

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, APRIL 17, 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
Councilman Jared Wollitz
Councilman Dallis Hunter
Councilman Joe Michaels

ABSENT

Council Pro Tem Lee Pickett

PUBLIC HEARING

ITEM-1 Ordinance No 2025-02 – Rezoning the property consisting of approximately 9.87 acres, more or less, located on the east side of Pine Street north of Henry Smith Road, more particularly describes in Attachment "A", Legal Description specifically described in Attachment "B" Written Description; and Attachment "C" Site Plan; Hilliard Florida, Nassau County Parcel ID No. 16-3N-24-0000-0021-0030; from Agricultural A-1 to PUD, Planned Unit Development; providing for severability, repealer, and setting an effective date.

Lee Anne Wollitz – Land Use Administrator

Mayor Beasley reads the title of Ordinance No. 2025-02.

Courtney Gaver, Attorney with Rogers Towers, reviews and discusses the changes made since the previous meeting.

Ben Buchanan, of Intact Construction Inc. and resident of 37242 Lee Street, speaks about proposed solutions for water and fire protection.

Open Public Hearing

Call for Public Comments

Deborah Mayo, 36151 Pine Street, Hilliard, expresses concern about potential noise from the pump station and its proximity to her home. She mentions that the well on the property has been non-functional for over five years and claims that the pond in the back connects to the wetlands due to water being drawn out by the previous owner. She also asserts that the property lines are inaccurate because spikes placed by the county were removed by the previous owner.

Close Public Hearing on Ordinance No. 2025-02

Following public comments, Motion to close Public Hearing at 7:11 p.m.

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

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

Voting Abstaining: Councilman Hunter

TOWN COUNCIL ACTION

Town Council adoption of Ordinance No. 2025-02, on Second & Final Reading.

Courtney Gaver affirms that the wetlands will be preserved in perpetuity and confirms plans to drill a new well and that all State permitting will be followed. Council President Sims asks Mr. Buchanan whether fire suppression will rely solely on the well if it proves functional.

Ben Buchanan responds, stating that the well is currently their primary focus and they are actively pursuing that option.

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

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

ITEM-2

Ordinance No 2025-03 – Establishing a tree mitigation fund for the Town of Hilliard, providing for fees collected from tree removal and associated activities, and providing for the use of such funds to promote tree conservation, preservation, and replacement

Lee Anne Wollitz – Land Use Administrator

Mayor Beasley reads the title of Ordinance No. 2025-03.

Open Public Hearing

Call for Public Comments

Close Public Hearing on Ordinance No. 2025-03

Following no public comments, Motion to close the Public Hearing at 7:15 p.m.

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

TOWN COUNCIL ACTION

Town Council adoption of Ordinance No. 2025-03, on Second & Final Reading.

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

ITEM-3 Ordinance No 2025-05 – Approving the confirmation of reservation of plant capacity and cost recovery agreement between the Town of Hilliard and Greenbrier Nassau, LLC.

Lee Anne Wollitz – Land Use Administrator

Mayor Beasley reads the title of Ordinance No. 2025-05.

Open Public Hearing
Call for Public Comments
Close Public Hearing on Ordinance No. 2025-05

Following no public comments, Motion to close the Public Hearing at 7:17 p.m.

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

TOWN COUNCIL ACTION

Town Council adoption of Ordinance No. 2025-05, on Second & Final Reading.

Land Use Administrator Lee Anne Wollitz states that Henry Vorpe is present to address any questions the Town Council may have and clarifies that the request pertains to any additional capacity for connection.

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

PRESENTATIONS

ITEM-4 Town Council to hear input and update from the Nassau County Health Department regarding the Community Health Assessment and the Health Department.
Kenice Taylor – Community Health Division Director Nassau County Florida Department of Health

Kenice Taylor, Community Health Division Director, and Kyle Lind, General Services Operations Director, speak about the community health survey, which is designed to assess the current health status and needs of the county. The survey aims to identify existing resources and address any gaps in services. They encourage all residents and workers within Nassau County to participate to ensure that necessary services can be effectively provided.

REGULAR MEETING

ITEM-5 Additions/Deletions to Agenda

No additions to or deletions from the agenda.

ITEM-6 Town Council approval of Well Exception Application No. 20250324.1, allowing for a well to be placed within the Town Boundaries to serve a new dwelling unit at 0 Kings Ferry Road, Parcel ID No. 04-3N-24-0000-0004-0180.

Cory Hobbs – Interim Public Works Director

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

ITEM-7 Town Council approval of Septic Exception Application 20250324.2, allowing for a septic tank to be placed within the Town Boundaries to serve a new dwelling unit at 0 Kings Ferry Road. Parcel ID No. 04-3N-24-0000-0004-0180.

Cory Hobbs – Interim Public Works Director

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

ITEM-8 Town Council approval to adopt Resolution No. 2025-06, Electing to not exempt property under Section 196.1978(3)(D)1.A., Florida Statutes, commonly known as the "Live Local Act Property Tax Exemption"; and providing for an effective date.

Lee Anne Wollitz – Land Use Administrator

Mayor Beasley reads the title of Resolution No. 2025-06.

Land Use Administrator Lee Anne Wollitz provides an explanation of the item. Town Attorney Christian Waugh explains that the Resolution can only take effect at specific times.

