

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 152 SW Onslow Street, Greenville, FL 32331
Monday October 13, 2025 at 6:00 P.M.

REGULAR MEETING

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 (arrived after roll call)

Absent:

Also Present:

Victoria Kingston, Town Manager
John Reid, Town Attorney
Kim Reams, Town Clerk
Wayne Malone, Public Works Director

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

4. READING AND APPROVAL OF THE AGENDA:

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

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

5. READING AND APPROVAL OF THE MINUTES:

ACTION: Council member Dansey noted a correction needed for the September 8th minutes, stating it should be "Mr. Bruton" instead of "Mr. Blue."
The Clerk acknowledged the correction would be made.

Councilmember Dansey moved to approve the minutes from the Budget Hearing Regular Meeting, September 8, 2025, and Final Budget Hearing Meeting September 22, 2025. Seconded by Councilmember Pleas.

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

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

Chiquila Pleas September 22, 2025 – approved

7. PUBLIC COMMENT: None

8. CONSENT AGENDA:

9. OLD BUSINESS:

a. SECOND READING – Ordinance 2025-288: Related to Council Compensation:
Town Attorney John Reid

- Town Attorney John Reid presented the second reading of Ordinance 2025-288 regarding council compensation. He explained this ordinance would temporarily reduce council compensation to \$1 per month starting in November 2025, with plans to restore the \$490 monthly compensation following the 2026 election. The temporary reduction was proposed to help address budget shortfalls.
- No questions or comments were raised by council members.

ACTION: Councilmember Livingston moved to approve Ordinance 2025-288. Seconded by Councilmember Dansey.

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

b. DISCUSSION/ACTION – *Related to Pop’s Sanitation Lease and Old Library:*

- Council member Pleas reported that renovations had begun on the old library, which addressed one of her concerns. She also expressed that the fee being charged to Plantation Landscaping for their 5-acre lease (\$1,000) seemed too low, especially considering the town's budget needs.
- Mayor Kornegay asked if there had been any updates from Pop's Sanitation since the last meeting. Town Clerk Reams indicated they received monthly deposits but no other communications. Council member Pleas noted that Pop's Sanitation does employ 2-3 people from Greenville.
- Discussion revealed that Pop's Sanitation has a 5-year lease with a potential renewal clause. Mayor Kornegay requested that the clerk email a copy of the lease for review, and the council agreed to revisit this item at a future meeting after reviewing the terms of the lease.

10. NEW BUSINESS:

a. DISCUSSION/ACTION: *Related to Closing Road for A Greenville Christmas Parade – Calvin Malone Heart of Greenville*

- Vice Mayor House noted that DOT requires advance notice for road closures, which must first be approved by the council. The Greenville Christmas parade is scheduled for December 13th.
- To expedite the process, Vice Mayor House made a motion to approve the road closure. After some discussion about which specific roads would need to be closed, the motion was amended to approve the same parade route as used in the previous year.

ACTION: Councilmember Housh moved to approve road closures for the Greenville Christmas parade on December 13th following the same route as the previous year made by Vice Mayor House, seconded by Council member Dansey.

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

b. **DISCUSSION/ACTION: *Related to Water Tank Cellular Antennas – Town Attorney John Reid & Jeannie Pound Wireless Landlord Funding LLC***

- Town Attorney John Reid and Jeannie Pound from Wireless Landlord Funding LLC presented information about a proposal regarding the town's water tower cellular antennas.
- Attorney Reid explained that the town has an existing lease from 2001 with T-Mobile (originally Powertel Jacksonville Inc.) for antenna space on the water tower. The current lease brings \$26,235.09 annually to the town. The lease has gone through several extensions and is set to end on July 31, 2026, after which it would continue year-to-year automatically under the existing terms.
- Ms. Pound explained that investor companies like Wireless Landlord Funding purchase these lease agreements to bundle them as investment vehicles, similar to mortgage-backed securities. She presented two options:
 1. A 50-year term easement for \$498,000
 2. A 99-year term easement for \$525,000 (effectively perpetual)
- Under either option, the company would take over the landlord position and receive all future rents, though the town would retain responsibility for maintaining the water tower structure.
- Council members asked several questions:
 - Council member Livingston asked whether the current lease terms with T-Mobile prevent other carriers from using the tower
 - Mayor Kornegay expressed concern about potential impacts on grants the town has received for water system improvements
- Given the complexity and significance of the proposal, Mayor Kornegay suggested holding a workshop to discuss the matter in greater detail. He also requested that Ms. Pound provide contact information for other towns that have completed similar transactions (specifically Sneads) for reference.
- Council members agreed to schedule a workshop, with Town Clerk Reams to coordinate the date.

