

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 152 SW Onslow Street, Greenville, FL 32331
Thursday November 06, 2025 at 6:00 P.M.

ORGANIZATIONAL SESSION AND REGULAR MEETING

ORGANIZATIONAL SESSION
MINUTES

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:04 P.M.
2. SWEARING IN NEWLY ELECTED COUNCIL MEMBERS:
 - Ryan Kornegay, Chiquila Pleas, and Kathleen Hamilton were sworn in, taking the oath to support the Constitution of the United States and the State of Florida, and to fulfill their duties as officers of the Town of Greenville.
3. SELECTION OF COUNCIL OFFICERS:
 - Mayor Kornegay opened the floor for nominations. Mayor Kornegay expressed interest in continuing to serve, noting he had accomplished much in the past year and wanted to continue keeping meetings organized according to Rober’s Rules of Order.

ACTION: Councilmember Livingston nominated Ryan Kornegay for Mayor. Seconded by Councilmember Dansey.

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

- For Vice Mayor, Councilmember Dansey nominated Carl Livingston. Seconded by Councilmember Hamilton.

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

4. ADJOURNMENT:
 - Councilmember Hamilton moved to adjourn. Seconded by Councilmember Pleas
 - The organizational session was adjourned at 6:07 PM.

REGULAR MEETING

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:07 PM.

2. ROLL CALL:

Present:

Mayor Ryan Kornegay
Vice Mayor Carl Livingston
Councilmember Barbara Dansey
Councilmember Kathleen Hamilton
Councilmember Chiquila Pleas

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:

- Mayor Kornegay noted that the minutes would be addressed at the following meeting. He asked if there were any updates to the agenda. Hearing none, he entertained a motion to approve the agenda.

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

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

5. READING AND APPROVAL OF THE MINUTES:

- This item was postponed to the following meeting as noted by Mayor Kornegay.

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

- Mayor Kornegay noted there were no absences.

7. PUBLIC COMMENT: None

8. CONSENT AGENDA: No consent items were presented.

9. OLD BUSINESS:

a. DISCUSSION: *Update on Pop's Sanitation* – **Mayor Ryan Kornegay**

- Mayor Kornegay provided an update regarding Pop's Sanitation. He reported that Pop's Sanitation had contacted Town Clerk Reams and himself expressing interest in potentially renegotiating their contract and possibly purchasing the property they currently lease. The mayor noted that Pop's Sanitation has been working to clean the site as required by their contract, though some tires remained to be removed. Pop's Sanitation was unable to attend the current meeting but would be invited to provide an update at a later meeting.

10. NEW BUSINESS:

a. ACTION: *Related to Wastewater Treatment Plant Project Bids* – **Felicity Appel, Kimley-Horn**

- Felicity Appel from Kimley-Horn presented the bids received for the wastewater treatment plant expansion project. She explained that the project had been rebid after previously coming in significantly over budget. Three bids were received:

Razorback: \$4,400,000

Talcon: \$3,400,000

SGS: \$3,600,000

- Ms. Appel recommended accepting the lowest responsive bidder, SGS, noting that while she had not worked with them personally, they had built several similar DAVCO systems and came highly recommended by the equipment manufacturer. She reported that SGS had been professional and knowledgeable throughout the bidding process. The bid was within budget and would allow the project to move forward with the grant funding.
- Councilmembers asked about the company's experience, and Ms. Appel confirmed that SGS has a good reputation in building similar treatment plants.

ACTION: Councilmember Pleas moved to approve the low bid from SGS Contracting for the wastewater treatment plant. Seconded by Councilmember Dansey.

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

b. ACTION: *Related to Southside Mitigation Project Bids* – **Katie Horrnik, Kimley-Horn**

- Katie Horrnik from Kimley-Horn presented bids for the Southside Flooding Mitigation Project. She explained that the project includes installing new culvert crossings across Overstreet, ML King Street, and Church Street, as well as erosion control measures around Main Street. Two bids were received:

Duggar Excavating, Inc.: \$350,199

Anderson Columbia Company: \$459,859

- Ms. Hornick noted both bids were responsive and within budget for the FDEP Florida Resilient grant program. She recommended awarding the contract to Duggar Excavating as the lowest bidder.
- When asked about experience with Duggar Excavating, Felicity Appel commented that they were one of the best contractors she had worked with, noting they were a family business that had recently completed a successful project in Monticello.

