

**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 April 14, 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
Councilmember Chiquila Pleas

Absent:

Also Present:

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

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

4. READING AND APPROVAL OF THE AGENDA:

- Without objection, Councilmember Livingston asked that *Discussion of clean-up schedule of Park restrooms* be added to new business.

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

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

5. READING AND APPROVAL OF THE MINUTES:

ACTION: Councilmember Dansey moved to approve the minutes from the Regular Meeting, held on March 10, 2025. Seconded by Councilmember Livingston.

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

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

7. PUBLIC COMMENT:

- Mr. Calvin Malone asked if there was any update on opening the gym. Town Manager Victoria Kingston will go over that in her report to the council later in the agenda.

8. CONSENT AGENDA:

9. OLD BUSINESS

a. **DISCUSSION/ACTION:** *Comprehensive Plan Presentation – Town Manager Victoria Kingston and Jana Williams – Short, Elliott, Hendrickson, Inc.*

- Mayor Kornegay recognized Town Manager Victoria Kingston.
- Town Manager Victoria Kingston introduced Jana Williams of Short, Elliott, Hendrickson, Inc. and gave a brief history of her work experience.
- Ms. Williams explained what a comprehensive plan was and that it was required by Florida law. Ms. Williams went on to say that the Town of Greenville was delinquent in turning a comprehensive plan into the state.
- Ms. Williams shared what her company does and how they can go after grant money to help Greenville develop an updated comprehensive plan. She said that the Florida Department of Commerce has technical grants to help cities like Greenville. She mentioned that when she spoke to Dr. Kingston about some of the town's needs, Dr. Kingston brought up a housing analysis. Ms. Williams said that this would go right in hand with the comprehensive plan.
- Ms. Williams said she thinks that the Grant application would be a strong one. She said they would be happy to draft it. Provide the content for the application,

walk Dr. Kingston through the process of submitting it and then see what happens.

- Mayor Kornegay said he didn't have a question, but wanted to say, thank you. Mayor Kornegay asked if there was anything that the council could do to continue to help support that effort.
- Mayor Kornegay asked Town Attorney Reid if we needed a Resolution to give approval to move forward.
- Mayor Kornegay asked if they had a timeline. Ms. Williams said that once the grant window opens it is typically 30 days to submit grant.
- Ms. Williams said that she would send Dr. Kingston a template for a letter of support that could be sent to the county commission, Economic Council etc. **opportunity for them. So, we will bring that to you as soon as it is available. But that just started this past week.** She said she was sure they would support this effort.
- Ms. Williams said that what we need from you guys is the buy in and to get the community excited to show up and be a part of the process.

b. **ACTION:** *Resolution 2025-09: Related to revisions to Town Council Rules of Procedure*
– **Town Attorney John Reid**

- Attorney Reid said that this is changed as requested by the Council at our last meeting, and it simply fleshes out the definition of excused absence in our procedures. If you go to the bottom of page one you will see the language as it appears in our rules and anything added is underlined, anything deleted, stricken.
- Attorney Reid said previously it was just absent, due to illness, medical emergency, or death in the family.
- Attorney Reid said we added absence due to conflicts with important work schedules and absence due to prior commitments or personal obligations that reflected a meeting that has been rescheduled with fewer than 14 days' notice to council members and adding language to encourage members that will be absent to let the clerk know as soon as possible.
- Attorney Reid concluded by saying that the changes to the excused absence definition discussed here last week.

ACTION: Councilmember Dansey moved to approve Resolution 2025-09 and revisions to Town Council Rules of Procedure. Seconded by Councilmember Livingston.

ACTION: Councilmember Livingston moved to amend Resolution 2025-09 to add the term unforeseen to Rule 3.0 8 bullet point 2. 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 asked for any discussion and there was none.

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

c. *ACTION: Resolution 2025-10: Related to revisions to Resolution 2025-01 and Age Requirement for Greenville Senior Citizen Council – Town Attorney John Reid*

- Mayor Kornegay said that he added an amendment to allow phase 4 advisory or subject matter experts to be a part of this committee. So, for instance, Mr. Doug Brown, who's the Madison County Development Council, is not a resident of Greenville, however, he could potentially be of use on a committee like this. So, I added that in there, if there's any discussion, we're open to that. Attorney Reid before we turn it over, is there anything that you want to add?
- Attorney Reid said No, the initial resolution is drafted simply. It was agreed in the last meeting to move the age down to fifty-five from sixty-five, and then, based on learning that there are others that could be helpful that we'd like to have as non-voting.
- Attorney Reid said we have a new language, and really the only language that changes are the last two whereas clauses and now section three. After the now therefore, everything else is there, and then under that new language it says renumber, subsequent sections, that section three of the original resolution had two subsections, so this would replace what was previously number two, and just move that to number three.
- Councilmember Housh said that Mr. Arnold and Ronny do not meet the age requirement. Councilmember Housh said she would like to see the age limit requirement removed from the resolution. After further discussion, the consensus was to amend the Resolution to strike the age limit.