c. **DISCUSSION/ACTION: *Related to RFP Evaluation Committee for FDACS Grant: Attorney John Reid***

- Town Attorney John Reid explained that the town needs to establish a three-member committee to evaluate proposals for three vendor positions (compliance specialist, project manager, and engineer) required for the \$750,000 Florida

Department of Agriculture and Consumer Services grant. The proposal due date is November 7th at noon, with a public opening scheduled for 12:30 PM.

- Reid suggested the committee include the Town Manager, Town Clerk and one council member, preferably someone not on the upcoming election ballot. Councilmember Livingston volunteered to serve.

ACTION: Councilmember Housh moved to appoint Council member Livingston to represent the council on the RFP evaluation committee for the FDACS grant, along with the Town Manager and Town Clerk. Seconded by Councilmember Pleas.

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

11. COMMENTS BY TOWN MANAGER, TOWN CLERK, TOWN ATTORNEY AND COUNCIL MEMBERS:

- The Town Manager provided several updates:
- The Greenville Fresh Market has submitted a \$670,000 request for infrastructure improvements and \$942,000 from Florida Commerce
- USDA SNAP application has been submitted
- Community engagement, donation, and voucher outreach letters have been distributed
- The next Farmers Market is scheduled for October 25th, from 9 AM to noon
- The comprehensive plan grant application is awaiting notification
- The rate study has progressed to the supervisor review stage
- The south side flooding mitigation pre-bid meeting will be held on October 15th at 2 PM
- The wastewater treatment facility bid opening will be on October 22nd at 10 AM
- Public Works successfully repaired a blower at the sewer plant, saving thousands of dollars
- The next Friends of Evergreen meeting will be on October 27th
- Attorney Reed reported on the Joint Legislative Auditing Committee meeting held earlier that day. He explained that while the Town of Greenville had been referred to the committee for deficiencies in its recent audit, the town had already submitted documentation addressing these issues in August. The committee staff indicated the town likely should not have been on the list and would probably not need to submit additional documentation.

- Council member Pleas raised a concern about the council compensation decrease ordinance, questioning whether the charter allows for decreases to take effect immediately while increases must wait until after the next election. Attorney Reed clarified that the charter specifically states there are "no restrictions" on the amount council may decrease compensation, unlike increases which have timing restrictions
- Vice Mayor Housh noted the upcoming election in November and said that it had been a pleasure serving with the council.
- Mayor Kornegay expressed gratitude to council members, especially Vice Mayor House and Council member Dansey, for supporting recent community events with DSR Public Health Foundation. These events included:
 - A meeting with Florida Department of Commerce representatives about the Rebuild Florida program, which was attended by about 50 people
 - A food distribution event where over 70 boxes of food were provided to community members
- He specifically acknowledged DSR for helping the town secure approximately \$4 million in grants over the past year and a half without charging the town for their services. Mayor Kornegay reflected on the positive changes in the council dynamics since he joined and expressed hope for continued progress, regardless of the election outcome.

12. FUTURE AGENDA ITEMS REQUEST:

13. INFORMATIONAL ITEMS:

- Council member Pleas inquired if the hole by Dollar General had been filled, which was confirmed.
- Mayor Kornegay announced two upcoming events:
 - DSR is planning a Trunk or Treat at the Farmers Market on October 25th, and invited churches and organizations to participate
 - A chili cook-off is planned for the November Farmers Market
- Town Clerk Reams confirmed that the workshop discussed earlier would be held on Monday, October 27th at 6:00 PM.

14. ADJOURNMENT

- Councilmember Pleas moved to adjourn; seconded by Councilmember Housh.
- Without objection, the Regular Meeting was adjourned at 7:07 P.M.

Minutes approved and adopted by the Town Council on 12/15/2025.