



City of Oak Hill, Florida
City Commission Meeting Minutes

Date: December 8th, 2025

Time: 6:00 PM

Location: 234 S. U.S. Hwy 1, Oak Hill, FL 32759

City Council Meeting

Opening

The City Council meeting for Oak Hill, Florida was held on Monday December 8th, 2025, at 6:00 PM. Mayor Taylor called the meeting to order and asked those present to stand for a moment of silence and the Pledge of Allegiance.

The City Manager conducted roll call, confirming that all commissioners were present: Commissioner Drollinger, Commissioner Werning, Commissioner Hyatt, Vice Mayor Catigano, and Mayor Taylor.

Agenda Modifications

Mayor Taylor proposed adding the Volusia Sheriff's Department to provide a report during the presentations section. The commission reached consensus to approve this modification.

Presentations / Announcements

Volusia Sheriff's Office Lt. Bryan provided a brief update, noting that Captain Shivers was unable to attend due to a leadership training seminar. Lt. Bryan explained that due to a system changeover, statistics were not currently being broken down by city. However, the crime clearance rate stood at 100 percent for crimes against society and approximately 66 percent for part A crimes, which exceeds the national standard. The representative mentioned the department would be assisting with the upcoming parade.

Mayor Taylor presented a proclamation honoring the Oak Hill Sports Club 12U Astros baseball team for their historic victory over the New Smyrna Beach team for the first time in over 30 years, and for their subsequent tie in a second matchup. The proclamation recognized the team's dedication, teamwork, and sportsmanship.

Citizen Participation / Public Input (Non-Agenda Items)

Lisa Bender (576 North US Highway 1) expressed interest in joining the comprehensive plan committee, stating she hoped to prevent others from experiencing the difficulties she faced with her property. She described ongoing problems with wetlands encroaching on her property due to development activities, noting that she must bring in clean fill at considerable expense to protect her land. She also suggested that planning board members should not be part of the comprehensive plan committee to avoid giving them too much influence.

Neil Bonds requested to speak during the agenda item regarding trash collection.

Dru Ann Welch, location coordinator for Saints and Sinners Cemetery, announced the upcoming Wreaths Across America celebration on Sunday, December 14th at 11 AM. She shared that they now have 22 veterans buried in their small cemetery, including one who recently received his first headstone through the efforts of Post 285. The ceremony will begin at Saints and Sinners Cemetery and will include recognition of veterans from the Oak Hill Cemetery as well.

Consent Agenda

The commission reviewed the meeting minutes from December 1, 2025 Comprehensive Plan Workshop and the November 10, 2025 Commission Meeting.

Motion to accept both sets of minutes made by Commissioner Werning, seconded by Commissioner Hyatt.

The motion passed unanimously.

City Administrator

City Administrator provided updates on several key matters:

Halifax Road/Rt. 1 Property Purchase: The administrator reported that the owner of the property at Halifax Road and Route 1 has accepted the city's offer of \$75,000 in principle, with closing expected before the end of December.

RFP for FY 2025 Audit Service: The city is drafting an RFP for auditing financial statements. The administrator explained the strategy to move to public offerings whenever possible to ensure the city can access the best services at the best prices.

City Attorney Search Process: The administrator acknowledged Michael Kelly's resignation as City Attorney effective December 12th and expressed appreciation for his guidance, responsiveness, and dignity. An RFP for city attorney services has been issued.

Septic to Sewer Project Update: The administrator discussed a resident's request regarding additional septic-to-sewer connection pits. He noted that the request doesn't meet the criteria of the existing grant, which requires an existing septic system and structure. The

administrator is exploring alternative funding through FDEP and other grant makers to complete the system for vacant lots without burdening the city budget.

City Commission Meeting Schedule: The administrator suggested considering one meeting per month instead of two for efficiency. After discussion about the potential for longer meetings and the need for adequate notice to citizens, the commission voted to move to one meeting per month beginning in February, with meetings to be held on the second Monday of each month.

