

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 152 SW Onslow Street, Greenville, FL 32331
Monday March 9, 2026 at 6:00 P.M.

REGULAR MEETING

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:09 PM.

2. ROLL CALL:

Present:

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

Absent:

Victoria Kingston, Town Manager
Mayor Kornegay inquired about Dr. Kingston's availability and was informed she would be out for approximately two weeks. Mayor Kornegay requested that she submit medical leave documentation and communicate with council members about her absence.

Also Present:

John Reid, Town Attorney
Kim Reams, Town Clerk

3. INVOCATION AND PLEDGE OF ALLEGIANCE:

4. READING AND APPROVAL OF THE AGENDA:

ACTION: Councilmember Hamilton 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:

ACTION: Councilmember Hamilton moved to approve minutes from Regular Meeting February 9, 2026, Special Meeting & Workshop February 25, 2026, and Special Meeting February 27, 2026. Seconded by Councilmember Dansey.

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

6. CONSIDERATION OF COUNCILMEMBER ABSENCES:

- There were no absences to consider.

7. PUBLIC COMMENT:

- No public comment

8. CONSENT AGENDA: No consent items were presented.

9. NEW BUSINESS:

a. ACTION: *Resolution 2026-12: Southside Flooding Mitigation Project: Change Order #3 – Katie Horrnik, Kimley-Horn*

- Katie Horrnik, civil engineer with Kimley-Horn, presented Change Order #3 for the Southside Flooding Mitigation Project. The scope involves adding another section of 24-inch reinforced concrete pipe crossing Overstreet Avenue along US 221 to replace an existing 24-inch corrugated metal pipe nearing end of life. The RCP pipe has a longer lifespan than the existing CMP.
- The change order increases the contract by \$52,886, bringing the total contract price to \$485,000, which remains within the \$495,000 grant amount available. Kornegay indicated this would be the final change order for the project.
- Mayor Kornegay asked about potential future change orders. Kornegay confirmed this would be the last one, explaining they had been adding improvements to utilize the available grant budget.

ACTION: Councilmember Pleas moved to approve the Resolution 2026-12. Seconded by Councilmember Hamilton.

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

Katie Horrnik provided project updates on various Kimley-Horn projects in the town:

Southside Flooding Mitigation: Currently working on culvert crossings on MLK Street (which is closed). One additional culvert crossing on MLK along US 221 is expected to start this week. After completion, only Overstreet work remains, with project scheduled to wrap up by May 2026.

Town Flooding Mitigation: This larger-scale project includes Grand Street, Norman Street, Church Street, Main Street, Overland Street, and US 90. The project remains in permitting with Army Corps of Engineers and Water Management District, expected to continue for another month.

Sanitary Sewer Improvements: Phases 4 and 5 are currently in permitting and on hold due to easement coordination with the town attorney. The process will likely take another 90-120 days after receiving easements to access the property.

Wastewater Treatment Plant Upgrades: Currently in construction with tanks expected to be delivered on-site in May. Demolition work is expected to begin in April, with the contractor mobilizing and preparing for work to start.

Water System Improvement Projects: Waterline replacement projects are in predesign phase with survey complete. Water filter replacement projects are also in contracting and predesign.

Grant Applications: Kimley-Horn is working on FDOT SCOP grant applications due March 25th for paving Southwest Oldenburg Avenue, Southwest Kapan, and Southwest Overton. Award notifications are expected in August.

b. ACTION: *Resolution 2026-13: Flood Awareness Proclamation* – Town Clerk Kim Reams

- Town Clerk Kim Reams read the proclamation recognizing the importance of flood awareness and preparedness. The proclamation acknowledges that flooding is one of the most common and costly natural disasters in the United

States, can occur in both high and low-to-moderate risk areas, and can damage homes, businesses, public infrastructure, and natural resources.

- The proclamation notes the town's participation in the National Flood Insurance Program (NFIP), which enables property owners to obtain flood insurance while promoting responsible floodplain management. It emphasizes that reduction of loss of life and property damage can be achieved through preparedness, mitigation, and public education.
- The town council proclaimed March 9-15, 2026 as Flood Awareness Week in Greenville, encouraging residents, property owners, businesses, and community organizations to learn about flood risk, preparedness strategies, and methods for protecting life and property.

ACTION: Councilmember Dansey moved to approve Resolution 2026-13. 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 2026-14: Petition for Waiver – CDBG ED grant (#20DB-OO-03-50-02-E06) – Town Attorney John Reid*

- Attorney Reid explained this resolution authorizes the manager and attorney to work together in filing a petition with the Department of Commerce requesting a waiver of a rule requirement for a certain number of jobs to be created through the grocery store project. This was a condition of a prior grant that has not been met because the store is not open.
- The town has been communicating with the department about getting the requirement waived to qualify for additional funds. The resolution directs submission of a petition in substantially the form attached, though Reid noted this is not the final version but represents the general concept for approval.
- Reid requested a minor change to page 2, first whereas clause, changing "a grocery store operator" to "our grocery store operator" to clarify the town will keep the operator in place.
- Mayor Kornegay raised concerns about several items in the petition, noting similarities to issues with a recent letter discussed in a special meeting.

