

**TOWN COUNCIL OF THE TOWN OF GREENVILLE
CITY HALL, 166 SW OLD MISSION AVENUE, GREENVILLE, FL 32331**

REGULAR MEETING

**Greenville Senior-Youth Center, 166 SW Onslow Street, Greenville, FL 32331
Monday August 11, 2025 at 6:00 P.M.**

MINUTES

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:06 P.M.

2. ROLL CALL:

Present:

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

Absent:

Chiquila Pleas

Also Present:

Victoria Kingston, Town Manager
John Reid, Town Attorney
Kim Reams, Town Clerk
Felicity Appel, Kimley-Horne
Jana Williamas, Short, Elliott, Hendrickson, Inc.

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

4. READING AND APPROVAL OF THE AGENDA:

ACTION: Without objection, Mayor Kornegay asked to remove Item e under New Business, Related to Town Volunteers. Councilmember Livingston moved to approve the amended agenda. Seconded by Councilmember Dansey.

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

5. READING AND APPROVAL OF THE MINUTES:

ACTION: Councilmember Housh moved to approve the minutes from the Regular Meeting, June 9, 2025, and Regular Meeting July 14, 2025. Seconded by Councilmember Dansey.

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

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

PUBLIC COMMENT:

- Ms. Lisa Burnham Executive Director of the Madison County Senior Council said that on August the 2nd, we held our first Men of Madison fashion show for the Senior Center. Ms. Burnham handed some information regarding the Senior Citizens Council that serves Madison County. She said on August 28th the Town of Greenville is sponsoring the Coffee with a Veteran event and that Career Source of North Florida was also hosting this event. Ms. Burnham stated that they would be having another indoor garage sale in early September.
- Ms. Lynsey Wilsey stated that she worked at the Madison Branch Public Library and that they were hosting a blood drive tomorrow from 10:30 to 3:30.

7. CONSENT AGENDA:

8. OLD BUSINESS:

a. **DISCUSSION:** *Update on Sewer and Flood Mitigation Projects – Felicity Appel, Kimley-Horn.*

- Ms. Appel said good evening, council citizens. I have quite a few projects that I'm going to be providing updates on, so feel free to stop me at any time if you guys have any questions about any of it. I'm going to also provide particulars to Victoria as well, so you can read it later. We have 3 different programs under the resiliency program of DEP. So, we're doing a vulnerability assessment for you all, which assesses this entire town. So, I believe there was a steering committee meeting earlier this year where you guys provided some insight on some of the areas in town where you see flooding, some of the assets that are important to you all, and we have been working on collecting data on the town's resources, like stormwater ponds, drinking water wells, things like that and putting in a GIS

database and looking at rainfall data and things like that, to see where there might be vulnerable assets the town would have, but then we could propose projects to provide some vulnerability, mitigation.

- Ms. Appel said the next steps on this, we've been working through our data collection, finishing that up, and the sensitivity analysis, and I'm going to bring that back to you all. So, we're going to have two steering committee meetings this fall. In September and October, and then we'll also have a public outreach meeting, and we'll get with Victoria to determine if that would be best to do in conjunction with the Council meeting, or on a separate date, whatever we need to do to hopefully bolster attendance. So those are the next steps, and then once we get the public input from those three meetings, we'll be able to finalize that assessment and provide it to DEP.
- Ms. Appel said the next two projects we have through the resiliency program are actually, flooding mitigation projects. So, we have the Southside Flooding Mitigation Project, which is on South 221, on the south side of town there. And what we're looking at doing is putting in additional culverts at the corner of Martin Luther King and Southwest Main Street to try and alleviate flooding on the south side of town. We're working through permitting with the Water Management District now, you can imagine, with the impact of wetlands it's pretty sensitive, so we're working through that with them, but we do expect to bid this project next month, and then you should be seeing a construction term later this year.
- Ms. Appel said and then the big flooding project, the town-wide flooding mitigation project, that one is at 30% design level. Two weeks ago, I think it was now, we came and met with Wayne and Victoria, kind of talked through all of the different projects that we've been looking at with that project. So, we did a town-wide flood model. So, worked with the Water Management District to get their Aucilla River flood model, and put in a lot of data that we collected through survey, and getting out there and measuring culverts and stuff like that in the community. And so far, we've come up with 6 drainage improvement projects that will alleviate flooding mitigation here in town. Well, I'm going to list these 6 off. The first one is at West Grand Street and Oberlin Street. Then there's one at Main Street from Overstreet Avenue to Overland Street, and then Main Street north of Overall Street and then Church Street from Overbrook to Main Street. Then the pond at Haffye Hays Park and then the downstream of that, Haffye Street to US 90, there's some ponding there. And finally, the Ormond Street culvert repair.
- So those are the six confirmed projects that we know will help with flooding mitigation, and then we have five more that we're still evaluating in our

