

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 152 SW Onslow Street, Greenville, FL 32331
Monday, June 15, 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 Chiquila Pleas (arrived at 6:15 PM)

Absent:

Councilmember Kathleen Hamilton

Also Present:

Kim Reams, Town Clerk
John Reid, Town Attorney

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

Mayor Kornegay led the invocation, followed by the Pledge of Allegiance.

4. READING AND APPROVAL OF THE AGENDA:

The agenda was presented. No amendments or questions were raised.

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

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

5. READING AND APPROVAL OF THE MINUTES:

The minutes of the Regular Meeting of May 18, 2026, were presented for approval. No corrections or questions were raised.

ACTION: Councilmember Dansey moved to approve the minutes of the Regular Meeting of May 18, 2026. Seconded by Councilmember Livingston.

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

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

- There were no absences to consider.

7. PUBLIC COMMENT:

- Mr. Patrick Lange addressed the council regarding a parcel of town-owned property adjacent to his property on Route 221. He noted that approximately two months prior, he had been told to coordinate with Town Clerk Reams and that an appraisal had been commissioned by the town. He expressed concern upon learning via social media that the town was considering a timber sale on the property, stating that the timber significantly contributes to the appraised value, and that the town would net less from a timber sale than from selling the property outright with the timber intact.
- Mr. Lange indicated his willingness to purchase the property at the appraised value and offered flexibility regarding the annexation requirement, including the possibility of placing a down payment immediately and closing upon annexation. He also stated he would be willing to purchase the property at a reduced price if the timber were removed, though he expressed a preference for purchasing it with the timber in place.
- Town Attorney John Reid explained that the town had been awaiting compliance with its comprehensive plan before initiating annexation but noted that a private party could initiate the annexation application process, which could be structured as a condition of sale. Town Clerk Kim Reams confirmed that a new appraisal would be required if the timber were cut and noted the value could drop significantly. Attorney Reid agreed to coordinate with Mr. Lange on next steps and to review applicable notice requirements before proceeding.

8. OLD BUSINESS:

a. **SECOND READING:** *Ordinance 2026-290: Designation of the official Town seal and adoption of policies governing use of Town logo* – **Town Attorney John Reid**

- Town Attorney Reid presented the second reading of Ordinance 2026-290. He noted that the ordinance had been previously discussed on April 29th and that, per council direction, an Exhibit B depicting the town logo had been added to complement Exhibit A depicting the official seal. Attorney Reid explained that state statute requires municipalities to adopt their official seal by ordinance, while the logo is more flexible in nature and intended for branding and marketing purposes. He noted that policies governing the use of the logo would be developed at a future date.

ACTION: Councilmember Dansey moved to approve Resolution 2026-290.
Seconded by Councilmember Pleas.

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

b. **SECOND READING:** *Ordinance 2026-291: Related to duties and responsibilities of Charter Officers and establishment of Town Departments* – **Town Attorney John Reid**

- Town Attorney Reid presented the second reading of Ordinance 2026-291, also previously heard on April 29th. He explained that this ordinance arose in part from findings of the state audit, which called for more clearly documented job descriptions for charter officers and staff.
- Key provisions included:
 - A substantially expanded Town Manager section (§2-44), with specific job duties consistent with the charter, and a new subsection addressing vacancies that mirrors existing language for the Town Clerk—allowing core manager duties to be assigned to the clerk in the event of a vacancy, and vice versa.
 - A fleshed-out Town Clerk section with specific duties.
 - A newly created Town Attorney section (no prior section existed), modeled on the manager and clerk provisions, without vacancy language.

- A new section on staff and departments, establishing that each department shall have a director designated by the town council or town manager.
- A new §2-62 formally establishing the Public Works Department, consistent with current operations, and referencing a Public Works Director and Assistant Public Works Director accountable to the town manager, with further duties to be addressed through policy.

ACTION: Councilmember Dansey moved to approve Resolution 2026-291.
Seconded by Vice Mayor Livingston.