Specifically, he questioned the \$500,000 loan reference and requested its removal, as well as concerns about conflicting messages with previous communications. Mayor Kornegay emphasized the importance of consulting with DSR partners and ensuring consistency with prior submissions.

- Attorney Reid acknowledged these concerns and agreed to rewrite the petition, noting he had already begun revisions. He confirmed the need to clean up language about having an operator versus getting an operator, since the town already has one.
- Council discussed removing the \$500,000 loan reference entirely. Vice Mayor Livingston asked whether this was a loan being actively pursued or already secured. After discussion, the council agreed to remove references to the \$500,000 loan to avoid confusion about available funds.

ACTION: Councilmember Livingston moved to approve Resolution 2026-14.
Seconded by Councilmember Dansey.

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

d. **ACTION:** *Resolution 2026-15: Declaring Urgent Need for Grocery Store Project*
– **Town Attorney John Reid**

- Attorney Reid explained this resolution continues discussion from the special meeting on February 27th regarding the refined letter seeking nearly \$1.5 million in additional funds from the Department of Commerce. To apply for these additional funds, the town must demonstrate an urgent need through town council resolution, which this document accomplishes.

ACTION: Councilmember Livingston moved to approve Resolution 2026-15.
Seconded by Councilmember Dansey.

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

- e. **ACTION: *Friends of Evergreen M O U* – Louretta Mugge, Friends of Evergreen**
- Louretta Mugge presented the annual review of the memorandum of understanding for cemetery maintenance, as required by the original agreement. She highlighted several proposed changes to the MOU:
 - **Debris and Trash Removal:** Changed from once per month on regular trash pickup day to collection during the third week of each month, providing a specific timeframe due to staffing challenges preventing regular monthly collection.
 - **Water Supply:** Changed from once weekly to once monthly, with water turned on the Saturday before the third full week of the month. A volunteer committee member would be responsible for turning water on and off, with the city paying for usage.
 - **Maintenance Budget Allocation:** Requested the town establish a line item in the budget specifically for cemetery maintenance, funded by sale of cemetery plots. This would ensure cemetery maintenance isn't deprioritized during budget constraints.
 - **Information Sharing:** Added quarterly updates on plot sales so the committee can update cemetery maps and maintain records for family inquiries.
 - **Mowing Schedule:** Changed to monthly November through March, as needed based on growth, continuing semi-monthly April through October.
 - **FEMA Reimbursement:** Updated language to reflect that reimbursement has been sought and received (approximately \$25,000-26,000 for fence repair), rather than ongoing requests.
 - Discussion arose about the debris collection schedule. Council members suggested allowing public works to identify a suitable day each month rather than specifying the third week, providing more flexibility for their operations. Miss Mugge agreed as long as a schedule could be established rather than indefinite "we'll get to it" approach.
 - Attorney Reid noted the need to update FEMA language to reflect completed reimbursement rather than ongoing seeking of funds. He offered to revise the MOU with the discussed changes.
 - Town Clerk Reams clarified that establishing a budget item would require a budget amendment for the current year, but could be included in the new budget starting July. The revenue from cemetery plot sales currently goes to the general fund rather than a dedicated cemetery fund.

- Council discussed whether to approve the MOU with amendments or wait for the revised document. The decision was made to table the item until the revised resolution could be prepared.
- f. **DISCUSSION: *Finance/Budget Update Actuals to Budget FY 26* – Town Clerk Kim Reams**
- Town Clerk Reams reported setting up a new program with James Moore that allows printing budget-to-actual reports from the fiscal year start to the current date. She noted minimal changes since last report, with some additional revenue and expenditure changes in both utility and general funds.
 - Reams is currently preparing materials for the audit, gathering items for James Moore and Powell and Jones. The auditor has scheduled fraud interviews for the third week of March and provided a list of required preliminary materials.
 - Reams mentioned ongoing work to remove unused line items from the budget for cleaner presentation. She noted a continuing issue with executive salary showing in the utility fund rather than general fund despite efforts with James Moore to correct the allocation.
 - Council member Hamilton asked about bad debt in the utility fund. Reams explained this represents customers who leave without paying water bills when deposits don't cover the full amount, which gets written off as bad debt. Customers must still pay outstanding balances to reconnect service.
 - Council confirmed cancellation of the uniform service company. The format of the new budget reports was well received by council members.
- g. **DISCUSSION: *Status Update on all Town Grants and Projects* – Town Manager Victoria Kingston**

In Dr. Kingston's absence, Leroy provided updates on DSR activities:

Mini Clinic Concept: Discussion of potentially adding a mini clinic to the grocery store, currently in ideation phase.

