



## **City of Oak Hill Commission Meeting Minutes**

**Date:** March 9<sup>th</sup>.2026

**Time:** 6 PM

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

### **A. OPENING**

#### **1. Call to Order**

Mayor Taylor called the meeting to order at 6:00 PM.

#### **2. Invocation**

A moment of silence was observed.

#### **3. Pledge of Allegiance**

#### **4. Roll Call**

Mayor Taylor, Vice Mayor Catigano, Commissioner Hyatt, Commissioner Werning, and Commissioner Drollinger were present. Also present were City Manager John Barkley, Deputy City Clerk Megan Jones, and City Attorney Christian Waugh.

### **B. AGENDA MODIFICATIONS**

No modifications were made to the agenda.

### **C. PRESENTATIONS / ANNOUNCEMENTS**

#### **1. Stormwater Impact Fee Study: Chris Fagerstrom, Mead & Hunt**

Chris Fagerstrom from Mead and Hunt presented the stormwater impact fee study, explaining the equivalent residential unit (ERU) concept. The study analyzed 1,272 residential properties and determined the average impervious area per parcel is 6,259 square feet, which serves as the ERU. The presentation covered how commercial properties would be assessed based on their

impervious area divided by the ERU. Next steps include public stakeholder meetings, developing capital improvement programs, setting up fee structures, and adopting the utility ordinance.

Mike Arman asked about credits for RPUDs that keep 110% of stormwater. Mr. Fagerstrom responded that they would likely still be part of the city's maintenance program even if they manage their own stormwater.

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

Lisa Bender addressed the Commission about Oak Bridge Colony, citing issues with Ordinance 2021-16 where a part of the property was not listed as an exhibit. She said that according to a pro bono attorney, the property must come before the Commission again for approval or cannot be used. She also noted that the project has been reduced from 374 homes to 214 homes and expressed concerns about stormwater calculations being repeatedly rejected by St. Johns Water Management.

## **E. CONSENT AGENDA**

### **1. Meeting Minutes**

#### **January 12, 2026, Commission Meeting**

Commissioner Werning moved to accept January 12, 2026, minutes with language corrections. Commissioner Hyatt seconded. Motion passed unanimously.

#### **February 9, 2026, Commission Meeting**

Commissioner Werning moved to approve the minutes with corrections to the city attorney's name spelling, with corrected copies to be provided. Commissioner Drollinger seconded. Motion passed unanimously.

#### **February 23, 2026, Special Meeting**

Commissioner Werning moved to accept the minutes with corrections to the attorney's last name and removal of "attorney Christian" references, with corrected copies to be provided. Commissioner Werning seconded. Motion passed unanimously.

## **F. CITY ADMINISTRATOR**

### **1. Waste Pro Amnesty Day: April 11, 2026**

City Manager Barkley announced a community cleanup day from 8 AM to 2 PM at City Hall, with commissioners volunteering to monitor dumpsters.

## **2. Nancy Cummings Park: Baseball Field Renovations**

The city is obtaining estimates to renovate the baseball field for 16U baseball and softball use, as Oak Hill Sports Club excluded the park from their agreement. Estimates will be brought to the April meeting.

## **3. VIA Hall/Museum Operations**

City Manager Barkley announced the resignation of two primary volunteers and recommended their removal due to conduct issues. Staff will manage the museum with limited operations to support ECHO grant compliance. Commissioner Werning clarified that city staff are not paid to volunteer. Resident Austin Jones asked if all paid staff are expected to volunteer. Commissioner Werning stated the decision on volunteers is up to City Manager Barkley and emphasized volunteer roles are unpaid. Mayor Taylor often volunteers and is willing to do so again. Commissioner Drollinger is also willing to help. City Attorney Waugh confirmed employees cannot be forced to volunteer. Vice Mayor Catigano noted city employees should not work without pay, though commissioners can volunteer. City Manager Barkley believes he has authority over staffing and volunteer decisions and preferred compensation for city work. Commissioner Werning highlighted the museum must remain open for ECHO grant compliance. Vice Mayor Catigano suggested staff should be paid if no commissioners volunteer, and City Manager Barkley should research ECHO requirements.

