

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, NOVEMBER 20, 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 2025-08 – Regulating Water & Sewer Usage Rates; and providing for an effective date.

Mayor Beasley

Open Public Hearing

Dyana Stewart with Florida Rural Water Association presents the Water & Sewer Rate Study review and provides the background regarding why the rates are

required to increase significantly for the Town to afford to maintain the system and qualify to for loan and grant funds to rehabilitate the sewer system.

Call for Public Comments

Kim Leinbach, 37001 Cypress Lane, Hilliard, FL, Mayor Beasley reads a letter in opposition of the rate increase that was submitted by Mr. Leinbach in his absence.

Heather Gates, 27306 West Fifth Avenue, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

John Russell, 37150 Walker Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Close Public Hearing on Ordinance No. 2025-08

Motion to close Public Hearing at 7:23 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

TOWN COUNCIL ACTION

Town Council to consider adopting Ordinance No. 2025-08, on Second & Final Reading.

Cody Cooper, 37105 West Third Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rates increase.

Ray Schmoldt, 37138 Lee Street, Hilliard, FL, states he would like to pass on his speaking time.

Kimberly Odden, 274122 Murrhee Road, Hilliard, FL, speaks on behalf of Eastwood Oaks Apartments not in favor of the Water & Sewer Rates increase.

Roger West, Protected Address, speaks not in favor of the Water & Sewer Rates increase.

Jeanne Scott, 39226 Prospect Landing, Hilliard, FL, speaks on behalf of her commercial property not in favor of the Water & Sewer Rates increase.

John Russell, 37150 Walker Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Heather Gates, 27306 West Fifth Avenue, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Brittney Cooper, 3715 West Third Street, Hilliard, FL, speaks not in favor of the Water & Sewer Rate increase.

Greg Franklin, 4919 River Bluff Drive, Hilliard, FL, speaks on behalf of his commercial property and states that once the rate increase was explained in dollars verses percentages that the increase was not as much as it seemed it would be and it is understood that the Town's sewer needs to be rehabilitated.

Harold "Skip" Frey, Jr., 37328 West Seventh Avenue, Hilliard, FL, although he does not like the increase he understands it and states how much everything is increasing.

Motion to adopt Ordinance No. 2025-08, on Second and Final Reading.

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

REGULAR MEETING

ITEM-2 Additions/Deletions to Agenda

No additions to or deletions from the agenda.

ITEM-3 Town Council to appoint Michael Hallman as a Planning & Zoning Board Member for the remaining 3-year term vacated by Josetta Lawson ending December 2025 and the serve a new term from January 2026 through December 2028. **Lee Anne Wollitz – Land Use Administrator**

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

ITEM-4 Town Council to appoint Dalton Hood as a Planning & Zoning Board Member for the remaining 3-year term vacated by Wendy Prather ending December 2026. **Lee Anne Wollitz – Land Use Administrator**

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

ITEM-5 Town Council to consider Ordinance No. 2025-17, an ordinance of the Town of Hilliard, Nassau County, Florida, Amending Chapter 14 of the Town Code to create an article, addressing Unsafe Structures and/or Conditions; Providing for Conflict, Severability, Administrative Correction of Scriveners Error, Publication and Effective Date. Adopting on First Reading and Set Public Hearing & Final Reading for December 18, 2025. **Lisa Purvis, MMC – Town Clerk**

Land Use Administrator, Lee Anne Wollitz, speaks regarding this item and why the amendment to the building section of the Town Code needs to be changed to allow Code Enforcement to cite unsafe structures.

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-6 Town Council approval of Position Process for Lee Anne Wollitz transition from Introductory/Probationary status to Regular Full-Time. **Cory Hobbs – Public Works Director**