modeling, which is the US-90 crossing increasing with additional pipes to reduce flooding on Grand and Overland Street. Flooding near the school. The ditch along Capan Street near Ormond Street and then flooding on Grand Avenue between Harby Avenue and Sandy Ford Avenue and then an additional pipe crossing on Pitt Street. So, once we finalize the modeling on all of those, we'll be able to move forward with permitting and finalizing design.

- So then, the last couple things that we're working on, water and wastewater. So right now, we don't have any active water projects, but hopefully you all know by now that, working with Victoria, we were able to get \$850,000 through a Legislative appropriation. That is specifically for water line replacement, water valve replacement, and replacing fire hydrants. Wayne and I worked together to come up with the most critical areas. Unfortunately, we didn't get quite enough to do all those areas, so we can do about a mile of pipeline, we need to narrow it down. But that's a great deal of money to replace quite a bit of pipe here in town. Then, also, you were all awarded \$750,000 from DACS, and that is to get filtered at your water plant. I know that's something that's very exciting for all of us. And that, right now, you have been awarded that funding. It's federal funding, quite a bit of paperwork, and some advertisements that are going to have to go out with it.
- Then the wastewater projects, we have the wastewater treatment plant expansion. I think last time I was here, we talked about that project a little bit. It had gone out to bid. Unfortunately, all those bids came in quite high, so we redesigned the expansion, and that's going to be going out this month here in August. We also have the Phase 4 septic to Sewer, which is the... sort of the north side of town, north of 90, and then east and west of 221, those areas up there. That's going through permitting right now with DEP and DOT. It should go to construction probably at the beginning of next year, just based on how those timelines fall out. And then Phase 5, which is in sort of the South of 90, and on the other side of the railroad tracks, we've got our survey, so we're about 30% done there, so that one would go to construction later.

b. **DISCUSSION:** *Update on Comprehensive Plan grant funding – Jana Williams, Short, Elliot, Hendrickson, Inc.*

- Ms. Williams said that when she was here last, they had discussed grant funding to update the comprehensive plan to make it compliant with statutory requirements and also performing a housing assessment and developing a economic development strategic plan. She said it took a while for the program to open because the Department of Commerce had to wait and find out how much money was allocated, and it took, like, an extra month or two for the budget to be finalized to kind of push everything but, the window opened a month ago, and we prepared a application on behalf of the town to fund all three projects.