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

9. NEW BUSINESS:

- a. DISCUSSION/ACTION: *Resolution 2026-25: Related to temporary assignment of duties to Town Clerk – Town Attorney John Reid*
 - Town Attorney Reid presented Resolution 2026-25, explaining that it operationalizes the newly adopted vacancy provisions under Ordinance 2026-291. With the town manager’s position currently vacant, the resolution formally assigns specific managerial duties to Town Clerk Reams on a temporary basis. Key provisions included:
 - The clerk will oversee the Public Works Department.
 - The clerk will assume lead responsibility for preparing and submitting the annual budget.
 - The clerk will serve as the primary point of contact for all federal, state, and local government agencies, as well as grant administrators.
 - The clerk will be authorized to sign contracts on behalf of the town, consistent with council direction, the town's procurement policy, and adopted budget authority.
 - The clerk will process and execute all financial transactions. In place of the prior dual-approval structure (manager and clerk), the clerk will present a monthly summary of all expenditures to the council as a check on the process.
 - Attorney Reid clarified that this resolution is temporary in nature—effective until a new town manager is hired or until the council elects to

rescind or modify the authority—and that the council retains the ability to expand or restrict assigned duties at any time.

ACTION: Vice Mayor Livingston moved to approve Resolution 2026-291. Seconded by Councilmember Dansey.

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

b. DISCUSSION: *Related to job descriptions* – **Town Attorney John Reid**

- Town Attorney Reid noted that the subject of job descriptions had been substantially addressed through Ordinance 2026-291 and inquired whether there were additional matters the council wished to address through policy rather than ordinance. No specific additional items were identified by council members. Attorney Reid indicated he would continue reviewing the matter and developing job descriptions for remaining staff positions and would flag any gaps for future policy consideration.

c. DISCUSSION/ACTION: *Proclamation 2026-02: Related to Greenville High School Class of 1976 Class Reunion* – **Mayor Ryan Kornegay**

- Mayor Kornegay presented Proclamation 2026-02 honoring the Greenville High School Class of 1976 on the occasion of its 50th class reunion. Mayor Kornegay read the proclamation in full, which recognized the class's commencement on May 31, 1976, their athletic achievements including the Class A State Track Championship and the SRC Basketball Tournament title, and the class's collective contributions through education, military service, civic engagement, and community leadership. The proclamation noted that the class graduated during the nation's bicentennial year and that the reunion coincides with the semi quincentennial of the signing of the Declaration of Independence. July 11, 2026, was declared Greenville High School Class of 1976 Day in Greenville. Mayor Kornegay also recognized that one current council member is a member of the Class of 1976.

ACTION: Councilmember Pleas moved to approve Proclamation 20226-02. Seconded by Vice Mayor Livingston.

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

d. DISCUSSION: *Town of Greenville Water Resiliency* – **Mayor Ryan Kornegay**

- Mayor Kornegay raised the issue of water quality concerns being brought to his attention by residents, noting that some individuals have conducted independent water testing and expressed dissatisfaction with water conditions despite existing testing showing compliance. He acknowledged that the town has two active grants addressing water infrastructure—filter repairs and piping upgrades—but emphasized that residents deserve a voice in that process, particularly as a water rate study is underway. He stated it would be difficult to justify higher water rates if residents do not feel they are receiving a quality product.
- Mayor Kornegay proposed the formation of a citizen Water Resiliency Coalition of no fewer than three and no more than five or six members, who would hold regular meetings and send representatives to council when issues require immediate discussion. He indicated he believes at least three residents have already expressed interest in serving. The coalition would work directly with the town clerk and public works director to address water-related concerns in an organized fashion.
- Council members and Public Works staff discussed the current process for hydrant flushing and chlorine maintenance. Public Works staff noted that logs have been maintained since January and that residents experiencing water quality issues should contact the department or town hall directly to submit a work order rather than waiting. Attorney Reid suggested that if the coalition is formed, public works staff should present to the group to explain operational procedures—such as hydrant flushing schedules and chlorine monitoring—so members can be informed ambassadors within the community.
- Mayor Kornegay directed Attorney Reid to draft the framework for the Water Resiliency Coalition for consideration at the next regular meeting. He also requested that public works provide an active list of fire hydrants by location and the schedule for their maintenance.

