captured the role of the Bush Estate, which had independently paid for tree removals following the hurricane. Attorney Reid and Town staff clarified that FEMA did not ultimately reimburse those tree removal expenses — only fence repair costs were approved — and that the committee, rather than the Bush Estate, was the appropriate party to reference in the reimbursement language. Attorney Reid proposed amending the language in Section 4 to replace "Bush Estate" with "committee" in the relevant sentence to accurately reflect who incurred and was reimbursed for the approved expenses.

ACTION: Vice Mayor Livingston moved to approve Resolution 2026-20, a resolution related to the Memorandum of Understanding with Friends of Evergreen Cemetery, with the correction to Section 4 replacing "Bush Estate" with "committee." Seconded by Councilmember Dansey.

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

e. **DISCUSSION: *Rural Health Transformation Program* – **Town Manager Victoria Kingston, DSR Consulting & Management LLC****

- Leroy Green of DSR provided a high-level overview of the Rural Health Transformation Program, noting that the full application had not yet been released. Based on available information, the program is a federal initiative administered through the state that seeks to bundle rural health resources — including mini-clinics and paramedic services — organized by geographic region across the state. The Town is monitoring the program and will pursue participation once further details become available.

f. **ACTION: Resolution 2026-21: A resolution related to approval of Utility Easements for Septic-to-Sewer Project (US 221 & US 90) – **Town Attorney John Reid****

- Town Attorney John Reid presented Resolution 2026-21, authorizing continued progress on securing utility easements at the northeast and northwest corners of the US 221 and US 90 intersection as part of the septic-to-sewer conversion project. A right-of-entry agreement had already been received from the storage facility on the northwest corner. A second agreement had been mailed to the owners of the Busy Bee gas station on the northeast corner. Once both agreements are in hand, geotechnical investigations will be conducted to assess soil conditions, after which formal utility easements will be executed. The resolution was presented as authorization to continue moving forward with the process, with both property owners described as agreeable.

ACTION: Councilmember Hamilton moved to approve Resolution 2026-21, a resolution related to the approval of Utility Easements for the Septic-to-Sewer Project at US 221 and US 90. Seconded by Councilmember Dansey.

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

g. *ACTION: Resolution 2026-22: A resolution related to approval of contract with Madison County School Board regarding Greenville Elementary School Property –*
Town Attorney John Reid

- Town Attorney John Reid presented the negotiated contract with the Madison County School Board for use of the former Greenville Elementary School property. Attorney Reid noted this was the product of extensive back-and-forth negotiation. The Town presented its proposed edits to the School Board on March 30, and the School Board voted on and accepted the vast majority of those changes at their April 6 meeting, with a limited number of counter-modifications.
- Key points of the final contract include: a cap of three years on lease terms for any sub-tenants (the Town had sought an exemption for nonprofits and governmental entities, which the School Board declined); the School Board being named as an additional insured on the Town's insurance policy; clarification that any insurance proceeds received for property damage must be used on the property itself; a 60-day cure period for the Town to address any violations before reversion provisions are triggered; and a buyout provision allowing the Town to reduce the value of use restrictions over the 30-year lease term. Attorney Reid also noted that the School Board agreed to language clarifying that restrictions may be waived without cost, which he described as a significant concession.
- Attorney Reid noted that the contract as presented has already been voted on and approved by the School Board, and that any further changes by the Town would require returning to the School Board — delaying execution by at least a month. He advised the contract, as negotiated, adequately protects the Town's interests.
- Mayor Kornegay reflected on the significance of the property, describing it as one of the last major opportunities for the Town to acquire an asset capable of driving community revitalization. He highlighted potential uses including health services, a community farm in partnership with Florida A&M University, and assembly space. He expressed deep appreciation for the work of Town staff and Attorney Reid.

ACTION: Vice Mayor Livingston moved to approve Resolution 2026-22, a resolution related to the approval of the contract with the Madison County School Board regarding the Greenville Elementary School Property. Seconded by Councilmember Dansey.

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

h. **DISCUSSION: *Job Descriptions for Charter Officers and Town Employees* –**

Town Attorney John Reid

- Town Attorney John Reid noted that, following discussions at a prior special meeting regarding the defined roles of charter officers, the council had directed staff to develop formal job descriptions. Descriptions are being drafted for the Town Manager, Town Clerk, Town Attorney, Public Works Director, Assistant Public Works Director, and public works employees. Attorney Reid indicated that a draft document would be prepared for the next meeting.
- Attorney Reid also raised for the council's consideration the possibility of combining the Clerk and Treasurer roles into a single "Treasurer-Clerk" position — a structure used by other Florida municipalities including the City of Tallahassee. He noted this would require a charter amendment placed on the ballot, and that any action would need to be initiated in time to meet printing deadlines, generally by the end of August. The council was encouraged to submit any input on job description content to Attorney Reid via email.

i. **DISCUSSION: *Policy for Town logo* – **Town Attorney John Reid****

- Town Attorney John Reid presented research and options for establishing a formal policy governing the use of the Town's seal and logo. He advised that the seal and logo should be treated as distinct items: the seal is recognized under state law and is typically within the jurisdiction of the Town Clerk, while the logo is more communications-oriented and often managed by the Town Manager or a subordinate office.
- Attorney Reid reviewed examples from other Florida municipalities, including Belle Isle, the City of Cocoa, and Northport. A common model involves an application process by which individuals or organizations request permission to use the logo, with the Town Manager making the initial determination based on established criteria.

If an applicant disagrees with that decision, the matter may be appealed to the full council. Attorney Reid also noted that a 2000 Attorney General opinion confirmed that a municipality may license its logo for a fee, though he did not recommend that approach at this time.