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

- ITEM-7 Town Council approval of Position Process for Colt Gandy's transition from Introductory/Probationary status to Regular Full-Time.
Cory Hobbs – Public Works Director
- Motion made by Councilman Wollitz, Seconded by Council Pro Tem Pickett.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels
- ITEM-8 Town Council approval of the Minutes for the November 6, 2025, Public Hearing & Regular Meeting.
Lisa Purvis, MMC – Town Clerk
- 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
- ITEM-9 Town Council approval of Nassau County Council on Aging Donation for Fiscal Year 2025-2026, to assist seniors with their Water & Sewer Bills in the amount of \$10,000.00.
BUDGETED DONATION FROM THE WATER & SEWER FUND PENTALITIES COLLECTED
- 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-10 Town Council approval of Peters & Yaffee Engineering, Payable through October 31, 2025, Project Name: Design West Sixth Street in the amount of \$5,642.30.
DAYSPINGS COMMONS DEVELOPER FUNDED PROJECT LUMP SUM CONTRACT \$101,672.26
- Motion made by Council Pro Tem Pickett, Seconded by Councilman Hunter.
Voting Yea: Council President Sims, Council Pro Tem Pickett, Councilman Wollitz, Councilman Hunter, Councilman Michaels

ADDITIONAL COMMENTS

PUBLIC

Harold Frey, Jr. 34328 West Sevent Street, Hilliard, FL states that he would like to thank the Council for increasing the rates to take care of securing the funding needed to start the process of rehabilitating the Town's Sanitary Sewer System.

Shane Barber, 37154 South Pine Street, Hilliard, FL states that he apologizes for not speaking earlier regarding the other side of what happens when a community does not increase their rates to cover the cost of maintaining their systems. He further states that he is employed by JEA, and he has seen firsthand what happens. The Florida Department of Environmental Protection steps in and will force you to increase rates and take care of failing infrastructure and that would be at a much higher rate than what has been approved tonight.

MAYOR & TOWN COUNCIL

Councilman Wollitz, thanks the Hilliard Action Committee for putting on a great Veterans Day Ceremony and for Congressman Aaron Bean for coming and speaking and staying for the entire event.

Councilman Michaels, states that the Parks & Recreation Department is doing great.

Council President Sims, states that as unfavorable to the citizens as it was to raise the Water & Sewer Rates so significantly it was the right thing to do for Hilliard to be able to maintain the systems.

Mayor Beasley, states that the Veterans Ceremony was very nice and thanks Congressman Aaron Bean for coming and speaking. Wishes everyone a Happy Thanksgiving and reminds every one of the Hilliard Harvest Festival that will be on the Saturday following Thanksgiving from 12:00 p.m. to 5:00 p.m. with the tree lighting at dark.

ADMINISTRATIVE STAFF

PRESENT:

Town Clerk Lisa Purvis

Public Works Director Cory Hobbs

Land Use Administrator Lee Anne Wollitz

ABSENT:

Parks & Recreation Director Gabe Whittenburg

Public Works Director Cory Hobbs, updates the Council that the fire hydrant at Pine Street and Henry Smith Road has been repaired. States that there are still Christmas trees available for sponsorship if anyone is interested. Assistant Director, Charles Chavarria advises that the water break at New Front Street between Illinois Street and Florida Avenue is currently waiting on locates to clear and as soon as they are the repair will be made.

Town Clerk Lisa Purvis, states that the Florida Statue requires that the Water & Sewer Rates percentage increase be disclosed in a notice that goes out with the bills. She later wished that she would have stated the dollar amount of the increase on an average bill so that the public could have seen that the increase was not what they may have thought it to be. She further states that the increase was also so that the Town could qualify for a loan to rehabilitate the failing sanitary sewer system infrastructure that was tied to grant funds.

Land Use Administrator Lee Anne Wollitz, updates the Council regarding the development within the Town. States that the O'Rielly's broke ground this week and the McDonald's is currently waiting on Nassau County for their driveway permit to be approved off CR 108.

TOWN ATTORNEY

No Comment.

ADJOURNMENT

Motion to adjourn at 8:12 p.m.

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

Approved this 4th day of December, 2025 by the Hilliard Town Council,
Hilliard, Florida.



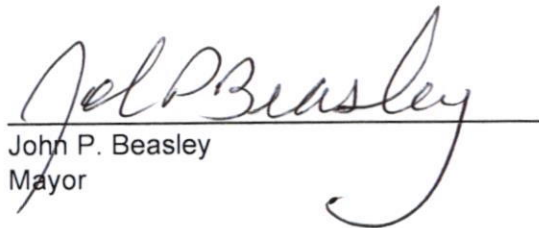
Kenneth A. Sims, Sr.
Council President

ATTEST:



Lisa Purvis
Town Clerk

APPROVED:



John P. Beasley
Mayor