

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 152 SW Onslow Street, Greenville, FL 32331
Monday, May 18, 2026 at 6:00 P.M.

REGULAR MEETING

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:08 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:

The agenda for the May 18, 2026, meeting was presented without questions or concerns from Council members.

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

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

5. READING AND APPROVAL OF THE MINUTES:

ACTION: Councilmember Livingston moved to approve the minutes of the Special Meeting of March 25, 2026, the Regular Meeting of April 13, 2026, and the Special Meeting of April 29, 2026. Seconded by Councilmember Dansey.

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

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

- There were no absences to consider.

7. PUBLIC COMMENT:

- Emily Dickie – Kappa Alpha Sorority, Incorporated, New Omega Major Chapter: Ms. Dickie appeared on behalf of the Kappa Alpha Sorority, Incorporated, to thank the Town for the prior use of its facility and to request use of the facility again on June 27, 2026, to close out the organization's 2025–2026 fiscal year. Mayor Kornegay directed town staff to work to secure the facility for that date if possible.
- Veronica Bruton [DSR Public Health Foundation] presented a draft letter of intent for a grant application under the Rural Health Transformation Program's health, lifestyle, nutrition, and prevention request for applications (RFA). The program is a five-year initiative offering approximately \$2.8 million across the Northwest region through three pathways: clinical nutrition and food security, community nutrition education via community health workers, and youth nutrition and fitness in partnership with K–12 schools. Bond Community Health Center would serve as the lead applicant, with the Town of Greenville participating as a regional consortium partner by offering facility space for program activities. The draft letter of intent was distributed to Council members; the presenter noted the proposal is due June 10, 2026, and requested any edits or feedback be returned no later than May 25, 2026, though there is some flexibility on that internal deadline.

8. OLD BUSINESS:

a. **SECOND READING:** *Ordinance 2026-292: Designating and Establishing a Local Planning Agency pursuant to Section 163.3174, Florida Statutes* – **Town Attorney John Reid**

- Town Attorney John Reid presented the second reading of Ordinance 2026-292. He explained that the ordinance serves to more clearly define the Local Planning Agency (LPA) in a freestanding ordinance, as required by state statute. The prior definition in the Land Development Code referenced a "planning and zoning committee" as the LPA without ever formally defining that committee. The ordinance clarifies that the Town Council will serve as the LPA, updates the definition in section 2.4 of the Land Development Code, and creates a new definition for the planning and zoning committee. A business impact estimate form was prepared noting that the estimate was not required, as the ordinance is enacted to comply with state law. Attorney Reid also noted that a school board representative would be added as a nonvoting member by separate resolution later in the meeting.

ACTION: Councilmember Hamilton moved to approve Ordinance 2026-292. Seconded by Councilmember Dansey.

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

9. NEW BUSINESS:

a. **DISCUSSION:** *Related to downtown revitalization – MainStreet USA* – **Town Manager Victoria Kingston, Hadley Peterson, Kimley Horn, Katherine Beck, MainStreet Florida**

- Hadley Peterson, planner with Kimley Horn, introduced the item and provided context on the ongoing planning and preservation work undertaken with town staff. She introduced Katherine Beck, State Coordinator for Florida Main Street, to present on the program.
- Ms. Beck gave an overview of Florida Main Street, a 41-year-old program housed within the Florida Department of State, Division of Historical

Resources, which provides technical assistance to communities undergoing revitalization of their downtown commercial corridors. She emphasized that downtown areas bind communities together, stabilize property values, and serve as important public spaces. She framed Main Street as a public-private partnership model rooted in historic preservation, economic development, commercial development, and community inclusiveness.