Commissioner Drollinger moved to permanently remove the two volunteers (Dru Ann Welch & Tanya Petracca) from all city boards per the City Manager's recommendation. Commissioner Hyatt seconded. Motion passed 4-1, with Commissioner Werning voting no.

## **G. OLD BUSINESS**

### **1. Consideration of Final Site Plan Submittal: Atlantic Steel, Expansion of Existing Metal Fabrication Shop**

Lee Dowst with Mark Dowst and Associates presented the site plan for Atlantic Steel's expansion, noting the company has been in the city since 2007. Commissioner Werning raised concerns about expired extensions but was satisfied after City Attorney Waugh confirmed the original ordinance requirements were met. The project involves expanding an existing metal fabrication shop that currently employs 20-25 people and could employ about fifty after expansion.

Jeff Bracy, 196 W Brooks Circle speaking about Atlantic Steel, questioned the city's height limit consideration for an expansion plan. There is a standard 35-foot limit, yet an exception for 43.9 feet has been discussed. The concern is this sets a precedent for future exceptions, opening a "Pandora's box." The city attorney clarified that while such decisions can seem like precedents, they are evaluated case by case, like variances. The Planning Unit Development (PUD) offers flexibility, likened to contract zoning, letting local governments bypass strict adherence to codes, paving way for specific negotiated agreements in city development plans.

Jeff Bracy, speaking about Atlantic Steel, expressed concerns about the city's ordinance being potentially violated during the 2010 expansion due to unique site factors. Despite wanting the expansion to continue, he emphasized the importance of ensuring legal compliance to avoid future complications.

Commissioner Werning moved to approve the final site plan submittal for Atlantic Steel. Commissioner Hyatt seconded. Motion passed unanimously.

## **2. Resolution 2026-02: Lowering Speed Limit to 20 MPH: North Gaines Street**

City Manager Barkley recommended lowering the speed limit from 25 to 20 mph based on resident petitions and safety concerns. The sheriff's office conducted the required study.

Commissioner Drollinger moved to approve Resolution 2026-02 lowering the speed limit on North Gaines Street to twenty mph. Commissioner Hyatt seconded. Motion passed unanimously.

## **H. NEW BUSINESS**

### **1. Resolution 2026-03: FDOT Memorandum of Agreement: US Highway 1 Maintenance**

City Manager Barkley explained that FDOT increased the city's quarterly maintenance payment from \$11,000 to \$19,000, totaling \$78,157 annually, due to improved maintenance ratings.

Commissioner Werning moved to approve Resolution 2026-03 and authorize the mayor to execute the FDOT memorandum of agreement. Commissioner Hyatt seconded. Motion passed unanimously.

### **2. East Halifax Avenue Road Repair Project**

Public Works Director Travis Allen presented three bids for hurricane damage repair: Sparks Concrete (\$57,000), D2 Paving (\$145,000), and Massey Contractors (\$148,000). The project requires FEMA approval for 75% funding with potential state funding for an added 12.5%, leaving the city responsible for 12.5% of costs.

Commissioner Drollinger moved to approve the bid from Sparks Concrete and Asphalt contingent upon FEMA approval of 75% funding. Commissioner Hyatt seconded. Motion passed unanimously.

## **I. CITY ATTORNEY**

City Attorney Christian Waugh reported on ongoing code updates to comply with Florida law, coordination with the county and Edgewater on annexation boundaries, and review of pending legal cases.

## **J. BOARDS & COMMITTEES**

### **1. PLDRC**

No report provided.

### **2. Comprehensive Plan Committee**

Chair Jeff Bracy reported progress and emphasized the need for an interlocal agreement with the county about annexation boundaries, specifically suggesting expansion west to Beacon Light Road.

### **3. Parks & Recreation Advisory Board**

No formal report, though the recent bike event was noted as successful.

