

HILLIARD TOWN COUNCIL MEETING

Hilliard Town Hall / Council Chambers
15859 West County Road 108
Post Office Box 249
Hilliard, FL 32046

TOWN COUNCIL MEMBERS

John P. Beasley, Mayor
Kenny Sims, Council President
Lee Pickett, Council Pro Tem
Joe Michaels, Councilman
Jared Wollitz, Councilman
Dallis Hunter, Councilman

ADMINISTRATIVE STAFF

Lisa Purvis, Town Clerk
Cory Hobbs, Interim Public Works Director
Gabe Whittenburg, Parks & Rec Director

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, MAY 15, 2025, 7:00 PM

NOTICE TO PUBLIC

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet in advance and give it to the Town Clerk. The sheets are located next to the printed agendas in the back of the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

PLEDGE OF CIVILITY

WE WILL BE RESPECTFUL OF ONE ANOTHER
EVEN WHEN WE DISAGREE.
WE WILL DIRECT ALL COMMENTS TO THE ISSUES.
WE WILL AVOID PERSONAL ATTACKS.
"Politeness costs so little." – ABRAHAM LINCOLN

CALL TO ORDER

PRAYER & PLEDGE OF ALLEGIANCE

ROLL CALL

PRESENT

Mayor John Beasley
Council President Kenny Sims
Council Pro Tem Lee Pickett
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

PUBLIC HEARING

ITEM-1 Ordinance No. 2025-06 – Approving Resolution No. 2024-21 concerning Project No. 45030, Loan Agreement, pledged revenues, and designation of an authorized representative.
Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-06

Following no public comments, motion to close Public Hearing at 7:01 p.m.

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

TOWN COUNCIL ACTION

Town Council adoption of Ordinance No. 2025-06, on Second & Final Reading.

Motion made by Council President Sims, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

ITEM-12 Town Council to add the Town joining the Westside Chamber.

Motion made by Councilman Michaels, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-3 Town Council approval of the Annual Financial Statements & Audit for the fiscal year ending September 30, 2024.

Brad Hough, CPA – Powell & Jones, CPA's

Brad Hough, of Powell & Jones, CPA's, states that the Town had a clean audit and discusses highlights from the Audit Report.

Motion made by Councilman Hunter, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-4 Town Council to consider and provide feedback to the Nassau Planning Department as they share the most recent draft of Nassau County Vision 2050.

Lee Anne Wollitz – Land Use Administrator

Elizabeth Backe, Nassau County Planning Director, states that she is excited to be here and is thankful for the feedback received throughout this process.

Melissa Beaudry, Senior Resilience Planner with Halff Associates, on behalf of Nassau County presents the slideshow presentation to the Town Council.

Mrs. Beaudry outlines the project purpose along with the phases in which they are currently at. We've completed Phase 4 (drafting the plan) and are moving into Phase 5—adoption, which is scheduled for June. The goal is to manage future growth while preserving Nassau's rural character. Public input has shaped every step—from surveys and events to community feedback—which emphasized preserving natural areas, offering diverse housing, and supporting local jobs. Three growth scenarios are presented:

- Trend (business as usual)
- Incremental (moderate shift)

- Think Big (focused growth along I-95 with rural preservation)

Mrs. Beaudry continues stating that “Think Big” received the most support and is the basis for the preferred growth scenario. With 100,000 new residents expected by 2050, the plan focuses on sustainable development, infrastructure, and economic opportunity while maintaining the county’s unique character. Hilliard and Callahan are shown as rural towns, with coral-colored joint planning areas around them in the presentation. These zones allow the County and Towns to coordinate future growth—balancing residential, commercial, and rural land uses. The striped area in the presentation between the towns supports a future commercial corridor. The map also outlines current and potential future roadways to connect growth areas—especially in the south—to the rest of the county, not just Jacksonville. A Transfer of Development Rights (TDR) program is being considered to preserve rural areas by shifting growth to designated zones. The plan is built on eight building blocks—housing, connectivity, governance, resilience, and more. Each includes goals, strategies, and outcomes that will be refined in the next planning phase. She also states that you can view and comment on the plan at nassau2050.com through May 23, 2025. The interactive site allows general feedback, map-specific input, and detailed comments on each building block. Public input is vital to finding the right balance between growth and preservation.

- ITEM-5 Town Council approval of the Capital Budget Expenditure for Electrical Upgrades to the Wetland Influent Control Panel Box, with PSI Technologies and Osprey I & E Inc., in the amount of \$15,928.00.

Cory Hobbs – Interim Public Works Director

Motion made by Council Pro Tem Pickett, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-6 Town Council to consider a request from the Marine Corp League for a donation to purchase toys to be distributed at the Northeast Florida Fairgrounds Toys for Tots giveaway in the amount of \$1,000.00.