- We submitted that on July 30th and I'm hoping that we will receive notice and awards. It just depends on how many applications were received, and how many pre-payers are available. So, I will keep you guys posted on them.
- Ms. Williams said the second item is something new. It's a Rural Infrastructure Fund program that has opened through the Florida Department of Commerce as well. And there is a total of \$22 million, allocated for rural communities and no match is required for an account.
- Ms. Williams said there are two main types of grants that are available. There's a planning grant and a total project participation grant. The planning grant is limited to planning projects. So, if it's anything that has to do with making the plans to implement something in the future. The total project participation would involve planning, preparation, and implementation. Local governments are permitted to submit one of each.
- Ms. Williams said we talked to Dr. Kingston and to Howard, and we narrowed down that it would be great to build on what Felicity and her team are doing, with the water system, and have a planning grant application to perform a hydraulic modeling of the town's waters. That way the town will have an analysis of what the existing water facilities are, and how we can help develop long-term maintenance plans. It will also help us plan for design improvements. The idea is with the role of infrastructure funds, one of the primary things you have to show is that the project is related to economic development, job retention, job creation and with the water system, we want to show that the town's proactively planning for the future of and identify and address vulnerabilities within the water system, that ensures future businesses, that operations will remain running and that there is capacity, etc.
- Ms. Williams said the second project is to acquire and install two new generators so that we can ensure continuous operation of the water system during power outages, especially during severe weather instances. This is just showing that it's having a reliable utility infrastructure for running daily operations and is encouraging further development.
- Ms. Williams said those are the two projects that we are going to apply for funding. I'll also provide you with updates on that. Thank you.

9. NEW BUSINESS:

- a. **ACTION:** *Resolution 2025-19: Related to the Florida Community Loan Fund – Town Attorney John Reid*
 - Attorney John Reid said this is Resolution 2025-19. Previously, Town Council had adopted a resolution in August of 2022, authorizing the then town manager to initiate a \$500,000 loan with the Florida Community Loan Fund. The terms of that were to pay interest only with a balloon payment due at its conclusion, which was not done. So, we received two extensions, one automatic, and one granted by staff which comes to an end this month, so we need to renegotiate the terms of the loan.

The original loan was 4.23 as the interest. Now there'll be 5.5, which, considering interest rates now, that's not so bad. It gives us 8 years to pay it off, so we need to have it paid off by May 31st of 2033. It was a \$500,000 loan. We only utilized \$302,000 of it. As of today, they said that we will not have access to the additional funds, but that could change. They at least go back to the underwriters, but as of now the 500 is now 300. The resolution they proceeded earlier today by email has been slightly edited, under the whereas clause that listed terms under paragraph 6. The third and fourth bullet, there was a monthly payment amount, and then there was a moving payment amount. When I spoke to them, that monthly payment was based on \$500,000, and we only used \$300,000 so that payment needs to come down, but they didn't have it at the time, so we just took it out, but still, the terms are going to be able to change. So, this simply authorizes the town manager to execute the necessary paperwork to renegotiate the terms of the loan.

ACTION: Councilmember Livingston moved to approve Resolution 2025-19
Seconded by Councilmember Dansey.

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

b. DISCUSSION: *Monetary Donation for Tracy Stevens Park* – **Councilmember Robin Housh**

- Councilmember Housh said I was contacted a couple of weeks ago by Ryshard Miller and he has an anonymous donor who wants to give \$20,000 to the town to be used at Tracy Stevens Recreation Park. I didn't know if we needed to do a MOU or what do we need to do?
- Mayor Kornegay said he agreed with having an MOU we need to make sure what they're requesting is done.
- Attorney Reid said, "did you say they want to be anonymous?" He went on to say I'll have to think about it and see how we do it, but I understand the point. He said no one wants to repeat the mistakes of the past. It's dedicated and we want to make sure it is spent on what it's intended.
- Town Clerk Kim Reams suggested having a separate checking account with the dedicated funds.

- Mayor Kornegay said that we discussed donations to municipalities and when that is tax deductible. He said that whoever the person is may want something in the MOU about that.
- Councilmember Livingston said I would just hope that in the rear end, they don't start making demands on, hey, we need to do this, we need to do that.
- Mayor Kornegay said that is where the MOU comes in.
- After further discussion no action was taken.

c. **DISCUSSION/ACTION:** *Related to Greenville Fresh Market – Farmers Market:*
Mayor Ryan Kornegay.