Grocery Store Meetings: Weekly meetings continue with the town, including Dr. Kingston, Kimley-Horn, and other stakeholders to review progress.

Construction Estimates: Received another contractor estimate for grocery store completion, with a walk-through conducted before the meeting to obtain additional

proposals. Multiple proposals are being gathered before the formal bidding process once grants are awarded.

Engineering Plans: Discussed alterations needed to original plans, including front door (automatic door for accessibility) and back door (wider for forklift/pallet jack access). The engineering firm indicated approximately two weeks lead time for plan updates.

Farmers Market: February market was cancelled due to insufficient vendor participation (only two vendors signed up) and rain forecast. The next farmers market is scheduled for March 28th, with efforts underway to secure more vendors.

- Mayor Kornegay inquired about the role of consultant Andy Easton to avoid duplication of work and ensure proper communication. Attorney Reid acknowledged significant communication breakdown issues that could cause harm if not addressed immediately. He suggested the council provide direction requiring better coordination between all consultants and operators.
- Vice Mayor Livingston emphasized that all partners (DSR, Dr. Kingston) should work together, with no letters or proposals moving forward without council and attorney review to avoid crisis management situations that make the town appear disorganized to funding sources.
- The council agreed that DSR, as the on-site grocery store operator conducting inventory and bringing contractors, should be engaged in all conversations and communications with the state and other grant entities.

ACTION: Councilmember Livingston moved that all parties involved in construction and opening of the grocery store be included in weekly calls with DSR, town manager, and any consulting parties, and that any information, letters, requests, or grants requested by the state be reviewed by the attorney before being sent forward. Seconded by Councilmember Dansey.

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

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

- **Town Attorney John Reid** provided two updates:

- **Landmark Dividend Call:** A productive Wednesday call addressed council concerns about the cell tower agreement. Landmark was agreeable to environmental risk concerns, with T-Mobile managing equipment and addressing any environmental issues. They agreed to language preventing the town from adding competing antennas unless T-Mobile wanted a second antenna. Repair provisions were adjusted to require 30 days to initiate rather than complete repairs, with understanding that financial constraints wouldn't be considered ignoring requests. Consultant fee language was clarified to separate the \$580 town payment from consultant fees. Updated language was sent early morning and forwarded by Dr. Kingston at 5:30 PM.
- **Investigation Update:** All interviews for the protected disclosure investigation have been completed, with summaries being reviewed by interviewees. The report is expected by week's end, allowing closure of the investigation.
- **Special Meeting Requests:** Reid requested two special meetings: one for March 23rd to address the investigation closure, and another for March 30th (Monday before school board meeting) to finalize the school property contract. The school board now meets monthly with agenda-setting workshops two weeks prior, requiring council action before the April 6th school board meeting.
- Council agreed to separate meetings to keep the investigations and school property issues distinct.
- **Town Clerk Kim Reams:** No additional items.
- **Council Comments:**
 - Council member Pleas: No comments.
 - Council member Hamilton: No comments.
 - Council member Dansey: No comments.
- **Vice Mayor Livingston:** Noted Lent season and invited community to Good Friday service at 6 PM (location to be confirmed between Queen United Methodist Church and Ellen Chapel AME Church). Expressed concern about incomplete packet submission with the approved letter, reinforcing the importance of coordinated communication.
- **Mayor Kornegay:** Encouraged community fellowship during Lent season and Easter preparation.

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

12. INFORMATIONAL ITEMS: No informational items were presented.

ACTION: Councilmember Pleas moved to extend meeting time by fifteen minutes. Seconded by Councilmember Dansey.

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

During the extension, citizen Stephen Thomas addressed water taste concerns he has experienced over the past three years, describing chemical tastes and rank flavors in town water. He expressed health concerns and frustration with lack of response to water samples provided to public works. Mayor Kornegay acknowledged this was the first time he had heard taste complaints, though color and odor issues have been reported. The mayor informed Thomas about grants received for filter replacement (\$850,000) and new pipes to address water quality issues. Town Clerk Reams confirmed water testing occurs regularly with annual reports, noting the most recent report was for 2024. The mayor assured Thomas that water quality improvements are being pursued through the grant projects.

13. ADJOURNMENT

- Councilmember Hamilton moved to adjourn the meeting. Seconded by Councilmember Pleas. Motion passed unanimously.
- The meeting adjourned at 7:47 PM.

Minutes approved and adopted by the Town Council on 04/13/2026.