



City of Oak Hill, Florida
City Commission Meeting Minutes
Date: November 10th, 2025
Time: 6:00 PM
Location: 234 S. U.S. Hwy 1, Oak Hill, FL 32759

City Council Meeting

A. Opening

Mayor Ricky Taylor called the City of Oak Hill Commission meeting to order on Monday, November 10, 2025, at 6:00 PM. The meeting began with a moment of silence followed by the Pledge of Allegiance.

B. Agenda Modifications

Mayor Taylor asked if there were any modifications to the agenda. None were proposed.

C. PRESENTATIONS / ANNOUNCEMENTS

Veterans Day Proclamation in Honor of Mr. Dan Alderman

Mayor Taylor presented a Veterans Day proclamation honoring Mr. Dan Alderman, a distinguished Korean War veteran. The proclamation acknowledged his courage, dedication, and selfless service to the country. Mayor Taylor proclaimed November 11, 2025, as Veterans Day in the city of Oak Hill, encouraging all citizens to honor, remember, and thank all veterans, with special recognition to Mr. Dan Alderman.

D. CITIZEN PARTICIPATION / PUBLIC INPUT (NON-AGENDA ITEMS)

David Lee (130 North Putnam)

Mr. Lee expressed frustration that the city relies too heavily on the county, which he believes neglects Oak Hill's needs. He urged commissioners to take action independently and stand up for the city. Mr. Lee discussed drainage issues, stating that the county blocks drainage

without having proper easements for ditches dug in the 1960s. He emphasized that residents need to protect their homes from flooding and urged commissioners to support citizens rather than deferring to the county.

Amanda Berry (246 Cypress Ave) and Rosemarie Hartman (250 Cypress Ave)

Ms. Hartman described an ongoing easement dispute with their neighbor at 242 Cypress Avenue. She explained that in August, a fence permit was issued for the neighboring property, but the fence encroached on a 20-foot easement (10 feet from each property). Despite a stop work order, construction continued. Ms. Hartman stated that a survey would resolve the dispute but has not been completed. The fence restricts access to their properties and creates a public safety concern as it doesn't allow the minimum 12-foot width required for emergency vehicles per Florida Fire Code.

Ms. Berry confirmed the same issue affects her property at 246 Cypress Ave. As a trauma nurse, she expressed concern about emergency vehicle access.

Mayor Taylor acknowledged he had seen the fence and noted that City Manager Barkley indicated the matter had been referred to the city attorney for legal review. Mr. Barkley stated the city attorney would review the easement, encroachments, setbacks, and applicable codes before making recommendations.

Connor Gursky (242 Cypress Avenue)

Mr. Gursky, the neighbor in the above dispute, stated he had placed his fence according to agreements with the city's building department and his title company. He claimed the 7-foot front to 10-foot back fence placement was approved by Dennis (city staff). He noted his neighbors installed a cattle gate after he installed his fence posts, which restricts access. Mr. Gursky also reported filing a police report against Harold Hartman (Ms. Hartman's husband) for an altercation on November 8th.

E. CONSENT AGENDA

1. Meeting Minutes

A. October 23, 2025, Neighborhood Meeting – OakBridge Colony

B. October 27, 2025, Commission Meeting

Motion to approve the consent agenda made by Commissioner Werning, seconded by Commissioner Drollinger.

Roll call vote: Commissioner Hyatt - Yes, Vice Mayor Catigano - Yes, Commissioner Drollinger - Yes, Mayor Taylor - Yes, Commissioner Werning - Yes.

Motion passed unanimously.

F. CITY ADMINISTRATOR

City Manager John Barkley reported on several ongoing matters:

1. Traffic Control Options

Mr. Barkley explained that the city is evolving from considering traditional speed bumps to exploring digital signage with speed indicators, which could potentially connect to the Volusia Sheriff's Office for automated enforcement. He noted these digital options might be more cost-effective at approximately \$4,000-5,000 per sign compared to traditional speed humps with associated signage.

Vice Mayor Catigano inquired if data collected from these digital systems could be submitted to the state as part of a traffic study to potentially lower speed limits to 15 mph near parks. Mr. Barkley confirmed the city can reduce limits to 20 mph after review but would need to determine if their data collection would qualify for further reductions.

2. Halifax Road/Rt. 1 Property Purchase

Mr. Barkley reported the city made an offer for all three parcels on the Halifax Road/Route 1 property. While awaiting a response, he noted the purchase aligns with both drainage/flooding concerns and creating additional outdoor recreational space for residents, fitting within ARPA funding guidelines.

3. Halifax Avenue Septic to Sewer Project

The project design is progressing, and Mr. Barkley noted they can address drainage issues at Halifax and North Gaines Street with the same grant funds.

4. Canal Avenue Storm water Improvements Project

The city is working with the state and Volusia County to repair and replace culverts along Canal Avenue. Mr. Barkley mentioned the county had recently begun digging work on Canal Avenue, and the city plans to request additional funding from the state legislature for future construction phases.