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ACTION: Councilmember Housh moved to approve Resolution 2025-10 and revisions to Resolution 2025-01 and age requirements for Greenville Senior Citizen Council. Seconded by Councilmember Pleas.

ACTION: Councilmember Housh moved to remove the age limit requirement from Resolution 2025-10 and revisions to 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 asked if there was any further discussion. There was none.

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

10. NEW BUSINESS:

- a. **ACTION:** *Resolution 2025-11 – Related to recognition of National Volunteer Month and expression of appreciation to Judy Hudgins – Town Manager Victoria Kingston.*

- Town Manager Victoria Kingston read aloud Resolution 2025-11 in its entirety. Dr. Kingston presented Ms. Hudgins with a beautiful bouquet of flowers and told her she had another gift for her that had not arrived.
- Mayor Kornegay said that this was very well deserved and thanked Dr. Kingston for recognizing Ms. Hudgins. Mayor Kornegay thanked Ms. Hudgins for her unselfishness and service to the town in so many ways.
- Councilmember Livingston said that Ms. Hudgins is the true embodiment of volunteerism. She's always here, no matter what she doesn't mind getting on to you. She always has something good to say, and she's always saying you can do that, go ahead.

ACTION: Councilmember Dansey moved to approve Resolution 2025-11 related to recognition of National Volunteer Month and expression of appreciation to Judy Hudgins. Seconded by Councilmember Pleas.

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

b. **DISCUSSION:** *Clean-up schedule of Park restrooms* – **Councilmember Carl Livingston.**

- Councilmember Livingston said Dr. Kingston. I don't want to get too far into your wheelhouse, but Saturday afternoon I received a phone call from a woman who said she was in the park Saturday with her family. She said she noticed a van full of people coming up to the park and taking pictures of the Ray Charles statue. She said that they stopped by the restrooms and went in and ran right back out. The lady said she didn't think anything about it. She said later she noticed more people taking pictures and stopping by the restroom, going in and running out. She said she then decided to see for herself what was going on in the restrooms. She said they were a train wreck.
- Councilmember Livingston said I went by this afternoon right before I came in here and the same issues that were there on Saturday are still there today. So that tells me the restrooms were not cleaned today.
- Councilmember Livingston said I don't know what the schedule is, but I would like to suggest the guys clean it, at least on Friday, by close of business and make that one of their priorities to check first thing on Monday morning.
- Mayor Kornegay said he would like to see it cleaned at least three times per week.

11. COMMENTS BY THE TOWN MANAGER, TOWN CLERK, TOWN ATTORNEY, AND COUNCILMEMBERS:

- Town Manager Kingston said at the last council meeting there were questions about the library, and I know the original completion date was for June 2025. Ms. Lawrence said they're on track for that. However, she did apply for an extension from the State and received it.

- Manager Kingston said the Senior Citizen Council of Madison County recently hired Miss Lisa A. Vernon as our executive director, who I was just able to meet today, and I think she's just a wonderful person. I look forward to working with her. She's currently reviewing the MOU and key release form. She plans on doing a site visit with her case manager and meet with the seniors just to talk with them to see if there's any needs that need to be addressed.
- Manager Kingston said that last month I mentioned the website that was created for the Southside Flooding mitigation project was available. Now, we will be adding it to our Facebook page and our website page within the link.
- Manager Kingston said lastly, regarding the gym. I've met with David, our account manager, and I will be meeting with Miss Tricia to complete the onboarding, and I will be talking with our attorney to get the language for the forms. As for the fobs, I had to go out and find someone else to complete that, and that will be done at no cost to the town.
- Manager Kingston said the hours we're looking at are 9 to 4:30 Monday through Thursday and then Friday, 9 to 12.
- Attorney Reid said I don't have a whole lot to go over. Ms. Williams, thank you for being here tonight and talking about the Comp Plan. I wanted to make sure because I think we've talked a little bit about this. I was contacted early 2024 to say that we've been delinquent for over 3 years, and that was when I think we had first heard any of that. We were notified in December of 2020, stating that we had to submit our year of evaluation appraisal, notification by February 1st in 2021. It was never done until December of 2022 and then it should state, it starts the twelve-month clock, which means we have conflict cleared by December of 2023, but nothing was done at all during 2023. So, we were contacted in 2024 to say we were in violation. But we have discussed this with the Department of Commerce. They are very aware we were caught by surprise, and this was done under past management.
- Attorney Reid said so I think we're in good standing with them, and they understand what has happened, and we just can't do any annexation until that point. But I think it does give us an opportunity to move forward with this grant. I think there are some big changes that we would like to make to the town, so I think, if anything, it spurred us into action.
- Attorney Reid said this is something that we learned about 3 years after the fact, and I think we've been trying to remedy it. So, thank you, Ms. Williams and Dr. Kingston for making that happen. I wanted to connect those dots because we discussed it in the past. I wanted to make sure everybody knew that this was the same issue.
- Town Clerk, Kim Reams reported that she had been in contact with James Moore Co. to get all the prep work for the audit done. She went on to say that this was top priority. They aren't done with the clean-up work for us to have clean reports. As soon as they have everything cleaned up, we will have monthly reports as requested.