- Ms. Beck highlighted the program's statewide economic impact since 1985, including \$7.6 billion in total reinvestment, a net gain of 36,961 jobs, 11,599 net new businesses, and 1.7 million volunteer hours. She pointed to Hastings, Florida — a community of 640 people without a local government — as an example of what a small community can accomplish through the program in partnership with the county.
- Ms. Beck noted that participation in Main Street provides preferential treatment in certain historic preservation grant applications administered through the Division of Historical Resources, including waived match requirements for planning grants up to \$50,000, and reduced match requirements (25 percent rather than 50 percent) for special category grants related to publicly owned properties.
- When asked by Mayor Kornegay about the nature of the "heavy lifting" involved, Ms. Beck explained that it requires significant public engagement to determine the community's vision for downtown, an honest assessment of barriers to business investment (e.g., lack of broadband, parking, or infrastructure), and a commitment from local government to invest in the area and review existing ordinances that may inadvertently impede business activity. She cited outdoor dining ordinances during COVID-19 as an example of policies that initially hindered businesses in many Main Street communities.
- Mayor Kornegay affirmed the Council's openness to incentivizing business activity. Ms. Beck encouraged the Town to attend the Florida Main Street annual conference in Cocoa Village, recommending that at least two representatives attend to gain a full understanding of the program's expectations and offerings. The floor was opened to public comment; no members of the public offered questions.

- b. **DISCUSSION/ACTION:** *Related to Public Works Maintenance Schedule & Responsibilities* – **Public Works Director Wayne Malone**

- Public Works Director Wayne Malone addressed the Council to provide an overview of the workload currently carried out by the Public Works Department. He noted that when he was first hired, the department had seven staff and seven inmates assisting. Currently, with reduced staffing, the crew is effectively performing the work of two crews. Director Malone conveyed appreciation for his team and asked that the Council understand the scale of responsibilities being handled.
 - The Council inquired about the status of inmate labor assistance from the Department of Corrections. Director Malone explained that the reasons for the absence of inmates have shifted over time — including a change in wardens and the prison's concern about the distance to transport inmates to Greenville — and that the staffing shortage within correctional facilities has made it difficult to spare a guard to supervise a small number of inmates off-site. Mayor Kornegay suggested that a joint council letter requesting inmate labor be considered.
 - The Council also briefly discussed the use of community service workers, which Director Malone noted are typically young people and are not a sustainable source of labor.
 - Vice Mayor Livingston raised concern about personal protective equipment (PPE) for crew members working on sewage lines, emphasizing the health risk if workers with cuts come into contact with raw sewage. He requested that additional PPE, including appropriate aprons and gloves, be obtained to protect the staff that remain on the team.
- c. **DISCUSSION: *Finance/Budget Update Actuals to Budget FY 2026* – Town Clerk Kim Reams**
- Town Clerk Kim Reams reported that the Town's property and liability insurer, FMIT, conducted its annual workers' compensation payroll audit and assessed an additional \$17,000 in workers' compensation premiums, on top of more than \$93,000 already paid during the fiscal year. This charge was attributed to the high-risk nature of the work performed by Public Works staff in water, sewer, sanitation, and street maintenance.
 - Attorney Reid explained that workers' compensation rates are set annually by the Department of Financial Services and applied per \$100 of gross payroll based on the highest-risk work category performed by employees. The discussion noted that office employees generate minimal rates, while

field workers in high-risk categories generate significantly higher per-payroll charges.

- Council members expressed concern that this recurring audit adjustment should be anticipated and built into the annual budget. Town Clerk Reams indicated she had already separated payroll allocations by department (water, sewer, sanitation, and street) and believed this might result in a more favorable calculation going forward. Mayor Kornegay requested that a contingency of approximately \$15,000 be built into the upcoming budget to account for this recurring exposure.
- Mayor Kornegay also raised the issue of the Town's relationship with Twin Oaks, specifically regarding equipment ownership and the absence of a formal lease agreement. Attorney Reid confirmed that, based on a review of public records from prior administration, no lease could be located. The discussion indicated that some equipment owned by the Town may be located at the Twin Oaks facility, and that the Town should identify what it owns through the original grant award documentation. The Council expressed frustration that the Town Manager had been unable to reach Twin Oaks representatives and directed that efforts continue to establish contact and clarify the situation.
- Town Clerk Reams also noted that the audit is still in progress and that the auditor, Brad, would be invited to present the audit at the June meeting.

d. **DISCUSSION: *Status Updates on all Town Grants and Projects* – **Town Manager Victoria Kingston****

- Town Manager Kingston provided the following grant and project updates:
 - Regarding the Community Planning Technical Assistance (CPTA) grant, Deliverables 4 and 5 — the economic development strategic plan and comprehensive plan recommendations — have been deemed sufficient by the Florida Department of Commerce. Deliverable six, encompassing the third steering committee meeting summary and comprehensive plan update, has been submitted. Council approval to transmit the proposed plan amendments is required that evening, with submission to the Department of Commerce required within ten days of the May 18 meeting. Reimbursement invoicing is to follow within six days of the transmittal date.

