

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 152 SW Onslow Street, Greenville, FL 32331
Monday November 24, 2025 at 6:00 P.M.

SPECIAL MEETING

MINUTES

1. CALL TO ORDER: Mayor Kornegay called the meeting to order at 6:03 P.M.

2. ROLL CALL:

Present:

Mayor Ryan Kornegay
Vice Mayor Carl Livingston
Councilmember Barbara Dansey
Councilmember 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:

The invocation was led by Mayor Kornegay, followed by the Pledge of Allegiance.

4. READING AND APPROVAL OF THE AGENDA:

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

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

5. PUBLIC COMMENT: None

6. NEW BUSINESS:

a. **ACTION – Resolution 2025-26: Related to FDOC’s CPTA (Comprehensive Plan) grant: Town Attorney John Reid**

- Attorney Reid explained that this resolution concerned a grant that the town had been discussing for several months regarding the comprehensive plan. He explained that the town had successfully secured the grant to pay for the comp plan. This resolution would retroactively authorize the Town Manager to appl for the grant, execute all necessary documents, and initiate requests for proposals for the work required under the grant.

ACTION: Councilmember Hamilton moved to approve Resolution 2025-26. Seconded by Councilmember Dansey.

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

b. **ACTION – Resolution 2025-27: Related to FDJJ’s youth development grant – Town Attorney John Reid**

- Attorney Reid explained that this resolution was similar to the previous one, retroactively authorizing the Town Manager to apply for a youth development grant through the Florida Department of Justice. The grant would provide services to youth in Greenville, and the town would need to go through the bidding process with an RFP.

ACTION: Councilmember Dansey moved to approve Resolution 2025-27. Seconded by Councilmember Hamilton

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

c. **ACTION: Resolution 2025-28: Related to Legislative Budget Request – Town Attorney John Reid**

- Attorney Reid reported that the Town Manager had been working with the legislature to secure funding. He noted that the town had received \$700,000 in the previous year's budget, which he described as "a miracle" given the political climate. The town was submitting three requests for the upcoming legislative session:
 - Road investments for emergency readiness to aid in reconstructing and paving Oldenburg, Capan, and Cook Avenues.
 - \$250,000 to purchase a heavy-duty grapple truck for post-storm debris removal
 - Municipal fleet upgrade to replace sedan vehicles that were not suitable for the town's bumpy roads
- Councilmember Hamilton asked for clarification on which three roads would be repaired, and Attorney Reid confirmed they were Northeast Palmetto Street, Southwest Overstreet Avenue, and Southwest Ray Charles Avenue.

ACTION: Councilmember Pleas moved to approve Resolution 2025-28. Seconded by Council member Hamilton.

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

d. ACTION: *Resolution 2025-29: Related to approval of RFP Selection Committee Recommendations and authorization of respective contracts under FDACS Grant – Town Attorney John Reid*

- Attorney Reid explained that the town had previously received a \$750,000 grant from the Department of Agriculture and Consumer Services. The Council had appointed an RFP Selection Committee consisting of Vice Mayor Livingston, the Town Manager, and the Town Clerk. Proposals were due on November 7th at noon, and the committee met at 12:30 PM the same day to review them.
- The committee recommended:
 1. DSR Consulting and Management LLC for Compliance Specialist
 2. DSR Consulting and Management LLC for Project Manager
 3. Kimley-Horn and Associates Inc. for Lead Engineers
- Mayor Kornegay asked how many submissions were received, and it was clarified that there was one submission for each position.

ACTION: Councilmember Pleas moved to approve Resolution 2025-29. Seconded by Councilmember Pleas.

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

e. **ACTION:** *Resolution 2025-30: Related to RFP Selection Committee for FDOC’s Grant and FDJJ’s Grant:* **Attorney John Reid**

- Attorney Reid explained that this resolution would appoint an RFP Selection Committee for the grants discussed in items 6a and 6b. The committee would be the same as the previous one: Vice Mayor Livingston, Town Manager Kingston, and Town Clerk Reams.

ACTION: Councilmember Pleas moved to approve Resolution 2025-30. Seconded by Councilmember Hamilton.

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

f. **ACTION/DISSION:** *Related to Water Tower Cellular Antennas – Attorney John Reid*

- Attorney Reid updated the Council on the water tower cellular antenna negotiations. After the previous meeting, Town Manager Kingston approached Prop Code with the Council's counteroffer, but Prop Code rejected it outright and wanted to stick with their original amounts.
- Attorney Reid reviewed the original offers: a 50-year lease for \$498,466.78 (minus a 6% commission) or a perpetual lease for \$524,701.83 (minus a 6% commission). Prop Code was not willing to consider revenue sharing for future tenants on the tower.
- The Town Manager then approached another company, Landmark, which provided a new offer just before the meeting. Attorney Reid had not had time to fully review it but shared the main points:
 - i. A gross purchase offer of \$617,800
 - ii. Annual payments of \$52,200 until the last payment of \$58,000
 - iii. 50/50 revenue sharing

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- Mayor Kornegay expressed concern about the late receipt of the new offer and mentioned that he had questions about certain provisions, including one stating that if the transaction did not close, the company would not be responsible for paying the consultant fee. He questioned whether this would make the town liable for the fee.
- Mayor Kornegay emphasized that this was a significant decision affecting the town for 50 years, and he wanted to ensure the public had input. He noted that the new offer was more lucrative than the original one but still required careful consideration.
- Vice Mayor Livingston added that Florida's growth made this property more valuable, noting that "Landmark to offer what they did to compare us to the other company, they see the potential... they're not going to offer that kind of money if they're not making a good profit on their investment."
- The Council agreed to review the new offer and discuss it at the December meeting. Attorney Reid noted he would be in Atlanta on December 8th but would try to join via Zoom.

7. ADJOURNMENT:

- Councilmember Pleas moved to adjourn; seconded by Councilmember Hamilton.
- Without objection, the Special Meeting was adjourned at 6:28 P.M.

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