Mike Arman noted that speculation about a four-lane Halifax ride to US 1 from Deering Park is not supported by FDOT plans through 2050. Setting a meeting with city officials for updates, as current plans eastward are non-existent. When discussing ditch maintenance with Mr. Barkley, the cost seemed inaccurate, cited at \$2 a running foot for three hundred feet, spanning two and a half weeks, questioning costs billed. Planning to attend the April 11 session at 9 AM, Mike suggested using city-owned tents for shade. Highlighted the impact of Daytona State College's welding course for local employment at Atlantic Steel, recounting how a local welder struggled previously but is now employed. Offered to help with constructing the wall and door.

## **K. COMMENTS FROM THE COMMISSIONERS**

Commissioner Werning raised multiple questions about city operations including website updates, surveying completion dates, charter review, document scanning alternatives, and various budget and project concerns.

Commissioner Hyatt excellent job by Parks & Recreation on the Saturday bike event.

Vice Mayor Catigano suggested revisiting the stormwater fee approach, viewing it as a general tax affecting all Oak Hill citizens. Questions were raised about accurately listing and assessing the city's ditches and culverts since arriving in office, highlighting that no action has been completed in those areas. Moreover, Vice Mayor Catigano pushed for considering a building impact fee, common in other areas within Volusia County, before levying added costs on residents. This contrasts with the development-focused fees that stay restricted to specific infrastructure uses.

Mayor Taylor discussed the benefits of introducing a stormwater tax, highlighting that it would provide matching funds when seeking financial support for stormwater projects from places like Tallahassee. He explained that this tax would help Oak Hill like other cities that bring matching funds to project proposals, which Oak Hill currently lacks.

Vice Mayor Catigano raised concerns about the potential stormwater tax, suggesting it might be an unnecessary burden on citizens because the city still lacks comprehensive data on ditches and culverts it supports. He emphasized that prior to imposing a stormwater tax, alternative funding, especially impact fees specific to developers rather than residents, should be explored.

Mayor Taylor announced two upcoming events: an adult egg hunt on March 28, 2026, from 10 AM to 12 PM at Mary DeWees Park, 218 North Gaines Street, and an Easter egg hunt for kids on April 4, 2026, at Nancy Cummings Park with free food and drinks. He attended the Volusia County elected official's roundtable earlier in the day, highlighting discussions on housing updates, legislative sessions, and a County Beach feasibility preview. Details from the roundtable will be shared once John distributes copies. The recent bike event was successful, marking a strong beginning for the Parks and Rec board, with plans to improve future events.

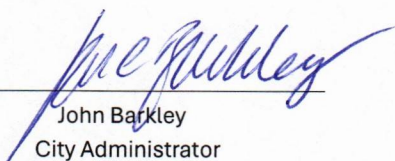
Commissioner Werning: I have no further comments, so I move to adjourn.

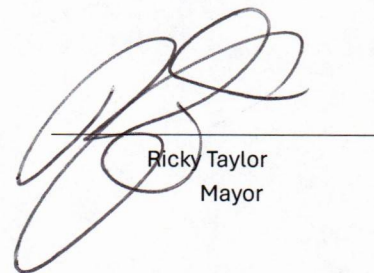
## **L. ADJOURNMENT**

Commissioner Werning moved to adjourn. Commissioner Hyatt seconded. Meeting adjourned.

Note: In accordance with Resolution 2006-17, a three (3) minute time limitation per speaker will be imposed. A speaker may address the Commission for a maximum of three (3) minutes during the Public Participation portion of the meeting, and for a maximum of three (3) minutes during any specific Agenda topic. Pursuant to Florida Statute 166.041 (3) (A), if an individual decides to appeal any decision made with respect to any matter considered at a meeting or hearing, the individual will need a record of the proceedings and will need to ensure that a verbatim record of the proceedings is made.

ATTEST:

  
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John Barkley  
City Administrator

  
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Ricky Taylor  
Mayor