HOLLY HILL
FLORIDA

CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • SEPTEMBER 16, 2025

Large Conference Room | **Work Session** | **2:00 PM**

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

a. Roll Call

Attendee Name	Title	Status	Arrived
John Penny	Mayor	Present	
Debra Snow	City Commissioner	Present	
Penny Currie	City Commissioner	Present	
Jeffrey DeLanoy	City Commissioner	Present	
Roy Johnson	City Commissioner	Present	

2. EAR (EVALUATION AND APPRAISAL REVIEW) AMENDMENTS

1.

EAR (Evaluation and Appraisal Review) Amendments

(Requested by Valerie Manning, City Clerk)
Brian Walker, City Planner/Assistant City Manager went through his staff report pertaining to the Evaluation and Appraisal Review (EAR). Mr. Walker mentioned that the purpose of the workshop is to inform the Mayor and Commissioners is to consider changes and updates to our Comprehensive Plan prior to sending them to the State. *(A copy of this workshop in its entirety is available on CD upon the request at the City Clerk's Office or available on the city's YouTube channel)*

SUMMARY OF CHANGES TO THE 2010 COMPREHENSIVE PLAN

BACKGROUND
Pursuant to Section 163.3191(1), Florida Statutes, at least once every seven (7) years, local governments are required to evaluate and appraise their land use comprehensive plan to determine if plan amendments are necessary to reflect changes in state requirements since the last update of the comprehensive plan and notify the state land planning agency as to its determination.
On August 29, 2024, the City of Holly Hill notified the state land planning agency, the Florida Department of Commerce (FDC), that the City intends to transmit the appropriate amendments in accordance with Sec. 163.3191(2), Florida Statutes.
City staff has completed review of the City of Holly Hill Comprehensive Plan relative to changes in state law since the adoption of the most recent Evaluation and Appraisal Report comprehensive plan amendments. Ordinance 2025-XXX, if adopted, amends the 2010 Comprehensive Plan by making by making the following changes (Exhibit A).

Overall - The comprehensive plan planning horizon has been extended to the year 2045.

1. Chapter 1 - Future Land Use Element: (a) Minor Housecleaning text amendments, including, but not limited to, references to the new planning horizon, eliminating outdated language and code references, minor updates to language and terms, (b) Policy 1.1.2: Future Land Use categories have been updated to provide more detail about is permitted in each category, Floor Area Ratios have been added to residential designations that allow business uses by special exception, Mixed Use 2 and Mixed Use 3 have been consolidated into one category called General Mixed Use, (c) Objective 1.4 and related policies regarding the preservation of Hardwood Hammock vegetation on city owned property and properties of 10 acres or more have been eliminated, (d) In Policy 2.1.1, the specific reference to developing in accordance with the Concurrency Management System has been eliminated, (e) Policies 3.2.5, 3.2.6, 3.2.7, 3.2.8, concerning historic landmarks and preservation have been eliminated, (f) The inventory of existing land uses has been eliminated since that information is provided in updated charts, (g) all maps and charts have been updated and moved.

2. Chapter 2 - Transportation Circulation Element: (a) Minor updates to terms and dates as well as a new page describing why the Transportation Element is important has been added. (b) Policy 1.1.4 regarding coordinating with the Volusia Flagler Transportation Organization and the City of Ormond Beach to designate Riverside Drive as a "Constrained Facility" has been eliminated. (c) Policy 1.1.6 regarding analyzing the pros and cons of designating the city as a Transportation Exemption Concurrency Area has been added. (d) Policy 1.9.7 requiring that be measured from the existing right-of-way line has been eliminated. (e) all maps and charts have been updated and moved.

3. Chapter 3 - Housing Element: (a) Minor updates to terms, (b) New pages have been added providing information regarding why the Housing Element is important and an analysis of the city's housing stock have been added. (c) Policy 1.1.6 has been added regarding identifying historically significant housing and other housing for purposes of conservation, replacement, rehabilitation and adaptive reuse has been added. (d) Objective 1.2 has new language added. (e) Policy 1.2.1 regarding identifying substandard housing along with housing that may be in need of structural and aesthetic improvements has been added. (f) Policy 1.9.3 has been eliminated. - **THIS POLICY WILL BE KEPT IN THE EAR AFTER DISCUSSING WITH THE CITY COMMISSION.**

4. Chapter 4 - (a) New pages have been added providing information regarding why the ~~**Housing**~~ **UTILITIES** Element is important. (b) Minor updates to dates and terms.

5. Chapter 5 - (a) New pages have been added providing information regarding why the Coastal Management/ Conservation Element is important. (b) Policy 1.4.1 has been eliminated. (b) Objective 1.8 has been reworded. (c) Goal 3 update has been included in this update. (d) all maps and charts have been updated and moved.