- Mayor Kornegay said that Dr. Roberson had shared the vision for the Grocery Store, and she pointed out that they were going to start doing monthly farmers markets at the grocery store site. They are working have the first one on August 23rd.
- Mayor Kornegay said that they are requesting to close Grand Street. The market will be from 9 am to 2 pm.

ACTION: Councilmember Housh moved to close Grand Street on August 23, 2025, from 8am to 4pm. Seconded by Councilmember Dansey.

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

d. **DISCUSSION:** *Related to Charter Officers Annual Evaluation – Mayor Ryan Kornegay*

- Mayor Kornegay said I just wanted to note this here that when we brought on a Town Manager and Clerk, we discussed making sure that we start getting ready for the new cycle of elections which also coincides with making sure we have our evaluations. He said that he wanted to put the council on guard so we can go ahead and start discussions on that. We may even do a workshop where we can put together a complete evaluation. Mayor Kornegay said he would like councilmembers to start bringing items that you'd like to see in that evaluation process so that we can integrate that together and have it ready to move forward. \

- Mayor Kornegay said there wasn't anything specific I wanted to look at tonight, but I wanted to put that on notice so we can start our discussion.
- Mayor Kornegay said I'm going to put this on our agenda for next month again as well, so that we can bring that back. So, anything that you have email to Dr. Kingston so she can share it with all of us.
- Councilmember Livingston asked Attorney Reid if there was a specific date in Reams and Kingston's contracts.
- Attorney Reid said I believe it's September 30th and then I think it's subject to one month it looks.
- After further discussion no action was taken.

e. **DISCUSSION: *Related to Auditor General Findings* – Town Attorney John Reid**

- Attorney Reid said I'm not going to go into great detail. I think that you all received your audit findings recommendations directly from the Florida Auditor General's office, but I did want to provide just a little background.
- Attorney Reid said just after the former manager was terminated for cause there was some disarray at the town that caught the attention of State Representative Allison Tant. She sent a request over to the Joint Legislative Auditing Committee, or JLAC, it's a committee made up of state senators and state representatives who monitor finances and operations. Her request was for JLAC to refer an email to the Auditor General for a financial audit, which the committee voted to do.
- Attorney Reid said the meeting was December 11th. We learned at that meeting that JLAC had been watching Greenville for two to three years.
- Attorney Reid said that it was over a year of inquiries. Last I checked, there were about a hundred. So, it was time consuming, but we worked very hard with it.
- Attorney Reid said they did issue vertical findings and recommendations. It all came down to a lack of accountability either due to lack of policies or insufficient policies. This council should be praised for adopting, since the audit began, seven new policies to try to fill those gaps. I think that does look good for the town. Just a real quick summary, the administrative operations policy the anti-fraud policy, conflict of interest policy, financial controls and authorization policy, and municipal-owned property and inventory policy, procurement policy and public records, record retention and disposition policy. So, I think we're covered. We may have a couple of other issues that we're going to want to expand on. Rate management, I think, is probably going to be our next assignment to look into, and then I think our personal policy is overdue for a makeover, so we'll be getting to that.

- Attorney Reid said a response to the findings and recommendations are due this Thursday, so I'll be working on that and circulating to the Town Council. So I think or the consensus that we're all kind of on the same page, yes, these are shortcomings of the town, and we are committed to resolving this.
- Attorney Reid said the way this process works is we are supposed to return to JLAC in 18 months and they're going to essentially say, okay, we have your audit, what have you done to fix these issues? And I think that we've already begun that, that I think this is a good sign. So, again, we'll have our responses in this week.
- Attorney Reid said I think next month, I want to look at and see what our next steps might be in the short term, whether we want to refer this to other entities that we're looking at, or how we might want to proceed. So, we can discuss that at our September meeting, but for now, again, thanks to everybody who helped.
- Mayor Kornegay said I just want to reiterate, thank you so much again to the long nights and outwork that, town staff went into doing this, and council members as they were engaged in this process, and know what we can, we want to make sure that we continue to put our best foot forward.