ACTION: Vice Mayor Livingston moved to approve the bid from Duggar Excavating for the Southside flood mitigation project. Seconded by Councilmember Pleas.

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

c. ACTION: *Resolution 2025-24: Related to FY 2024-2025 Budget Amendment* – **Town Clerk, Kim Reams**

- Town Clerk Kim Reams presented Resolution 2025-24 regarding a budget amendment. She explained that the amendment was necessary to correct line-item allocations. She noted that their James Moore team had identified that we were over budget in some areas. The resolution would ensure compliance with state statute requirements for budget amendments.

ACTION: Councilmember Pleas moved to approve Resolution 2025-24 related to fiscal year 2024-2025 budget amendment. Seconded by Councilmember Hamilton.

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

d. ACTION: Resolution 2025-25: *Related to Water Tank Cellular Antennas* – **Town Attorney, John Reid**

- Town Attorney Reid presented a proposed counteroffer for the water tank cellular antenna lease. He explained that after the previous meeting's discussion, the potential lessee had indicated they were not interested in a term shorter than 50 years. The Town's counteroffer included:
 - \$650,000 lump sum payment
 - A 50/50 profit sharing provision if additional technology companies lease space on the water tower
 - Any other necessary requirements
- Attorney Reid noted that the company was eager to move forward and requested the counteroffer be handwritten onto the original letter of intent, signed, and returned as soon as possible.
- Mayor Kornegay expressed concern about the 50-year term length and emphasized the importance of public input on such a long-term decision. Council members agreed that making a counteroffer was reasonable, with Councilmember Livingston noting they could hopefully meet in the middle if the company rejected the \$650,000 figure.

- Mayor Kornegay also pointed out that the current lease expires next July, and Attorney Reid clarified that while the current lease has an automatic year-by-year renewal, it could be terminated by the company at any point. The current rate is \$27,000 per year without automatic increases.
- The Council agreed to schedule a special meeting on Monday, November 24th at 6:00 PM to further discuss this matter after the counteroffer is sent, allowing time for public comment.

ACTION: Vice Mayor Livingston moved to approve Resolution 2025-25 authorizing the Town Manager to extend a counteroffer to Wireless Propco LLC. Seconded by Councilmember Dansey.

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

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

- Town Manager Dr. Kingston reported on the Community Planning Technical Assistance grant, which will fund the comprehensive plan, housing, and economic development strategic plan. She also mentioned a successful cemetery cleanup and noted that city managers from Madison, Lee and Greenville met on October 29th to collaborate on ensuring residents are taken care of during a shutdown.
- Clerk Reams reported that she is preparing to work with James Moore for the upcoming audit, which will be handed over to Powell and Jones in December or January. She noted that while finances are improving, they are still “pinching pennies” and “making it by the skin of our teeth,” She offered to share financial information with Council members upon request and indicated that monthly budget to actual reports would likely begin next month.
- Attorney Reid briefly mentioned that the joint legislative auditing committee had reviewed the operational audit presented by the auditor general. He noted that while there were concerns about past actions, the Town now need to “keep our noses clean.” The auditors will return in 18 months to check on the Town’s progress.
- Vice Mayor Livingston, Councilmember Dansey and Councilmember Pleas had no comments.

ORGANIZATIONAL SESSION AND REGULAR MEETING

November 06, 2025

Page 7 of 7

- Councilmember Hamilton expressed gratitude for being returned to the Council and thanked citizens for their votes and trust. She stated she was willing to work with all council members.
- Mayor Kornegay thanked citizens and the Council for another opportunity to serve. He discussed the recent appearance before the Joint Legislative Auditing Committee, describing it as “reliving a nightmare” but noted that state legislators recognized the Town’s efforts to address issues. He emphasized the need to continue operating properly to sustain Greenville.
- The mayor also announced upcoming events:

*DSR Public Health Foundation food giveaway and cooking demonstration with Second Harvest on November 15th at 10:00 AM at Greenville Primary School.

*A planned lawyers’ meeting in December to assist citizens with Medicare and Medicaid issues

- He concluded by wishing everyone a Happy Thanksgiving.

12. FUTURE AGENDA ITEMS: None

13. INFORMATIONAL ITEMS: None

14. ADJOURNMENT

- Councilmember Hamilton moved to adjourn; seconded by Councilmember Pleas.
- Without objection, the Regular Meeting was adjourned at 6:36 P.M.

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