- Regarding the SNAP program water infrastructure extension request, a six-month extension has been submitted for final review. The current completion date was noted as August 2027. Mayor Kornegay inquired whether the Town's grant consultant had reached out to Commerce for a status update on urgent need funding, and it was indicated that this had not yet occurred with the new contact at Commerce.
- Felicity Appel with Kimley-Horn provided the following project updates:
 - Southside Flooding Mitigation: The project is essentially complete, with minor cleanup items being addressed by the contractor following a site walk on May 7. Roads are open and pipes are functional. Closeout paperwork is in progress.
 - Town-Wide Flooding Project: Design is complete. Permit applications have been submitted to the Suwannee River Water Management District and the Army Corps of Engineers for wetland impacts. The Army Corps permit is expected to take several more months.
 - Vulnerability Assessment: Complete. Grant closeout is underway. The completed assessment will strengthen future flooding and resiliency grant applications.
 - Septic to Sewer phases 4 and 5 (US 90 at SR 221 North): Right-of-entry has been secured on two properties at the intersection. Geotechnical work is expected to begin in late May or early June, with DOT permits anticipated within 90 days thereafter. Both superstreet projects are expected to be bid simultaneously in September, with construction beginning in October and completion targeted before the end of 2027.
 - Wastewater Treatment Plant: Tank bases are expected on-site in June, with fence installation and new equipment construction to follow. Progress is ongoing.
 - Waterline Replacement Project: 60 percent design is expected for review in June, with bidding planned for October, construction start at the beginning of 2027, and completion before year-end 2027.
 - Water Filter Project: The project is currently out to bid with three bid packages: one for the new water filter, one for new pumps, and one for site work. An amendment from FDEP extended the construction completion deadline from August 2026 to December 2026, with a final reporting period extending slightly beyond. A pre-bid meeting with contractors was scheduled for the following morning. The representative noted the new iron-removal water

filter is specifically designed to address the brown water and iron concerns frequently raised by residents, and that the filter and pumps should be operational by the end of 2026.

- Vice Mayor Livingston inquired about a stop sign down at the corner of Church and SR 150 and noted that several signs in the area appeared bent, possibly due to construction activity. Director Malone was asked to inspect and address the issue. The Council also confirmed that roads repaired as part of the stormwater project would be restriped where striping previously existed, though no additional new striping would be added beyond the original scope.

e. **DISCUSSION/ACTION: *Related to Town Manager Transition and Continuity of Operations* – **Town Mayor Ryan Kornegay****

- Mayor Kornegay informed the Council and public that Town Manager Victoria Kingston has submitted her resignation, effective June 5, 2026. He expressed appreciation for her work during the transition period and acknowledged her ongoing cooperation to ensure continuity of operations. The mayor recommended that Town Clerk Kim Reams assume the duties of Town Manager in an interim capacity until a permanent replacement is secured.
- Discussion touched on the practical implications of the transition, including check-signing authority. Attorney Reid clarified that the Town's two-signature check policy is an internal policy only and is not enforced by the bank and suggested that monthly copies of checks issued could be provided to the Council as a transparency measure. Town Clerk Reams also flagged that there are only two authorized signers currently on the Town's bank account, and that this would need to be addressed. Mayor Kornegay indicated he would be available to sign if needed, and Attorney Reid noted that a formal resolution addressing signing authority during the interim period would be prepared for the June 8 meeting.

ACTION: Councilmember Livingston moved to authorize Town Clerk Kim Reams to serve in the capacity of Interim Town Manager until a permanent replacement is appointed. Seconded by Councilmember Dansey.