- Ms. Reams said that if anybody has any questions about finance, give me a call. I will provide whatever information is requested.
- Ms. Reams said the town had those three lines of credit that were put in place before Dr. Kingston and I came onboard. They all came due at the same time. So, we paid two of them off completely. One was gotten with the DOT grant, and one was got with the South Side Mitigation grant. We paid down the line of credit tied to the RIP grant (Honey Lake Feasibility Study) by \$20,000 and refinanced the balance of \$180,000 for three years with quarterly payments.
- Mayor Kornegay asked if there was any news on the Auditor General Audit.
- Clerk Reams stated that the pre-exit meetings were going to be April 22nd and 23rd.
- Attorney Reid said we have the pre exit meeting followed by an exit meeting. I don't know why we have two, and then I think my understanding procedurally they'll produce a report we'll have an opportunity to file any exceptions that may not be accurate. Then I think at that point the report will be made with whatever exception you file included. Then, once that's completed, it goes back to the Joint Legislative Auditing Committee. We have 18 months in order to fix everything and go back to JLAC. The good news is, I think, that we've made a lot of changes. All those policies that you guys are voting on every month that was done to try to fix some of the deficiencies we knew were going to be noted. They will be noting that in the audit we promptly addressed issues as we learned them, and that we could. It was supposed to be done in September. So, it's obviously not September. So, I don't know when it's going to be done.
- Councilmember Livingston said that I was really excited about this comprehensive plan, and the advantages that it will have for us when we are able to complete it. Looks like we have a really great team working on it.
- Mayor Kornegay said ditto to Councilmember Livingston. I'm excited about this. I was glad to see exactly what this is, what this is entailing, and how it's going to benefit us. I really do appreciate you all working with us. I can imagine you all work with other small towns like Greenville, so you know just how important your work is. So, thank you all so much. Seriously. I also like to just make a quick comment. The Senior Citizens Council had a brief introductory meeting this past week and I just wanted to give some quick updates. First, congratulations to Miss Judy. She is the chair of the Senior Citizens Council, which I had expectations of that already. So, thank you so much, Miss Judy, for your commitment and work there. So yes, Miss Judy will serve as the chair and I will be secretary and share reports, this is noted at the end of the resolution sharing reports with us each month on what they plan to be doing. The next meeting will be Friday, May 16th at 1 Pm tentatively, and they'll be going through in their next meeting narrowing down goals and aspirations.

12. FUTURE AGENDA ITEMS REQUEST:

- None.

13. INFORMATIONAL ITEMS:

- Mayor Kornegay said that Madison Down Home Days will be next weekend so let's go fellowship with our Madison County family as they do that.
- Mayor Kornegay said each year my church and the Greenville Methodist Church do a joint Good Friday service, so love to see you all out if you don't have anything to do, come fellowship with us as we celebrate Good Friday.
- Attorney Reid said as far as the grocery store, one of the biggest challenges we've had is that you know any hard numbers. So, we've been in touch with Iga's marketing firm, and they've agreed to give us a really bargain study which they're currently working on now. And I think that's going to help us as we pursue potential operators. The first question is, will I make money, and we want to be able to show them that this is a profitable opportunity for them. So, we'll bring that to you as soon as it's available. But that just started this past week.

14. ADJOURNMENT:

- Councilmember Pleas moved to adjourn; seconded by Councilmember Dansey.
- Without objection, the Regular Meeting was adjourned at 7:09 P.M.

Minutes approved and adopted by the Town Council on 05/12/2025.