5. Christmas Parade

The Christmas parade is scheduled for December 13th at 2:00 PM. City Hall will provide information on staging and routes, and residents are encouraged to participate with floats.

Additional Updates

Deputy City Clerk Megan Jones announced the city received a refund of \$139,600.23 from the Volusia Sheriff's Office. She explained the sheriff's office conducted a reconciliation and charged the city only for services actually rendered. The city's adjusted cost for sheriff services in 2025 was \$508,491.77.

G. OLD BUSINESS

1. Contract Proposal - Waste Pro Trash and Recycling Collection

Mayor Taylor proposed asking Waste Pro for more time to review the contract and suggested hearing from citizens.

Several business owners spoke regarding concerns about commercial waste collection rates:

Kelly Bonds (295 Indian Creek Road) described how her business experienced a 25% rate increase in December 2022. She stated she could save approximately \$1,600 annually with another provider but was forced to use Waste Pro due to the exclusivity clause. She noted that Waste Pro had previously overcharged Oak Hill businesses by \$23,000 according to an audit.

Neil Bonds (295 Indian Creek Road) expressed frustration about the lack of transparency and competitive bidding. He argued the city was being strong-armed by Waste Pro and that the exclusive contract forces businesses to pay higher rates to subsidize residential service.

Bull Lathrom described his experiences from 45 years owning a trucking company, stressing the importance of getting multiple bids. He mentioned he had recently purchased dumpsters for his construction company and stated he would place his own dumpster rather than pay what he considered excessive rates.

Karen McNamara (253 River Road, Goodrich Seafood) stated she paid \$47,000 for trash service during the contract term. She detailed service issues including damaged enclosures and missed pickups that disrupted her business.

David Lee (130 N Putnam) the city can't properly operate without knowing its budget and criticizes the uncertainty around Waste Pro's pricing, noting that businesses and residents can't plan when costs fluctuate so much. They argue that Waste Pro and the County are looking out for their own bottom lines, not the City's best interest. The speaker urges the Commission to take decisive action "take the bull by the horns" and prioritize residents over large companies. They emphasize that citizens elected the commissioners to represent "us, the people," and that if residents don't see results, they will become unhappy, which in turn leads to unhappy commissioners.

Bull Lathrom The speaker says it would be best for the city to seek additional bids for waste services. If that's not possible, they ask that businesses not be forced into the Waste Pro contract and be allowed to choose their own providers. They believe the city might save money by exploring other companies, especially smaller ones that may charge less. They emphasize they've done some research themselves and simply want the city to consider all options for the community's benefit.

Mr. Sheldon (457 445 River Rd Jackson Hole) The speaker is asking the city to allow businesses to get their own bids for waste service so they have flexibility and can benefit from competition. That's the main point they wanted to confirm.

Neil Bonds (295 Indian Creek Road) asks how many trash cans he is allowed to have at his fish camp. He explains that other camps have multiple cans, and if he knew the limit, he could switch from a dumpster to multiple cans and haul them himself, which might solve his cost concerns. He argues the City is in a difficult position because they waited too long to

seek competitive bids and are now being pressured by Waste Pro during contract renewal. He wants an official answer on what is allowed.

Terry Mason (659 Angelia Dr) The speaker is asking for clarification on how the city publicly advertises bids. They note that when they search online for “City of Oak Hill trash bid,” nothing comes up, and they want to confirm whether the city uses the West Volusia Beacon as its official publication for bid notices.

Jeff Bracy (196 Brooks Circle) highlights that the current waste contract is ending soon, putting the City on “borrowed time.” He notes that the *West Volusia Beacon* is still used for advertising because it was the cheapest option years ago, but it may not reach interested garbage companies. He recommends the city staff personally contact all potential waste providers, FCC, Republic, Waste Management, and others, to ensure competitive bids. Jeff warns that if commercial accounts are dropped or recyclables mishandled, costs could rise. He emphasizes urgency, suggesting immediate action and possibly a special meeting to avoid service disruptions when the contract expires.

Waste Pro representatives Susie (Division Manager) and Steve Cameron presented their positions:

- They confirmed a reduction of \$5.50 per home per month if recycling were removed from the contract
- They stated they would not continue the contract if commercial exclusivity was removed due to the significant investment required for service vehicles
- They noted that the proposed 23% increase for residential service and approximately 37% for commercial service reflected post-COVID market realities affecting all waste companies
- They defended their pricing as consistent with other similarly sized communities and emphasized their reliability during hurricanes and emergencies

After extensive discussion, Commissioner Drollinger moved to reject the bid and seek additional waste service providers.

Motion to reject the Waste Pro bid made by Commissioner Drollinger, seconded by Vice Mayor Catigano.

