

**TOWN COUNCIL OF THE TOWN OF GREENVILLE**  
**Greenville Senior-Youth Center**  
**152 SW ONSLOW STREET, GREENVILLE, FL 32331**

**SPECIAL MEETING**  
**Monday, March 30, 2026 at 6:00 P.M.**

**MINUTES**

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:10 P.M.

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 (Zoom)  
John Reid, Town Attorney  
Kim Reams, Town Clerk

3. INVOCATION AND PLEDGE OF ALLEGIANCE: Mayor Kornegay led the invocation followed by the Pledge of Allegiance.

4. READING AND APPROVAL OF THE AGENDA:

**ACTION:** Councilmember Dansey moved to approve the agenda. Seconded by Councilmember Hamilton.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Kornegay	X	
Vice Mayor Livingston	X	
Councilmember Dansey	X	
Councilmember Hamilton	X	
Councilmember Pleas	X	

5. PUBLIC COMMENT:

- Jessica Miller addressed the council on behalf of herself and others who had organized an Easter egg hunt for children scheduled for the upcoming Saturday. She requested permission to use the park pavilion and splash pad for the event, explaining that the DSR Foundation would donate food and that the organizers were funding the event themselves to provide something free for the children. Miller emphasized their desire to start new community activities for kids and get them more involved in community events.
- Miller also inquired about gym access hours, noting that the door lock had malfunctioned that day and people were told they couldn't access the facility until Thursday. Town staff clarified that the gym hours are the same as city hall: 8:30 AM to 4:30 PM Monday through Thursday, and 8:30 AM to 12:30 PM on Friday, with the gym closed when the town is closed. Staff explained that the code system helps monitor facility access.
- The council expressed support for the Easter egg hunt, with staff indicating they would ensure the splash pad was operational for the Saturday event.
- Val Williams, speaking on behalf of the New Omega Chapter of Alpha Kappa Alpha Sorority Incorporated and their president Sandra Gilley, thanked the council for their ongoing support of the organization's projects. She presented their latest initiative under the international "Enhance Our Environment" program, a four-year initiative focused on planting trees, growing gardens, recycling awareness, and environmental improvement.
- The sorority requested permission to plant a tree in James Tracy Stevens Park on April 25th, immediately following their approved meeting at the town hall building from 9:30 AM to 1:30 PM. Williams asked for the town's assistance in identifying a suitable location in the park and preparing the hole for a 15-gallon tree, with work to be completed by April 24th to avoid weekend labor costs.
- Williams noted that the organization was also planting trees in Lee on April 22nd (Arbor Day) and in Madison on April 13th. Mayor Kornegay publicly thanked the New Omega Chapter for their ongoing community service, including multiple cleanups and other programs in Greenville.

6. NEW BUSINESS:

a. **DISCUSSION/ACTION:** *Related to cellular antennas and water tower lease –*  
**Town Attorney John Reid**

- Attorney Reid reported that the council would not be voting on the cellular antenna and water tower lease matter during this meeting. He indicated that he had spoken with Landmark Dividend that day but was still awaiting a response from T-Mobile regarding outstanding issues. Reid proposed scheduling one-on-one Zoom meetings

with each council member to review the lengthy 50-year contract in detail, ensuring everyone was comfortable with the terms before making a decision.

- The matter was scheduled to return to the regular council meeting on April 13th, with Landmark Dividend confirming they could accommodate that timeline.

**b. DISCUSSION/ACTION:** *Contract with Madison County School Board regarding Greenville Elementary School Property* – **Town Attorney John Reid**

- Attorney Reid provided a comprehensive update on the contract negotiations with the Madison County School Board for the Greenville Elementary School property. He explained that the school board now meets once per month for official business, with the town's matter scheduled for the school board's agenda on the following Monday night.
- Reid outlined the significant improvements made to the original contract terms:

**Key Contract Terms:**

- 30-year restrictive covenants preventing the town from operating competing K-12 educational institutions
- Explicit exceptions for apprenticeships, internships, and after-school programs
- Extended closing period from 10 days to 30 days
- Extended lease term limits from 1 year to 3 years for vendors
- Revised insurance requirements from 115% of just value to replacement value, significantly reducing costs.

