

TOWN COUNCIL OF THE TOWN OF GREENVILLE
Greenville Senior-Youth Center, 152 SW Onslow Street, Greenville, FL 32331
Monday, October 27, 2025, at 6:00 PM

WORKSHOP MEETING

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

Absent:

Councilmember Chiquila Pleas

Also Present:

Victoria Kingston, Town Manager
John Reid, Town Attorney
Kim Reams, Town Clerk
Jeannie Pound, Wireless Landlord Funding LLC via Zoom

3. INVOCATION AND PLEDGE OF ALLEGIENCE: Mayor Kornegay led the invocation followed by the Pledge of Allegiance.
4. DISCUSSION: *Related to Water Tank Cellular Antennas – Attorney John Reid & Jeannie Pound Wireless Landlord Funding LLC*
 - Attorney Reid began the discussion by referencing the Town of Sneeds' similar cellular antenna agreement. He explained that Dr. Kingston had spoken with Sneeds' manager and obtained their agreement for comparison. The key differences between Sneeds' agreement and Greenville's potential agreement included:
 - Sneeds opted for a 50-year easement but spread payments over 10 years (semi-annually)
 - Sneeds had a nonexclusive utility easement (rather than exclusive)
 - Sneeds retained 50% revenue sharing from new carriers outside the easement area

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- Attorney Reid noted that the likelihood of other companies wanting to lease space on Greenville's water tower was probably low based on existing antenna locations in the area.
- Ms. Pound provided additional context about the Sneeds deal, explaining that their monthly rent was lower (\$1,800) compared to Greenville's (\$2,200), which affected the overall buyout offer. While Sneeds was initially offered \$430,000 for a 50-year option, they negotiated for \$500,000 by agreeing to spread payments over 10 years. Sneeds receives \$25,000 at closing and then \$25,000 every six months for the next 10 years.
- Council members raised several questions and concerns:
 - Vice Mayor Housh expressed interest in shorter lease terms, suggesting consideration of 25 or 30-year options rather than 50 years.
 - The Mayor calculated that the current offer represented approximately 17 years of revenue and questioned what would happen for the remaining years of a 50-year agreement. The Mayor also expressed personal interest in spreading payments over time if it would result in a higher total payment.
 - Council members inquired about the current T-Mobile contract expiration. Attorney Reid confirmed it would expire the following year, at which point it would switch to annual renewals with 6-month termination notice requirements from either party.
- Ms. Pound clarified that while T-Mobile could terminate their agreement with proper notice, the town has more restrictions on termination. She also noted that shorter easement terms (30 or 25 years) would result in lower overall payments but agreed to request quotes for comparison.
- The Mayor emphasized the importance of the nonexclusive utility easement to ensure town access to the water tower for maintenance, particularly with upcoming water enhancement projects.
- After thorough discussion, the Council asked Ms. Pound to provide additional information on:
 - Pricing for 25 and 30-year easement terms
 - 50-year easement with payments spread over 10 years
 - Potential impact of including revenue sharing provisions
- The Mayor requested that these discussions continue with Attorney Reid and staff after receiving the additional information, with further consideration at the next meeting scheduled for the following week.

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5. ADJOURNMENT:

- Motion to adjourn made by Council member Housh. Seconded by Council member Dansey.
- The meeting was adjourned at 6:40 PM.

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