- Mayor Kornegay agreed with treating the seal and logo separately and suggested the policy include provisions allowing council members, in their official capacity, to use the logo in connection with town-related activities. He noted that recurring, established uses — such as the Farmers' Market or the Greenville Senior Citizen Council — should not require a new application each time. Attorney Reid agreed and noted those nuances would be incorporated into draft language to be presented at a future meeting. Council members were invited to submit additional input via email.

j. **DISCUSSION: *Finance/Budget Update Actuals to Budget FY 2026 – Town Clerk Kim Reams***

- Town Clerk Kim Reams presented the budget actuals report through the end of February 2026, noting that March figures had not yet been finalized by the Town's accountant. She directed the council's attention to several shortfalls in the revenue categories. No cemetery plot sales had been recorded for the year. No lease revenue had been received from the mattress factory, representing a \$45,000 budgeted income item that remained uncollected. She also reported receiving a bill that morning from the Integrity Group in the amount of \$26,999.94 for the recently completed investigation.
- Clerk Reams noted that audit preparation is in progress and the Town remains on track to submit its audit by June 30, 2026.
- Mayor Kornegay expressed concern about the mattress factory lease and asked whether a meeting could be arranged with the tenant to address the outstanding balance. Clerk Reams and Town Manager Kingston confirmed that outreach efforts were ongoing, and that in-person contact may be warranted. Mayor Kornegay noted that the investigation cost had effectively consumed the savings realized from the elimination of council member stipends during the prior budget cycle and encouraged the council and staff to explore all avenues to bring in projected revenues.

k. **DISCUSSION: *Status Update on all Town Grants and Projects* – Town Manager Victoria Kingston**

- Town Manager Kingston provided an update on the Community Planning Technical Assistance Grant, noting that the contract has been fully executed and the project timeline updated. Biweekly coordination meetings are underway. Current focus areas include developing solicitations, reviewing vendor options for a service component and filtration system, and ensuring compliance documentation. A contract extension request is being prepared and is expected to be submitted by Friday. Deliverables four and five — review of the economic development plan and review of the current comprehensive plan — have been submitted. The next project meeting is scheduled for April 21, 2026.
- Connor Chambliss of Kimley-Horn provided an update on infrastructure projects:
- Regarding stormwater improvement projects, the Southside Flooding Mitigation project is in active construction along US 221. Paving on Overstreet and ML King is expected to be completed within two weeks, at which point those roads will fully reopen to traffic. A delay was caused by the unexpected encounter with water mains during excavation, which have since been repaired. The Town Flooding Mitigation project remains in the permitting phase, pending a jurisdictional determination from the Army Corps of Engineers related to wetlands mitigation credits; this is expected to take approximately 60 more days before the project can be advertised for bid.
- Regarding sanitary sewer projects, the Septic-to-Sewer Phase 4 and 5 work is progressing with easement coordination and permitting ongoing, as detailed under Resolution 2026-21. The Wastewater Treatment Plant Upgrades project has been awarded; materials are expected on-site within 30 days, with a 600-day construction timeline running through next year.
- Regarding water system projects, a Waterline Replacement Project is preparing for bidding in October 2026, with construction beginning end of year or early 2027. A Water Filter Replacement Project is under design, with bidding expected in May 2026 and work to be completed by August, followed by a year-long monitoring and reporting period.
- The consultant also noted that FDOT SCOP applications have been submitted for paving projects on Oldenburg, Capan, and Overton Streets, with award announcements expected in August 2026.

- Town Manager Kingston then provided an update on the USDA grant. A site visit and informal review took place on April 2, 2026. USDA representatives indicated they were unable to make a favorable determination based on the review. The Town is now evaluating the options of mediation and/or formal appeal, and Town Attorney Reid is being engaged to provide guidance on next steps. Both options are being pursued simultaneously. Manager Kingston noted the update was received late Friday.
- Additional noted items included resubmission of a CIFA application following a lapse due to the federal government shutdown, with confirmation of receipt from the agency; ongoing discussions with ASC Medication Solutions and Employee Advisory Services regarding a satellite pharmacy within the planned grocery store; and the next Farmers' Market scheduled for April 25, 2026. The annual disability waiver and urgent need form have also been submitted to the State of Florida.

12. COMMENTS BY TOWN MANAGER, TOWN CLERK, TOWN ATTORNEY and COUNCIL MEMBERS:

- Mayor Kornegay then addressed the financial cost of the recently completed investigation, for which the Town received a bill of \$26,999.94 from the Integrity Group. He noted that this amount effectively negated the savings achieved by eliminating council member stipends during the prior budget cycle — a cut made specifically to avoid reducing spending elsewhere. He The Town Manager, Town Clerk, and Town Attorney had no comments.
- Mayor Kornegay thanked the community for their support of the recent Easter Egg hunt and noted the positive impact such activities have for Greenville's youth.
- Mayor Kornegay stressed the importance of fiscal responsibility, transparency, and working together collegially to prevent situations that result in avoidable costs to taxpayers. He expressed his commitment to collaborative governance and invited any council member or community member with concerns to contact him directly.

13. FUTURE AGENDA ITEMS REQUEST:

- No future agenda items were requested.

14. INFORMATIONAL ITEMS:

- There were no informational items.

15. ADJOURNMENT:

- Motion to adjourn was made by Councilmember Dansey and seconded by Vice Mayor Livingston. The motion carried unanimously.
- Mayor Kornegay adjourned the meeting at 7:42 PM.

Minutes approved and adopted by the Town Council on 05/18/2026.