e. DISCUSSION: *Update regarding USDA Grant* – **Town Clerk Kim Reams**

- Town Clerk Reams reported that the USDA grant has been closed out with no funds to be awarded to the town. She indicated a potential appeal pathway may exist.
- Town Attorney Reid provided additional context, explaining that following the initial adverse decision, various informal review steps were taken that temporarily paused the appeal clock. The town had opted to pursue mediation, but mediation was never scheduled. Attorney Reid noted that it remains unclear whether the former town manager, who was dealing with health issues at the time, made any attempts to coordinate mediation, though staff indicated efforts were made to contact the relevant USDA representative without success. Attorney Reid stated that the town did not receive written notification that the matter had been closed until the prior Friday, and that it is uncertain whether the town has approximately 16 days remaining to act or whether the clock had restarted at an earlier point.
- The council acknowledged the uncertainty surrounding the former manager's actions during this period. Attorney Reid indicated he would consult with the town's partners on the grocery store project and would pursue an appeal if a viable opening is identified, requesting advance authorization from the council to act without waiting for the next meeting if timing requires it. The council expressed agreement with that approach.

f. DISCUSSION/ACTION: *Timber sale from town property* – **Town Clerk Kim Reams**

- This item was addressed in the context of the Public Comment discussion with Mr. Patrick Lange (see Item 7). No separate formal discussion or action was taken under this agenda item.

g. DISCUSSION: *Finance/Budget Actuals to Budget FY 2025-26* – **Town Clerk Kim Reams**

- Town Clerk Reams provided updates on financial operations and grants. Key points included:
- Financial Oversight and Banking: Reams indicated she is meeting weekly or bi-weekly with the town's financial consultant, James Moore & Associates, to strengthen financial oversight in the absence of the town manager. She noted the firm is preparing a proposal to potentially modify the scope of services, possibly adding tasks related to financial oversight and coding—to be presented at the next council meeting. She acknowledged costs may increase but expressed the view that the added oversight could still represent cost savings overall.
- Reams requested that the mayor and vice mayor be added as signatories on the town's bank account for contingency purposes and requested that the mayor be granted online view-only access to the checking account. The

council agreed. Attorney Reid clarified that, consistent with the town's adopted financial controls policy, elected officials may have view-only access to financial accounts but should not be signing checks under normal circumstances.

- Audit: Reams reported that the town's auditor (Brad) is working to complete the audit and is targeting submission to the state by the end of June, with a council presentation anticipated in July or August.
- Budget and Payroll Coding: Reams noted she and James Moore & Associates are working to correct payroll coding issues and ensure expenses are properly allocated across water, sewer, sanitation, streets, and administration for budget clarity.

Grant Status Reports:

- DJJ Contract: A new contract was received and forwarded to Attorney Reid for review; it must be signed and returned the following week, with services expected to begin July 1.
- Grocery Store/Farmer's Market: Ongoing. An advertisement is planned for the following Wednesday's paper to generate public interest in the farmer's market.
- FDACS Water/Sewer Grant: A pre-bid meeting was held May 19th; bids closed June 18th. Kimberly Horn is expected to present bids at the July meeting. The first reimbursement submittal—covering invoices from Kimberly Horn and DSR, plus staff hours—is being prepared.
- Kimley-Horn Stormwater Mitigation: Project is complete. A final walk-through was conducted June 2nd; the stormwater system is functioning as intended. Final pay request and grant closeout documentation are being prepared.
- CPTA Grant (Comp Plan): All invoices have been submitted in a lump sum. Reimbursement funds will be used to pay SEH, after which a closeout will be submitted.
- Kimley-Horn Flooding Mitigation: Permits are pending with the Suwannee River Water Management District and the Army Corps of Engineers.
- Septic to Sewer (Phases 4 & 5): Permitting is in process.
- Wastewater Treatment Plant Upgrades: Construction is underway.
- Waterline Replacement: In design phase. Main was verified with Public Works on June 15th. Bidding is scheduled to begin October 2026, with construction starting January 2027 and an anticipated completion of December 2027.
- Mayor Kornegay noted a new Rural Infrastructure Fund (RIF) grant opportunity he had forwarded to Reams, which could potentially fund infrastructure improvements as well as tourism-related enhancements such as upgrades to the Ray Charles house. Reams agreed this could be worth pursuing and suggested DSR or another consultant could assist. Mayor

Kornegay noted the Tourist Development Council may also be a willing partner given its recognition of the Ray Charles birthplace as a county asset.