**Property Details:** The property is valued at \$1,560,000 and includes a buyout provision where the school board would reduce the buyout price by 1/360th each month over 30 years, after which the town would own it free and clear.

**Proposed Amendments:** Attorney Reid outlined several amendments he intended to propose to the school board:

- **Title Insurance (Section 9.1):** Adding language allowing the town to obtain title insurance and terminate the contract if material title defects cannot be cured.
- **Reverter Clause (Section 8.7):** Modifying the automatic reversion language to require material violations, written notice, and reasonable opportunity to cure defects.
- **Cure Period:** Establishing a reasonable cure period based on the nature of violations, with flexibility for issues requiring more than 60 days.
- **Essential Public Purpose:** Adding language permitting use for essential public purposes like water, sewer, stormwater, public safety, or emergency operations.

- **Governmental/Nonprofit Leases:** Requesting waiver of the 3-year lease limit for governmental entities or nonprofit organizations.
- **Disaster Provisions:** Including language for good faith cooperation if the property becomes substantially damaged or economically impractical to maintain.
- **Selective Restriction Removal:** Allowing partial rather than all-or-nothing waiver of restrictions.
- **Environmental Concerns:** A council member raised concerns about potential mold issues at the elementary school, referencing known problems at Central High School. Attorney Reid noted that the school board's attorney had not mentioned any facility issues but acknowledged they would seek facility reports and environmental studies from the school board.
- Mayor Kornegay emphasized that the school board's primary concern was preventing competing K-12 educational services, which was not the town's intent. He expressed appreciation for the school board's willingness to work with the town on contract amendments and noted the significance of receiving a \$1,560,000 property at no cost.

**ACTION:** Vice Mayor Livingston moved to authorize Attorney Reid to move forward with all the changes mentioned and the amendments requested by the mayor, seconded by Council member Dansey.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Kornegay	X	
Vice Mayor Livingston	X	
Councilmember Dansey	X	
Councilmember Hamilton	X	
Councilmember Pleas	X	

**c. DISCUSSION/ACTION: *Informal Review of USDA grant adverse decision – Town Attorney John Reid***

- Attorney Reid explained the timeline of events surrounding the USDA grant termination. The town received a USDA grant several years ago with an extension granted in July. Following a site visit in December, USDA decided to terminate the grant, sending an initial termination letter a few days before Christmas. Due to an error in the directive, USDA reissued the letter on March 13th, restarting the appeal timeline.

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- The town manager had submitted all necessary notices for informal review and mediation/appeal processes. The informal review meeting, originally scheduled for the previous Friday, had been rescheduled to Thursday due to miscommunication.
- A complication arose because the town manager was on medical leave, and USDA indicated they were only authorized to speak with the manager. The proposed resolution would authorize USDA to communicate with either the manager or the town clerk, with all communications going to both parties.

**ACTION:** Council member Dansey moved to approve Resolution 2026-16, seconded by Vice Mayor Livingston.

<b>Councilmember</b>	<b>Yay</b>	<b>Nay</b>
Mayor Kornegay	X	
Vice Mayor Livingston	X	
Councilmember Dansey	X	
Councilmember Hamilton	X	
Councilmember Pleas	X	

- Mayor Kornegay expressed concern about the council's lack of awareness regarding the grant termination, stating he was unaware of the December termination until February. He requested that all correspondence related to the USDA grant be shared with the entire council to ensure proper communication and prevent misinformation when responding to public inquiries about the grocery store project.

7. ADJOURNMENT:

Council member Pleas moved to adjourn, seconded by Council member Dansey. Motion passed unanimously.

The meeting was adjourned at 6:46 PM. Mayor Kornegay announced that the council would meet again on Wednesday at 6:30 PM for a USDA grant update.

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