Motion to change to one meeting per month made by Commissioner Drollinger, seconded by Commissioner Hyatt. The motion passed 3-2, with Vice Mayor Catigano and Commissioner Werning voting against.

Commissioner Hyatt: Yes Mayor Taylor: Yes Vice Mayor Catigano: No Commissioner Werning: No Commissioner Drollinger: Yes

Motion Passes

Building Inspector Contract: The administrator discussed the transition plan for the building inspector, noting that as development increases, the city will need to rely more on engineering firms for permits. After discussion, the commission decided to terminate the current building inspector's contract.

Motion to terminate the building inspector's contract was made by Commissioner Drollinger, seconded by Commissioner Werning. The motion passed 3-2, with Commissioner Hyatt and Mayor Taylor voting against.

Commissioner Werning: Yes, Commissioner Drollinger: Yes Vice Mayor Catigano: Yes Commissioner Hyatt: No Mayor Taylor: No

Motion Passes

Forensic Audit: The administrator indicated that bids for a forensic audit would be presented in January. The commission discussed the scope and cost, with consensus to obtain per-year costs to help determine how many years could be audited within budget constraints.

Emergency Operations Plan: A draft plan will be presented to the commission in January.

Old Business

Consideration of Bids for Trash and Recycling Collection

The City Administrator presented a proposal from Waste Pro following a second RFP for trash and recycling services. The proposal included both a combined residential and commercial option at \$35 per unit per month and a residential-only option at \$38 per month.

Neil Bonds (Indian Mound Fish Camp) spoke about the impact on small businesses, stating that the 35% increase would severely impact local businesses like his. He urged the

commission to choose the residential only option, arguing that businesses should be free to choose their own providers rather than being forced into a monopoly system.

Jeff Bracy (196 W Brooks Circle) expressed concern about additional trucks on city roads if businesses contract with different providers, noting that roads are already in poor condition with no funds set aside for paving.

Terry Mason (659 Angelia Dr) Questioned if the contract was with recycling.

After discussion about potential rate increases and the need to properly budget for collection costs on the tax rolls, the commission voted to accept the residential-only bid.

Motion to accept the residential-only bid from Waste Pro at \$38.29 per month made by Commissioner Werning, seconded by Commissioner Hyatt.

The motion passed unanimously.

Extension of Final Development Order: Glidepath Homes

Mr. Arman requested a six-month extension for the Glidepath Homes development order. He detailed the progress made, including completed plat work, upcoming bids for pavement of taxiways and roads, listing in the MLS, and arrangements for homeowners' association documents. He explained delays caused by Florida Power and Light and assured the commission he was actively working toward completion.

Motion to approve the six-month extension for Glidepath Homes made by Commissioner Hyatt, seconded by Commissioner Drollinger.

The motion passed unanimously.

Appointments

The commission discussed appointments to the Parks and Recreation Board and the Comprehensive Plan Committee. For the Parks and Recreation Board, the commission noted that city code section 2-267 specified that each commissioner should nominate one representative, with a total of five members.

Motion to appoint Dru Ann Welch, Sara Boyd, Roger Page, Janna Taylor, Brittany Mason, and Eliza Tatro to the Parks and Recreation Board (with one serving as alternate) made by Commissioner Werning, seconded by Commissioner Hyatt.

The motion passed unanimously.

For the Comprehensive Plan Committee, the commission noted that the PLDRC board must be represented on the committee. The commission discussed the role of the committee in working with the PLDRC board to review the comprehensive plan.

Motion to approve Jeff Bracy, Tamee Kreek, Terry Mason, Dru Ann Welch, Doug Gibson, and Lisa Bender for the Comprehensive Plan Committee made by Commissioner Werning, seconded by Commissioner Drollinger.

The motion passed unanimously.

New Business

Application for Special Exception Permit: Oak Hill Station, LLC

The City Administrator presented a special exception request for fencing for storage purposes at Oak Hill Station. City Attorney Kelly explained that this was a quasi-judicial hearing and outlined the standards for outdoor storage space as a special exception under section 5-01-20 of the city code.