Roll call vote: Commissioner Hyatt - Yes, Commissioner Drollinger- Yes, Commissioner Werning - Yes (noting "reluctantly"), Mayor Taylor - Yes.

Motion passed unanimously.

The Commission directed staff to advertise a new RFP with options both with and without commercial service exclusivity, and to send certified mail notifications to other waste companies in the region. Mr. Barkley was instructed to confirm with the city attorney the required timeframe for bid submissions.

H. NEW BUSINESS

1. Comprehensive Plan Update

City Manager Barkley presented an executive summary of the comprehensive plan and asked the Commission for directions on conducting a review. Discussion centered on whether to review the entire document or focus on specific elements like future land use.

Mayor Taylor suggested forming a committee of citizens to review the plan, while Vice Mayor Catigano recommended holding workshops with the full Commission. Commissioner Werning advocated for joint work between citizens and the Planning, Land Development and Review Committee (PLDRC), noting the plan is five years old with major elements needing revision.

Dru Ann Welch, a resident, presented detailed analysis of Chapter 7 regarding recreation and open space requirements. She pointed out that the current plan includes 76 acres of National Seashore parkland in its calculations, which she argued should be removed since it's federally owned and maintained. Without those acres, developers would be required to provide more recreational space in new developments.

Mike Arman (Magda Lane) expresses willingness to work on reviewing the City's codes. He asks if municipal code will also be addressed, and it's clarified that it's a separate issue from land development. He notes inconsistencies in definitions, for example, the definition of a tree differs between sections of the municipal code and Volusia County. He acknowledges this will be a lot of work but considers it worthwhile and necessary to resolve conflicts.

Jeff Bracy (196 W Brooks Circle) The speaker discusses the City's tree ordinance, noting it currently supersedes Volusia County's ordinance and was originally made stricter by a previous mayor. They argue the ordinance is overly restrictive and needs to be revised. They emphasize urgency, saying a meeting should be held before January rather than waiting, so the City can take control of the community's regulations. The speaker also stresses coordinating with the PLDRC board, legal staff, and staying prepared in case state-level changes affect the law. The goal is to review and potentially revise the ordinance promptly rather than delay.

Commissioner Werning agreed that the Canaveral National Seashore property should not be included in the city's open space calculations, noting it was once city-owned but is now under federal control.

Joey Posey (420 South Nova, Daytona Beach) offered his expertise from working on comprehensive plan revisions for other municipalities, suggesting the Commission take a "bite-sized" approach to make meaningful progress.

The Commission scheduled a workshop for Monday, December 1st at 5:00 PM to begin the comprehensive plan review process.

2. Re-establishment of Parks and Recreation Advisory Board

City Manager Barkley noted the Parks and Recreation Advisory Board last met on July 27, 2022. He outlined potential benefits of reestablishing the board, including citizen input on parks and recreation needs, staffing discussions, and pursuing grant opportunities.

The Commission expressed support for reactivating the board

Roger Page (440 North US 1) offering to volunteer, emphasizing the importance of focusing on activities for children in the city.

Staff was directed to advertise for board applications, with the newly formed board to determine its meeting schedule.

I. CITY ATTORNEY

No items were presented.

J. BOARDS AND COMMITTEES

No items were presented.

K. COMMENTS AND CONCERNS FROM THE COMMISSIONERS

Commissioner Hyatt wished everyone a Happy Thanksgiving.

Vice Mayor Catigano raised concerns about an ongoing legal case regarding an RPUD development on Gaines Street. He suggested the city should support citizens' motion to intervene in the lawsuit. Other commissioners recommended consulting with the city attorney before proceeding.

Commissioner Drollinger also wished veterans a Happy Veterans Day.

Mayor Taylor requested that the City Manager contact the Transportation Planning Organization (TPO) to have representatives attend a future meeting to explain their services to residents and commissioners.

Commissioner Werning announced a Veterans Day service scheduled for November 11th at 11:00 AM at the Powell property (Halifax and US 1), inviting all residents to attend.

L. ADJOURNMENT

Motion to adjourn made by Commissioner Werning, seconded by Commissioner Hyatt.

Note: In accordance with Resolution 2006-17, a three-minute time limit per speaker is enforced. If any individual decides to appeal a decision made during this meeting, a verbatim record of the proceedings will be required as per Florida Statute 166.041(3)(A).

Attest:

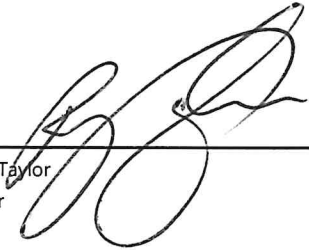
X

City Manager
John Barkley

A handwritten signature in cursive script, appearing to read "John C. Barkley", written over a horizontal line.

X

Ricky Taylor
Mayor

A handwritten signature in cursive script, appearing to read "Ricky Taylor", written over a horizontal line.