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

ITEM-9 Town Council to consider Ordinance No. 2025-06, an Ordinance approving Resolution No. 2024-21 concerning Project No. 45030, Loan Agreement, pledged revenues, and designation of an authorized representative. Adopting on

First Reading and setting the Public Hearing & Final Reading for May 15, 2025.
Lisa Purvis, MMC – Town Clerk

Mayor Beasley reads the title of Ordinance No. 2025-06.

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

- ITEM-10 Town Council approval of the Interim Public Works Director's recommendation to fill the vacant Public Works Technician position.
Cory Hobbs – Interim Public Works Director

Motion to approve with a one-step pay increase after 90 days.

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

- ITEM-11 Town Council to review and accept the Land Use Administrator's Quarterly Report for January 1, 2025, through March 31, 2025.
Lee Anne Wollitz – Land Use Administrator

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

- ITEM-12 Town Council to review and accept the Building Official's Quarterly Report for January 1, 2025, through March 31, 2025.
Bryan Higginbotham – Building Official

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

- ITEM-13 Town Council to review and accept the Code Enforcement Officer's Quarterly Report for January 1, 2025, through March 31, 2025.
Delvin Miley, Jr. – Code Enforcement Officer

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

- ITEM-14 Town Council to review and discuss the Public Records Request submitted by Timothy Fisk on March 14, 2025, and March 25, 2025.
Lisa Purvis, MMC – Town Clerk

Heather Gates, of 27306 West Fifth Avenue, Hilliard, requests that the item be tabled until Mr. Fisk—who was unable to attend due to a medical emergency—can be present. She also expresses concern regarding the emails that he received, stating they were rude.

Motion to place the item on the next agenda to set an agenda date that Mr. Fisk can attend.

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

- ITEM-15 Town Council approval of the Minutes for the March 27, 2025, Workshop, and the April 3, 2025, Regular Meeting.

Lisa Purvis, MMC – Town Clerk

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

- ITEM-16 Town Council approval of AECOM Technical Services, Inc., Payable through April 4, 2025, Project Name: Environmental Assessment for the North and South Property Acquisitions at the Hilliard Airpark in the amount of \$4,400.00.
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 Councilman Wollitz.
Voting Yea: Council President Sims, Councilman Wollitz, Councilman Hunter, Councilman Michaels

- ITEM-17 Town Council approval of PQH Group, Payable through April 4, 2025, Project Name: Hurricane Shelter / Community Center Project in the amount of \$15,000.00.
FDEM 100% GRANT FUNDED PROJECT LUMP SUM CONTRACT \$572,000

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

- ITEM-18 Town Council approval of W.W. Gay Fire Protection, Inc., Payable through March 31, 2025, Project Name: Fire Hydrant Flow Tests in the amount of \$11,616.00.
CAPITAL FUNDED PROJECT LUMP SUM CONTRACT \$10,000

Councilman Hunter inquiries about the results of the flow tests.
Interim Public Works Director Cory Hobbs responds that Administrative Assistant Dawn Carroll has been handling the matter and will provide the results once they are received.

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

ADDITIONAL COMMENTS

PUBLIC

No public comments.

MAYOR & TOWN COUNCIL

Councilman Wollitz, shares that he visited the Vietnam Veteran's Memorial Wall at the Fairgrounds, noting the impressive amount of work that went into the project. He expresses his excitement that the Town, along with other organizations, were able to help bring this meaningful tribute to Nassau County.

Councilman Michaels, reports a near-accident involving a child driving a golf cart, emphasizing the seriousness of the situation.

Mayor Beasley, responds by stating he will contact the Nassau County Sheriff's Office and alert them to the incident so that they may patrol the area frequently.

Councilman Hunter, also praises the Vietnam Veteran's Memorial Wall, calling it a powerful tribute.

Mayor Beasley, agrees, describing the Memorial Wall as an amazing and moving sight.

ADMINISTRATIVE STAFF

PRESENT:

Town Clerk Lisa Purvis

Interim Public Works Director Cory Hobbs

ABSENT:

Parks & Recreation Director Gabe Whittenburg (Soccer)

Interim Public Works Director Cory Hobbs, commends Public Information Officer & Event Coordinator Alicia Head for the excellent work she is doing. He adds that the Public Works Department is providing full support to her efforts and expresses his belief that this initiative will be highly beneficial to the community.

TOWN ATTORNEY

No comment.

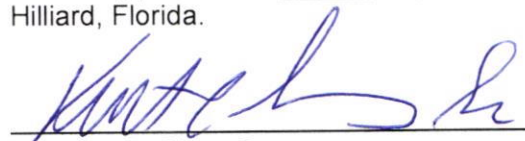
ADJOURNMENT

Motion to adjourn at 7:37 p.m.

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

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

Approved this 18th day of May, 2025 by the Hilliard Town Council,
Hilliard, Florida.



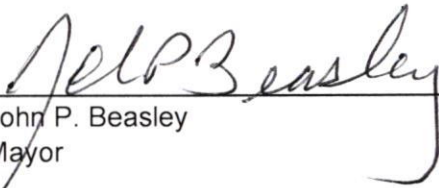
Kenneth A. Sims, Sr.
Council President

ATTEST:

A handwritten signature in black ink, appearing to read 'Lisa Purvis', written over a horizontal line.

Lisa Purvis
Town Clerk

APPROVED:

A handwritten signature in black ink, appearing to read 'John P. Beasley', written over a horizontal line.

John P. Beasley
Mayor