

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, Public Works Director
Gabe Whittenburg, Parks & Rec Director
Lee Anne Wollitz, Land Use Administrator

TOWN ATTORNEY

Christian Waugh

MINUTES

THURSDAY, AUGUST 06, 2026, 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
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

ABSENT

Council Pro Tem Lee Pickett

PUBLIC HEARING

ITEM-1 Ordinance No. 2026-04 – Establishing procedures for the review and approval of
Certified Recovery Residences pursuant to section 397.487, Florida Statutes.
Mayor Beasley

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2026-04

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

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

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2026-04, on Second & Final Reading.

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

ITEM-2 Ordinance No 2026-05 – Imposing a temporary moratorium on the acceptance, review, or approval of applications for development permits, development orders, rezoning, or site plans related to data centers, data processing facilities, data mining or cryptocurrency mining operations (referenced herein collectively as data center facilities) within town limits of the Town of Hilliard.

Mayor Beasley

Open Public Hearing
Call for Public Comments

Chadd Charland, 3746B First Ave, Fernandina Beach, FL speaks against Data Centers being built in Nassau County and the surrounding areas.

Tory Adams, St Marys Riverkeeper, 6943 E William Ave, Kingsland, GA speaks against Data Centers being built in Nassau County and the surrounding areas.

Andy Whittaker 27589 Georgia St, Hilliard, FL speaks against Data Centers being built in Nassau County and surrounding areas and advises that he has questions. The Town Clerk advises that he will be able to ask those question prior to the vote being taken on this ordinance.

Close Public Hearing on Ordinance No. 2026-05

Motion to close Public Hearing at 7:12 p.m.

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

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2026-05, on Second & Final Reading.

Councilman Wollitz advised that he and Lee Anne Wollitz have had discussions with Nassau County Manager Taco Pope. They have provided a substantial amount of information and continue to conduct research to gather additional information for all community partners. They will continue to share their knowledge and findings with the Town.

Land Use Administrator Lee Anne Wollitz clarified that the moratorium is for a period of six (6) months, with the ability to extend it for an additional six (6) months. She provided information regarding the moratorium and advised the Council of the steps and requirements the Town needs to complete.

Andrew Whittaker 27589 Georgia St, Hilliard FL, addressed the Council and asked questions regarding the moratorium and related matters.

Town Attorney Christian Waugh advised that the Town may continue adopting the moratorium in additional six (6) month periods, as permitted.

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

PROCLAMATIONS

- ITEM-3 The Town of Hilliard to Recognize the 200th Anniversary of Nassau County Sheriff's Department
John P. Beasley – Mayor

The proclamation was read in its entirety, and the Town hereby proclaims the year 2027 as the 200th Anniversary of the Nassau County Sheriff's Department.

REGULAR MEETING

- ITEM-4 Additions/Deletions to Agenda

No items are added or deleted from the agenda.

- ITEM-5 Town Council adoption of Resolution No. 2026-09, Amending Resolution No. 2026-06, Unified Fee Schedule; Water & Sewer; Culverts; Planning & Land Use; Building Permitting; and Parks & Recreation.

Lisa Purvis, MMC – Town Clerk

Land Use Administrator Lee Anne Wollitz addressed the Town Council and advised that the proposed Unified Fee Schedule incorporates all changes discussed during the July 9, 2026, workshop, at which she provided an explanation of the proposed amendments to the Unified Fee Schedule.

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

- ITEM-6 Town Council approval of Change Order No. 1, to increase the contract price by \$2,826.00, for the FDOT funded project to construct a new box hangar building at the Hilliard Airpark.