Mark May, representing Oak Hill Station, explained that the request was for fencing to allow contractors to store materials that cannot be reasonably stored inside, such as plumbing and electrical supplies. He emphasized the quality of the project and his commitment to maintaining high standards.

Vice Mayor Catigano expressed concerns about two storage areas located at corners along US-1 that would impact visibility and the city's appearance. After discussion, May agreed to eliminate the storage area at the corner of Ariel and US-1.

There was significant debate about the type of fencing to be used. May advocated for a coated chain link fence with slats as the most durable option, while some commissioners preferred vinyl fencing for aesthetic reasons. Several citizens commented on the fencing debate, with opinions divided on which material would look better and last longer.

After extensive discussion, the commission voted to approve the special exception with conditions.

Motion to accept the special exception with restrictions eliminating the storage area at the corner of Ariel and US-1, using solid vinyl fencing, and requiring that rules and regulations be amended to prohibit storage racks taller than the 6-foot fence made by Commissioner Werning, seconded by Commissioner Hyatt.

The motion passed 3-2, with Commissioner Drollinger and Vice Mayor Catigano voting against.

City Planning Services

The City Administrator reported that the Central Florida Regional Planning Council has verbally agreed to facilitate the comprehensive plan committee process and provide technical assistance. The council may also propose a part-time planning technician or service for the city. The administrator requested consensus to move forward with an RFP for planning services, which the commission granted.

City Attorney

The City Attorney discussed an access easement issue at 246 Cypress Avenue. He introduced Connor, the affected resident, who explained the complex situation involving fence placement and a dispute with neighbors over easement access.

Connor detailed how he had obtained permits to build a fence on his property, following the guidance of the building inspector and his title company. After installing fence posts, a neighbor installed a cattle gate that restricted access to properties behind Connor's, creating conflicts over the shared easement.

Jeff Bracy (196 W Brooks Circle) questioned whether the easements were ever recorded in Volusia County. He also questioned the gate that was put up and the post that is in the center of the easement.

The City Attorney acknowledged that this was one of several similar easement disputes that have arisen in the city. He explained that he would work with the city administrator to address the specific situation and develop a more comprehensive approach to prevent such issues in the future.

Regarding the Garden Street matter, the City Attorney reported progress in discussions with a new attorney representing Garden Street. He explained that Garden Street is interested in pursuing a resolution that would provide a 30-foot buffer between residents on N Gaines Street and the development. However, Garden Street has asked the city to file a formal objection to Attorney Andrews' motion to intervene in the case.

The City Attorney recommended filing the objection, explaining that the motion to intervene was unlikely to succeed and that the city's interests were already aligned with the residents'. A heated discussion ensued, with Commissioner Catigano strongly opposing this approach and suggesting it undermined the citizens' interests.

After debate, the commission agreed to postpone the decision until the January 12th meeting to allow residents to weigh in, with the City Attorney agreeing to attend that meeting despite his resignation taking effect earlier.

Boards and Committees

No discussion occurred on this agenda item.

Comments and Concerns from the Commissioners

Mike Arman noted that the city's URL on a bench outside shows "oakhillfl.com" while the city now uses a .gov domain. He also shared information about changes to building permits under House Bill 683, municipal utility systems, and the potential cost savings of hiring freelance city planners and engineers rather than using firms like Kimley Horn and Meade and Hunt. He announced an upcoming Southeast Volusia Ad Authority meeting on December 16th.

Commissioners exchanged holiday greetings and Mayor Taylor thanked everyone who helped with the city float, which was successful in the New Smyrna Beach parade. He announced the Oak Hill parade would be Saturday at 2:00 PM.

Commissioner Werning thanked Michael Kelly for his service as City Attorney and wished everyone a Merry Christmas.

Adjournment

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

X

City Manager
John Barkley

X

Ricky Taylor
Mayor