Lisa Purvis, MMC – Town Clerk

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-7 Town Council to accept the resignation letter from Charles Reed, of the Planning & Zoning Board effective July 1, 2025, and to instruct the Town Clerk to initiate the process for a new appointment.

Lee Anne Wollitz – Land Use Administrator

Town Council requests that social media and website advertising begin as soon as possible. Resumes will be accepted through June 6, 2025. Applicants who have submitted resumes are asked to attend the workshop scheduled for June 12, 2025, where the Town Council will discuss the position with them. The appointment vote is set to take place during the regular meeting on either June 19, 2025, or July 3, 2025.

Motion made by Councilman Hunter, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-8

Town Council to discuss Mr. Timothy Fisk's public records request.

Lisa Purvis, MMC – Town Clerk

Mr. Timothy Fisk addresses the Town Council regarding his ongoing public records request. He expresses concern over what he describes as excessive attorney fees associated with the review of the requested records, stating that he found it hard to believe it would take over two hours to determine what could be released from just three files.

Mr. Fisk inquires specifically about records related to Councilman Michaels during his tenure as Parks & Recreation Director. He questions whether the absence of a termination letter or a performance review were due to the documents being lost or for another reason.

He also references a request he made for playground safety inspection reports and asks how the Town justified spending \$5,000 on welding repairs to playground equipment if no documentation exists supporting the need for the work.

Additionally, Mr. Fisk previously requested access to the Town's accounts payable files, including a list of all Town-issued credit cards and the individuals to whom they are assigned, expressing interest in understanding Town purchases. He notes that he had also requested a copy of the contract between the Town and the Sheriff's Department and was informed that no such contract exists.

Mr. Fisk raises concerns about being required to have a Sheriff present while reviewing records, stating that he has never threatened to steal documents from the Town.

He also mentions requesting to review the personnel files of Town Clerk Lisa Purvis and Public Information Officer & Event Coordinator Alicia Head, citing an incident his daughter supposedly witnessed involving vaping. He claims the Town accused him of attempting to steal records and that the Town Clerk has stated she is afraid of him, a claim he denied, stating he has never made threats and simply points out when she is not performing her duties.

Mr. Fisk concludes by questioning why he should be responsible for paying for a Sheriff's presence, suggesting that if the Town Clerk feels unsafe, any related costs should come from her personally.

Mayor Beasley addresses Mr. Fisk's concerns, beginning with the topic of playground inspections. He explains that the Town does not conduct formal inspections of playground equipment. Instead, if the Parks & Recreation Director identifies an issue that needs to be addressed, the Town takes action to have it repaired.

Regarding the contract with the Sheriff's Department, Mayor Beasley clarifies that the Nassau County Sheriff's Office is responsible for law enforcement across the entire county. He notes that Fernandina Beach is an exception because it maintains its own police department, whereas the Town falls under county jurisdiction.

He also affirms that accounts payable records are public information and

accessible to the public.

Addressing concerns about a trespass notice, Mayor Beasley states that Mr. Fisk has repeatedly accused Town Clerk Lisa Purvis of either altering the document or failing to provide the correct version. He clarifies that the Town provided Mr. Fisk with the complete document as it exists in Town records. The only discrepancy was in the document's format—it was provided in landscape orientation instead of portrait. The content remained unchanged, and the only omission was the bottom line due to formatting. The substance of the notice itself was included and not altered.

Finally, Mayor Beasley addresses the inquiry about Councilman Michaels' time as Parks & Recreation Director. He explains that the Town does not conduct performance evaluations for Directors and that there is no termination letter on record. Mr. Michaels resigned from the position, and since the matter was handled directly by the Town Council, no such document exists.

Mr. Fisk responds by stating that when he originally inquired about the police contract, it was his understanding that only recently—this year—had the Sheriff's Department been authorized to police roads within counties and towns.

In response, Mayor Beasley clarifies that at no point has the Nassau County Sheriff's Office been prohibited from patrolling the Town's streets. He then asks Town Attorney Waugh to provide clarification.

Town Attorney Waugh responds, saying that if that were true, he would have received fewer speeding tickets during high school.

Councilman Wollitz then addresses Mr. Fisk's earlier comment about a \$5,000 welding expense. Councilman Wollitz clarifies the actual figures, stating that the Town paid Hilton's Welding & Fabrication \$750 on December 19, 2024, and \$857.50 on April 17, 2025, for playground equipment repairs.

Mr. Fisk replies that he believed that \$5,000 was the amount he had been told.

Mayor Beasley then asks Town Clerk Lisa Purvis whether she had fulfilled Mr. Fisk's records request to the best of her ability.

Town Clerk Purvis confirms that she had and notes that until Mr. Fisk pays the required deposit, he cannot review records on-site at Town Hall.