Lisa Purvis, MMC – Town Clerk

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

- ITEM-7 Town Council to accept the resignation of David Pender, Program Manager, effective July 24, 2026. **Gabe Whittenburg – Parks and Rec Director**
- Motion made by Councilman Michaels, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-8 Town Council approval of Capital Budget Expenditure of Major Purchase for Road Millings from Masters Road Clean Concrete Recycling.
Cory Hobbs – Public Works Director
- Motion made by Councilman Wollitz, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-9 Town Council approval of the Minutes for June 4, 2026, June 18, 2026, July 2, 2026, and July 16, 2026, Regular Meetings.
Lisa Purvis, MMC – Town Clerk
- Motion made by Councilman Michaels, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-10 Town Council approval of CPH Consulting, LLC, Payable through July 10, 2026, Project Name: 8" Parallel Water Main Extension to FAA Facility in the amount of \$2,400.00.
CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$199,680.
- Motion made by Council President Sims, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-11 Town Council approval of CPH, Payable through July 10, 2026, Project Name: FY 24/25 Resilient Florida Planning Grant, in the amount of \$110,000.00.
FDEP COMPREHENSIVE VULNERABILITY ASSESSMENT GRANT FUNDED PROJECT IN THE AMOUNT OF \$180,000; LUMP SUM CONTRACT \$180,000.
- Motion made by Councilman Wollitz, Seconded by Council President Sims.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-12 Town Council approval of Lylam, LLC dba Facility's Constructors, Payable through July 14, 2026, Project Name: Construct Box Hangar Building at the Hilliard Airpark in the amount of \$90,967.54.
FDOT PTGA 100% GRANT FUNDED PROJECT \$391,000; LYLAM, LLC DBA FACILITY'S CONSTRUCTORS LUMP SUM CONTRACT \$269,989.60
- Motion made by Council President Sims, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-13 Town Council approval of Partridge Well Drilling, Inc., Payable through July 17, 2026, Project Name: Well No. 2 Rehabilitation in the amount of \$8,400.00.
CAPITAL FUNDED PROJECT BUDGETED \$50,000
- Motion made by Council President Sims, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-14 Town Council approval of PQH Group, Payable through July 17, 2026, Project Name: Hurricane Shelter / Community Center Project in the amount of \$3,200.00.
FDEM 100% GRANT FUNDED PROJECT \$5,890,200; PQH GROUP LUMP SUM 572,000
- Motion made by Councilman Michaels, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-15 Town Council approval of Site Savvy, Inc., Payable through July 8, 2026, Project Name: Gravity Sewer Replacement/Lining MH 33 Michigan & West Fifth in the amount of \$3,620.46. Total approved Gravity Sewer Replacement/Lining \$12,200.92.
CAPITAL FUNDED PROJECT BUDGETED \$50,000
- Motion made by Council President Sims, Seconded by Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-16 Town Council approval of Site Savvy, Inc., Payable through July 29, 2026, Project Name: Gravity Sewer Replacement/Lining MH 92 New Front St. & Illinois in the amount of \$4,960.00. Total approved Gravity Sewer Replacement/Lining \$12,200.92.
CAPITAL FUNDED PROJECT BUDGETED \$50,000
- Motion made by Councilman Wollitz, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-17 Town Council approval of TB Landmark Construction, Payable through May 15, 2026, Project Name: MH 167 and MH 170 Repairs, Pay Request No. 3 in the amount of \$50,530.50.
CAPITAL FUNDED PROJECT BUDGETED \$300,000; TB LANDMARK CONSTRUCTION LUMP SUM CONTRACT \$323,267.52
- Motion made by Council President Sims, Seconded by Councilman Michaels.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDITIONAL COMMENTS

PUBLIC

No comments.

MAYOR & TOWN COUNCIL

Councilman Hunter advised that the Hilliard Airpark is planning a Fly-In/Camp-In event on August 29 and 30, 2026. He also advised that a cleanup is scheduled for Saturday, August 22, 2026, and encouraged anyone who is available to participate.

Council President Sims reported that McDonald's had a successful opening.

Mayor Beasley advised that City Government Week will be observed October 19 through October 26, 2026. He also commented that the HMSHS football field looks good and noted that the first home football game is scheduled for August 28, 2026. An alumni dinner is scheduled for August 15, 2026 and if anyone is interest they should contact Gabe Whittenburg.

ADMINISTRATIVE STAFF

PRESENT:

Town Clerk Lisa Purvis

Public Works Director Cory Hobbs

Land Use Administrator Lee Anne Wollitz

ABSENT:

Parks & Recreation Director Gabe Whittenburg

Mayor Beasley, on behalf of Parks and Recreation Director Gabe Whittenburg,

advised that tackle football season is beginning soon.

Land Use Administrator Lee Anne Wollitz advised that she began the Leadership Nassau program today and thanked the Town Council for sponsoring her participation in the program. She also advised that the Nassau County Chamber of Commerce has scheduled a ribbon-cutting ceremony with McDonald's on August 25, 2026, at 11:00 a.m..

Town Clerk Lisa Purvis advised that the Hurricane Shelter/Community Center project has been re-advertised and that the advertisement went out today. The project includes a budget with numerous alternate items that may be considered in order to bring the project closer to the State grant amount. The bid opening will be conducted publicly on September 9, 2026, at 2:00 p.m. at Town Hall.

Ms. Purvis also reported that she and Land Use Administrator Lee Anne Wollitz attended the Nassau County Chamber of Commerce luncheon, where Representative Dean Black and Senator Clay Yarbrough spoke. Ms. Purvis stated that she was able to thank them for the allocation of funding for the sewer rehabilitation project. She also advised that they discussed the property tax referendum and that she was assured that funding consideration would be given to rural areas. Small municipalities would also be given consideration for potential loss of revenue.

TOWN ATTORNEY

Christian Waugh discussed the property tax referendum and expressed his confidence that there will be options available to offset potential lost revenue. He advised that the

Town could consider creating special districts or implementing special assessments as possible alternatives. Mr. Waugh stated that there is no need for concern at this time. The Town had an insurance policy on Hilliard Volunteer Fire Department Member Mr. Kevin Crews, and it was originally denied. Attorney Waugh's office appealed and was successful.

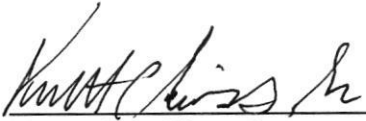
ADJOURNMENT

Motion to adjourn at 7:40 p.m.

Motion made by Council President Sims, Seconded by Councilman Wollitz.

Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

Approved this 21st day of August, 2024 by the Hilliard Town Council, Hilliard, Florida.



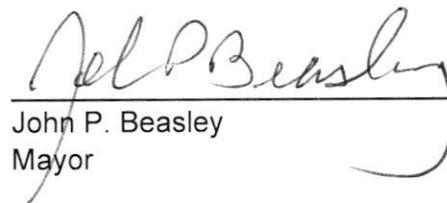
Kenneth A. Sims, Sr.
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



John P. Beasley
Mayor