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

- Town Manager Kingston said we had our quarterly meeting with the Friends of Evergreen. Ms. Mugge, Mr. Malone and I reviewed the surveys that they donated. They requested to cut down a tree at their cost. The water leak was repaired and requested pile removal was done. Our next meeting is on October 27, 2025
- Dr. Kingston said lightning hit well number three last Thursday blocking the communication signal from the water plant. In the meantime, Mr. Malone is turning on and off the signal manually every day. Mr. Malone is able to replace the part around the 19th without calling a contractor saving the town a considerable amount of money.
- Dr. Kingston said the lift station on Capan street went down due to a soft starter failure which turns on the motor. In the meantime, we have received a bypass pump from Florida Rural Water Association at no cost. Repairs should be done within the week.
- Dr. Kingston reminded all to send a letter of support by August 18, 2025 for the planning grant and the total project participation grant.
- Mayor Kornegay said I'm going to ask very hard for support from council members and citizens listening to go to the School Board meeting Monday. It's at 6 PM.
- Attorney Reid said two quick issues, just wanted to update you on the two cases that we've been watching. I think everyone is aware of the litigation with Mr. Jones.

That case has been closed. I want to point out that there was a settlement that was made by the insurance company. Pretty much they insisted that this be done. And I think there were two claims made. There was a race discrimination claim and breach of contract claim. The race claim didn't really seem to have any legs, so we weren't very concerned about that. Breach of contract, I think we had a very strong case, and I think the discussion we had with the adjustors was 9 times out of 10 we're going to win that case. So, what about that 10? A jury trial, you never know what a jury is going to do. So, I think determination was made. How much will it cost to pay just our lawyers to go to litigation and, they estimated we'll probably be about \$75,000 just to pay our lawyers. So, they said, well, I'm going to see if he'll just take it and they did take that, and the case has been closed.

- Attorney Reid said I think our egos didn't like to settle it, but I think our bank account did. So, I think it was just the right decision, and the insurance company just looked at it, and they started taking all the emotions out let's go to cost-benefit analysis, and they said this is the right decision to make.
- Attorney Reid said I think it's important to point out in the settlement agreement we did not admit to any wrongdoing, and we are not foreclosed from taking any action against Mr. Jones in the future. Not that we will, but that door is still open.
- Attorney Reid said in the second case, there was a charge filed with the EEOC by our former office manager, Ms. Inglett claiming race, sex, and association discrimination. She filed a charge on October 6th of 2024. We received our notice of charge on October 24th of 2024. The case was closed with no determination on April 1st of 2025, and they give what's called a right to sue letter. It says that if you want to sue at a federal or state court, you have 90 days to do so. 90 days was June 30th of 2025. As far as I know, there's no cases been filed, so it doesn't appear that that case will also be closed as well. So, that's all I have.
- Clerk Kim Reams said she wanted to remind everyone that the primary election for Seat 5 will be August 19th in City Hall. She said the back door would be the entrance and the booths would be set up in the council chamber.
- Clerk Reams said she put the budget packet out for the workshop tomorrow in their agenda packet. She said that that Brendan would be coming from Jame Moore and Co. Ms. Reams said it was a bare bones budget and encouraged councilmembers to look it over before the workshop if possible.
- Mayor Kornegay said there was another Farmer's Market come out, bring your family, bring your dog or whatever you want to bring with you.

11. FUTURE AGENDA ITEMS REQUEST:

12. INFORMATIONAL ITEMS:

13. ADJOURNMENT:

- Councilmember Housh moved to adjourn; seconded by Councilmember Dansey.
- Without objection, the Regular Meeting was adjourned at 7:05 P.M.

Minutes approved and adopted by the Town Council on 09/08/2025.