Mr. Fisk responds that he refuses to pay for a sheriff deputy or for legal fees associated with the review of his request.

Town Attorney Waugh clarifies that the amount requested is only a deposit. If the processing of the public records request takes less time or fewer resources than anticipated—whether in terms of staff time or legal review—the unused portion of the deposit will be refunded.

Town Clerk Purvis adds that this information had been clearly communicated to Mr. Fisk through prior email correspondence.

ITEM-9 Town Council approval of the Minutes for the May 1, 2025, Regular Meeting, and the May 8, 2025, Workshop.
Lisa Purvis, MMC – Town Clerk

Motion made by Councilman Michaels, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-10 Town Council approval of AECOM Technical Services, Inc., Payable through May 2, 2025, Project Name: Environmental Assessment for the North and South Property Acquisitions at the Hilliard Airpark in the amount of \$8,250.00.
FDOT PTGA 100% GRANT FUNDED PROJECT \$55,000; AECOM S.A. NO. 21 LUMP SUM CONTRACT \$55,000

Motion made by Councilman Hunter, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ITEM-11 Town Council approval of PQH Group, Payable through May 5, 2025, Project Name: Hurricane Shelter / Community Center Project in the amount of \$60,000.00.
FDEM 100% GRANT FUNDED PROJECT LUMP SUM CONTRACT \$572,000

Motion made by Council Pro Tem Pickett, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDED ITEMS

ITEM-12 Town Council to consider joining and becoming a member of the newly re-established Westside Chamber.
Councilman Michaels

Motion to join the Westside Chamber and pay the \$250.00 annual membership fee.

Motion made by Councilman Michaels, Seconded by Council President Sims.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDITIONAL COMMENTS

PUBLIC

Timothy Fisk, 27146 West First Avenue, Hilliard, addresses the Town Council, stating he believes that the Town needs a Town Manager—someone to oversee day-to-day operations and ensure accountability. He notes that he would soon be emailing all the Town Council Members, suggesting they would be surprised by the contents, and that the email would include supporting documentation.
Mr. Fisk expresses his opinion that Councilman Michaels should resign, stating he already has someone in mind to fill the seat—though not himself.

He criticizes the way the Town is managed, claiming that it cannot function without government assistance and is overly dependent on grants or subsidies to complete projects. He argues that the Town should adopt more fiscally responsible practices. He adds that, in his view, while the Town Council members may consider themselves Republicans, their approach to governance appears more liberal and reliant on government aid.

Mr. Fisk also discloses that he is a socialist who receives Social Security, food stamps, and government-funded healthcare, but said he dislikes the system.

He reiterates the need for a Town Manager and suggests the Town invest approximately \$300 in a full set of the 2024 Florida State Statutes. He claims this could reduce the need for extended legal consultations regarding public records. He offers to loan his personal set to the Town if needed.

Alicia Head, 273243 Murrhee Road, Hilliard, expresses her sincere appreciation to the Town Council members and the Town Clerk for their service. She recognizes the role as one of the most selfless forms of public service, often involving long hours, difficult decisions, and limited recognition. She commends their commitment to the community, from attending meetings and listening to public concerns to shaping the Town's future. She offers heartfelt thanks, stating that the Town is better because of their dedication.

David Lewis, 475919 Middle Road, Hilliard, speaking on behalf of the Veterans of Foreign Wars Post 100095 just outside the Town limits, thanks Mayor Beasley and the Town Council for supporting Mrs. Head in bringing the Vietnam Memorial Traveling Wall to Nassau County. He emphasizes the importance of honoring those who have died in service and expresses heartfelt gratitude on behalf of the VFW in Hilliard, as well as all veterans in District 6 of the Veterans of Foreign Wars.

MAYOR & TOWN COUNCIL

Councilman Wollitz, expresses his gratitude to Planning & Zoning Board Member Charlie Reed for his dedicated service to the Town since 2009. He acknowledges the difficulty of decision-making in such roles and thanks Mr. Reed for his commitment.

He also asks everyone to keep Planning & Zoning Board Member Skip Frey in their thoughts and prayers, sharing that he recently spoke with Mr. Frey and was glad to report that he is in good spirits and progressing well.

He went on to thank all those involved in the Vietnam Veterans Memorial Wall events, expressing his pride that the Town was able to make such a meaningful contribution to the community.

Councilman Michaels, shares updates from Parks & Recreation, noting that Director Gabe Whittenburg is actively preparing for the pool opening. He mentions the high level of excitement from local children looking forward to using the pool.

He also announces that flag football registration will be starting soon, and that Mr. Whittenburg was overseeing the final makeup soccer game that evening. He confirms the pool will officially open on Saturday, May 24, 2025.

Council Pro Tem Pickett, voices his agreement with the comments made by Councilman Wollitz.