Councilmember	Yay	Nay
Mayor Kornegay	X	
Councilmember Livingston	X	
Councilmember Dansey	X	

Councilmember Hamilton	X	
Councilmember Pleas		

f. **ACTION: Resolution 2026-23: Organizing the Local Planning Agency and Acknowledging the School Board Representative – Town Attorney John Reid**

- Town Attorney Reid presented Resolution 2026-23, which formally establishes the composition of the Local Planning Agency (LPA) as constituted by the Town Council, consistent with Ordinance 2026-292 adopted earlier in the meeting. The resolution also acknowledges that the Madison County School Board voted unanimously at its May 4, 2026, meeting to appoint Ms. Hagen as its nonvoting representative to the LPA. Ms. Hagen was not present, as the School Board had a concurrent meeting that evening.

ACTION: Councilmember Hamilton moved to approve Resolution 2026-23. Seconded by Councilmember Livingston.

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

10. LOCAL PLANNING AGENCY PUBLIC HEARING:

- a. Call to Order – Mayor
 - Mayor Kornegay called the Local Planning Agency Public Hearing to order at 7:12 PM.
- b. Roll Call
 - Present: Councilmember Hamilton, Councilmember Dansey, Vice Mayor Livingston, Mayor Kornegay
 - Absent: Councilmember Chiquila Pleas: Ms. Hagen (nonvoting School Board representative)
- c. Discussion: Staff Presentation Regarding Proposed Comprehensive Plan Amendments – **Town Attorney John Reid**
 - Town Attorney Reid presented on behalf of consultant Janet Williams, who was unavailable. He explained the procedural framework: the LPA

conducts its statutory review and makes a recommendation to the Town Council, which then holds its own public hearing and authorizes transmittal to the Florida Department of Commerce and other reviewing agencies. Following receipt of the agency's Objections, Recommendations, and Comments (ORC) report, the Town Council would hold an adoption hearing and ultimately adopt the final comprehensive plan by ordinance.

- Attorney Reid provided a chapter-by-chapter summary of the proposed Town of Greenville 2046 Comprehensive Plan Goals, Objectives, and Policies, noting that the plan was updated from a 2030 horizon to a 2046 horizon, with a 10-year short-term and 20-year long-term planning period. The plan contains ten chapters: Future Land Use, Transportation, Housing, Infrastructure, Conservation, Recreation and Open Space, Intergovernmental Coordination, Capital Improvements, Economic Development, and a new chapter on Property Rights, now required by state law. The School Facilities element was removed, as it is not required by statute and the Town no longer has a public school.
- Key updates across chapters include: modernization of agency and statutory references; updated density and intensity standards in the Future Land Use element; expanded housing policies addressing affordable housing, accessory dwelling units, and CDBG-funded rehabilitation; an infrastructure element tying into a five-year capital improvement program; updated conservation and stormwater policies; an economic development element supporting tourism, entrepreneurship, workforce development, and nonfinancial incentives; and a new property rights element affirming constitutionally protected private property rights consistent with Chapter 163, Florida Statutes.
- Attorney Reid also identified a number of nonsubstantive scrivener's errors in the version distributed to Council members, including minor grammatical corrections, numbering errors, and stray text at the end of Chapter 8. He noted these would be corrected by the consultant prior to transmittal and would not require substantive action by the Council.

d. Public Comment:

- No members of the public offered comment on the proposed comprehensive plan amendments.

- e. *ACTION: Related to completion of Local Planning Agency review of proposed Comprehensive Plan Amendments – **Town Attorney John Reid***

ACTION: Councilmember Livingston moved to direct the Town Council to approve transmittal of the proposed Town of Greenville Comprehensive Plan amendments to the Florida Department of Commerce and other reviewing agencies, with staff authorized to make nonsubstantive corrections approve Resolution 2026-23. Seconded by Councilmember Hamilton.

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

- f. Adjournment:
 - Mayor Kornegay adjourned the Local Planning Agency Public Hearing at 7:32 PM.