10. COMMENTS BY TOWN CLERK, TOWN ATTORNEY AND COUNCILMEMBERS:

- Town Clerk Reams noted that two individuals—Veronica (through the senior’s program) and a high school student through CareerSource—are assisting at town hall. She requested clarification on whether it is permissible for them to be present and manage the office in her absence for brief periods. The council indicated no objection, provided that the staff are informed not to make any commitments or promises on behalf of the town.
- Town Attorney Reid provided two updates:
 - USDA Grant Appeal: Consistent with the discussion under Item 10e, Attorney Reid confirmed his intention to consult with the grocery store partners and proceed with an appeal if a viable path is identified, with council's advance authorization to act quickly if needed.
 - Julie Inglitt Litigation: Attorney Reid reported that the town filed a motion for sanctions earlier in the month. The court granted the motion in part, issuing an order to show cause and directing the plaintiff to comply with all outstanding discovery and explain why the case should not be dismissed. The plaintiff failed to respond by the court-imposed deadline of the prior Wednesday. Attorney Reid indicated he expected the court to dismiss the case, though potentially without prejudice, which would allow the plaintiff to refile.
 - Potential Ethics Complaint Against Former Town Manager: Attorney Reid briefed the council on the possibility of filing a complaint with the Florida Commission on Ethics. He noted that FDLE previously determined there was insufficient evidence for criminal prosecution but indicated there may be grounds to allege misuse of public position under §112.313(6) of Florida Statutes. Specific potential allegations included: use of the town's P-card for personal items; mileage reimbursements from home to work in violation of town policy; expense reimbursements exceeding the authorized \$250 monthly cap; a salary increase lacking proper documentation or a contract amendment; and unresolved questions regarding a furniture sale of approximately \$1,300 that was flagged by the auditor general's office. Attorney Reid noted that potential remedies through the Commission on Ethics include public censure, civil penalties up to \$20,000, and—most significant restitution to the town.
 - Town Council directed Attorney Reid to proceed with drafting a complaint for council review at the next meeting. Attorney Reid also noted he would continue to assess whether any avenue exists through the Florida Board of Accountancy or the Department of Business and Professional Regulation,

though he indicated that path may be more challenging since the former manager was acting in his capacity as town manager rather than as a CPA.

- Mayor Kornegay offered the following remarks:
 - Juneteenth: Mayor Kornegay noted that Juneteenth falls the following Friday and highlighted two local observances: a community celebration at Lanier Field in Madison (10 AM–6 PM, hosted by the Ministers Alliance) and a Greenville event at Tracy Stevens Park beginning at noon on Saturday, June 21st.
 - Ray Charles Memorial Piano Mural: Mayor Kornegay announced that the Ray Charles Committee, in partnership with the Tourist Development Council, is commissioning a mural on the piano located outside town facilities. The unveiling is scheduled for Saturday, June 27th at 10 AM. An artist from Tallahassee has been working on the project for approximately a week and a half. The mayor encouraged council members and the public to attend and noted that the piano will remain accessible to community members, providing an opportunity for youth to engage with music in the tradition of Ray Charles.

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

12. INFORMATIONAL ITEMS:

- Town Attorney Reid provided an informational update on the status of the proposed property tax constitutional amendment. He explained that Governor DeSantis had called a special session and proposed a constitutional amendment to eliminate property taxes on homestead properties entirely over a four-year phase-in period, paired with a trust fund mechanism intended to offset revenue losses for local governments. The Florida Legislature rejected this approach, finding the trust fund language deceptive due to the absence of a funding source or minimum guarantee.
- The legislature instead approved a more modest measure: raising the homestead exemption from \$50,000 to \$150,000 in year one, then to \$250,000 in year two, tied to inflation going forward. School board taxes were carved out and will not be affected. This measure will appear on the November ballot.
- Attorney Reid noted that while the town of Greenville does not rely heavily on property taxes for its operational budget, potential cuts to county services—particularly law enforcement and fire services provided to the town by the county—could have downstream effects. He encouraged the council and public to stay informed.
- Mayor Kornegay added that Madison County Clerk Billy Washington is hosting two public information sessions on the potential impact of the

amendment, the second of which is scheduled for Thursday at 6:00 PM in the county commission annex. Mayor Kornegay noted that Jefferson County is holding similar sessions and encouraged all residents to attend. He emphasized that these sessions are informational in nature—not advocacy—and stressed the importance of residents understanding the implications for local governance and home rule authority before voting.

13. ADJOURNMENT:

- Motion to adjourn was made by Council Member Dansey and seconded by Council Member Pleas. The motion carried unanimously.
- Mayor Kornegay adjourned the meeting at 7:16 PM.

Minutes approved and adopted by the Town Council on 07/13/2026.