Council President Sims, also agrees with Councilman Wollitz and took a moment to thank both the Town Council and Town Employees. He acknowledges the challenges they sometimes face from citizens but emphasizes that everyone handles it professionally, and he expresses appreciation for their service.

Mayor Beasley, echoes the sentiments of Council President Sims and Councilman Wollitz. He apologized if any earlier comments caused offense but affirms his belief that the Town has acted appropriately.

He reminds everyone that Food Truck Friday will be held in two weeks, on May 30, 2025, featuring live music, and he encourages community members to attend.

He reiterates that the pool will open next weekend on May 24, 2025.

Mayor Beasley also shares that he will be absent from the June meetings due to a scheduled surgery.

He concludes by congratulating his granddaughter on receiving the MVP Award for her middle school softball team, as well as being named Outstanding Player of the Year for the JV team.

ADMINISTRATIVE STAFF

PRESENT:

Interim Public Works Director Cory Hobbs

Town Clerk Lisa Purvis

ABSENT:

Parks & Recreation Director Gabe Whittenburg (Soccer)

Interim Public Works Director Cory Hobbs, reports that just in time for the upcoming hurricane season, Ring Power has finally received the necessary parts to repair the CAT generator. He anticipates the generator will be back online within the next week or so. He also notes that the Public Works Department recently removed asphalt at the intersection of Oxford and Third Street. He is currently in the process of obtaining quotes for the repair of a manhole at that location and expects the repair work to be completed in the coming weeks.

Town Clerk Lisa Purvis, shares exciting news that she received a call from Congressman Aaron Bean informing her that the Town has been awarded \$585,000 through the FAA BIL Grant. These funds are part of the reimbursement that covers the land acquisition expenses at the north end of the airport runway and represents four of the five years of funding. She adds that the Town is expected to receive the fifth and final contribution next year.

She also comments on the recent delivery of the Town's audit, stating that it confirms the Town is fiscally responsible.

Mayor Beasley, thanks the Town staff for their efforts in maintaining financial stability. He emphasizes that while many counties and municipalities struggle to pay their bills, the Town of Hilliard is not among them, and he is proud of that accomplishment.

TOWN ATTORNEY

Town Attorney Christian Waugh, reminds the Town Council of their prior authorization to file a lawsuit against ADB, a subcontractor accused of damaging the Town's utilities and infrastructure. Although the Town has already initiated legal action against ADB, the prime contractor on the project has now submitted a \$10,000 claim for payment from the Town. Mr. Waugh states that the basis for this claim is unclear and expressed interest in pursuing legal action against the prime contractor as well, noting that the Town's primary goal is reimbursement for the damages—regardless of which party ultimately pays.

He requests authorization to evaluate the best course of action, which may involve threatening legal action or amending the current lawsuit to include the prime contractor.

This matter is expected to be placed on the agenda for the next Council meeting.

Town Clerk Lisa Purvis, clarifies that, after consulting with Interim Public Works Director Cory Hobbs, the two issues mentioned—the ADB subcontractor who damaged the Town's

utilities and main contractor who submitted a \$10,000—are separate matters and the claim against the Town has been submitted to the Town's insurance carrier.

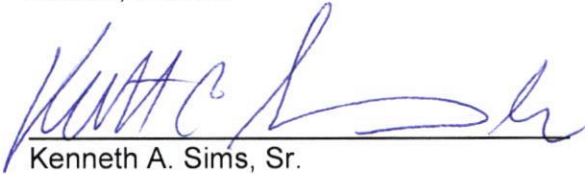
ADJOURNMENT

Motion to adjourn at 8:13 p.m.

Motion made by Council President Sims, Seconded by Council Pro Tem Pickett.


Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Approved this 5th day of June, 2025 by the Hilliard Town Council, Hilliard, Florida.



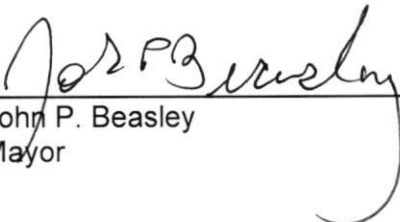
Kenneth A. Sims, Sr.
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



John P. Beasley
Mayor

TOWN OF HILLIARD

AGENDA ITEM SHEET

REQUEST TO SPEAK

Anyone wishing to address the Town Council regarding any item on this agenda is requested to complete an agenda item sheet located next to the printed agendas in the Council Chambers. Speakers are respectfully requested to limit their comments to three (3) minutes. A speaker's time may not be allocated to others.

AGENDA ITEM-NO.

68735

AGENDA ITEM TOPIC

ABILITY TO ADDRESS EACH

P.R. REQUEST SEPARATELY

FOR THE RECORD:

YOUR NAME

Tim Fisk

ADDRESS

27146 W. 1ST AVE

PHONE NO.

904 574 6974