11. PUBLIC HEARING – COMPREHENSIVE PLAN TRANSMITTAL:

- a. Call to Order: Mayor Kornegay called the meeting to order at 7:32 PM.
- b. Roll Call
 - Present: Councilmember Hamilton, Councilmember Dansey, Vice Mayor Livingston, Mayor Kornegay
 - Absent: Councilmember Chiquila Pleas: Ms. Hagen (nonvoting School Board representative)
- c. **DISCUSSION:** *Staff Presentation Regarding Transmittal of Proposed Comprehensive Plan Amendments – **Town Attorney John Reid***
 - Town Attorney Reid noted that the LPA had completed its review and that the Council was now considering whether to authorize transmittal of the proposed comprehensive plan amendments to the Florida Department of Commerce pursuant to Section 163.3184, Florida Statutes. He presented Resolution 2026-24, which incorporates the prior presentation, discussion, and public comment into the record and authorizes transmittal. He noted that the resolution was amended to include a new Section 6 explicitly authorizing nonsubstantive corrections. Attorney Reid emphasized that this action is not a final

adoption; the Council will have another opportunity to review agency comments, consider any required revisions, and adopt the plan by ordinance at a later hearing.

d. Public Comment:

- No members of the public offered comment.

e. ACTION: *Resolution 2026-24: Related to the transmittal of the proposed Comprehensive Plan Amendments to the Florida Department of Commerce pursuant to Chapter 163, Florida Statutes* – **Town Attorney John Reid**

ACTION: Councilmember Hamilton moved to approve Resolution 2026-24, authorizing transmittal of the proposed Comprehensive Plan Amendments to the Florida Department of Commerce pursuant to Chapter 163, Florida Statutes. Seconded by Councilmember Dansey.

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

f. Adjournment:

- Mayor Kornegay adjourned the Town Council Public Hearing for the Comprehensive Plan Transmittal at 7:40 PM.

12. COMMENTS BY TOWN MANAGER, CLERK, TOWN ATTORNEY AND COUNCILMEMBERS:

- Town Manager Kingston offered brief remarks and was thanked by Mayor Kornegay for her service and assistance with the transition.
- Town Clerk Reams had no additional comments.
- Town Attorney Reid provided an update on litigation involving the Town's former office manager. Her attorney withdrew from the case on April 16, 2026, citing an inability to contact his client, following a missed discovery deadline. The Town filed a motion to compel on May 7, 2026, and the court issued an order requiring expedited

discovery responses by May 14, 2026. That deadline passed without response. Attorney Reid indicated the matter may result in an order to show cause or dismissal without prejudice, meaning the claim could potentially be refiled within the statute of limitations.

- Attorney Reid also reported that FDLE investigated the former office manager for potential criminal activity and concluded, in consultation with the State Attorney's office, that while wrongdoing occurred, a criminal conviction would be difficult to obtain. No criminal charges will be pursued. However, FDLE indicated they believed an ethics violation occurred and encouraged the Town to file an ethics complaint with the state. The Council directed Attorney Reid to prepare materials for consideration of an ethics complaint at the next meeting. Mayor Kornegay also raised the possibility of pursuing a complaint through the relevant professional licensing board, and Attorney Reid agreed to research whether both avenues could be pursued simultaneously.
- Vice Mayor Livingston advised the Council that he may not be present at the June 8, 2026, meeting, as he will be returning from vacation that day, and asked that staff be notified if he is unable to attend.
- Mayor Kornegay reminded attendees of the May 20 Wreath Laying Ceremony at Four Freedoms Park at 12:00 PM noon, honoring Emancipation Day. He also noted upcoming efforts with the Tourist Development Council to promote Madison County attractions through a "Retreat the Benches Florida" event series, with an upcoming event at Cherry Lake Beach in June.

13. FUTURE AGENDA ITEMS REQUEST: No future agenda items were requested.

14. INFORMATIONAL ITEMS: No informational items were presented.

15. ADJOURNMENT:

- Motion to adjourn was made by Council Member Dansey and seconded by Council Member Hamilton. The motion carried unanimously.
- Mayor Kornegay adjourned the meeting at 7:43 PM.

Minutes approved and adopted by the Town Council on 06/15/2026.