6. Chapter 6 - Recreation and Open Space: - (a) Minor updates to terms and dates, (b) New pages have been added providing information regarding why the Recreation and Open Space Element is important and an analysis of the city's parks have been added. (c) Policy 1.2.2 regarding continued maintenance of existing park and recreation facilities has been added. (d) Policies 1.6.3, 1.6.4 and 1.6.5 have had portions removed. (e) Policy 1.7.2 has been removed. (f) The Save Our Rivers Programs has been removed from 2.1.1 because it a state-funded initiative that uses the Water Management Lands Trust Fund to acquire environmentally sensitive lands for water resource management and protection which is not something that the city is likely to participate in.

7. Chapter 7 - Intergovernmental Coordination Element: - (a) Minor updates to terms. (b) New pages have been added providing information regarding why the Intergovernmental Coordination Element have been added. (c) Policy 1.1.5 has been eliminated because the VCOG no longer exist and the city now encourages the efforts of the Volusia Flagler Transportation Planning Organization. (d) Policy 1.2.3 has been eliminated. (e) Policy 2.1.5 has been eliminated.

8. Chapter 8 - Capital Improvements Element: - (a) Minor updates to terms and new pages have been added providing information regarding why the Capital Improvements Element is important. (b) Capital Improvements 5 Year Schedule for the city and School have been updated. (c) Policy 1.4.3 has been added **(Section underneath should not have been stricken and will be added back in.)** (e) Goal 2 has been eliminated since these items are handled by the School Board.

9. Chapter 9 - Public School Facilities Element: - (a) New pages have been added providing information regarding why the Public-School Facilities Element is important have been added. (b) Minor updates to terms. (c) Policies 2.1.3 and parts of 2.1.4 have been eliminated.

10. Chapter 10 - Property Rights Element: - (a) No Changes.

In accordance with Section 163.3191(2), Florida Statutes, the City is transmitting the plan amendments to the FDC and other state review agencies for a State Coordinated Review per Sec. 163.3184(4), Florida Statutes. Per Volusia Growth Management Commission (VGMC) Rules, the amendments will also be transmitted for VGMC review.

(A copy of this workshop in its entirety is available on CD upon the request at the City Clerk's Office or available on the city's YouTube channel)

3. ADJOURNMENT

The workshop adjourned at approximately 4:40 PM.

CITY OF HOLLY HILL, FLORIDA

HOLLY HILL
FLORIDA

CITY COMMISSION

MINUTES • SEPTEMBER 23, 2025

Large Conference Room	Work Session	5:00 PM

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

2. ROLL CALL

Attendee Name	Title	Status	Arrived
John Penny	Mayor	Present	
Debra Snow	City Commissioner	Present	
Penny Currie	City Commissioner	Present	
Jeffrey DeLanoy	City Commissioner	Present	
Roy Johnson	City Commissioner	Present	

3. FEMA FIRST APPEAL RESPONSE - REPAIR OR REPLACEMENT OF ROSS POINT PIER

1.

FEMA First Appeal Response - Repair & Replacement of the Ross Point Pier

(Requested by Valerie Manning, City Clerk)
Steve Juengst, Deputy Public Works Director mentioned that FEMA has denied the city's appeal for eligibility to have the Ross Point Pier covered as storm related damage. ***(A copy of this workshop in its entirety is available on CD upon request in the City Clerk's Office or available online on the city's YouTube channel).***
Mr. Juengst went over a recap of anticipated costs should the city opt to take on the repair/replacement of the Ross Point Pier.

6' Embedment of Pilings
This estimate is for returning the pier to pre-disaster condition, which calls for 6' embedment of the pilings. This is not recommended.

Construction: $1,025,475
Engineering/Design/CEI @ 10%: $102,547.50
Permitting, etc.: $5,000
Total Cost: $1,133,022.50

Full Embedment of Wooden Pilings
This estimate is to use the same materials and footprint of the pre-disaster pier, but include pilings that are driven to refusal. It is possible that if we win our appeal with FEMA, we can pay the difference for the upgrade ourselves, but still get reimbursement

for the 6' embedment quote.

Construction: $1,092,355
Engineering/Design/CEI @ 10%: $109,235.50
Permitting, etc.: $5,000
Total Cost: $1,206,590.50

Hardening of Pier
This option would be to model the Ross Point Pier after the Riverside Park Pier with concrete pilings to refusal, aluminum hardware and composite decking.

Construction: $1,677,555.00
Engineering/Design/CEI @ 10%: $167,755.50
Permitting, etc.: $5,000
Total Cost: $1,699,330.50

These options include the replacement of the boardwalk section. Although not destroyed by Hurricane Milton, the boardwalk is ready for replacement. We could reduce the cost by not replacing the boardwalk and/or not having the pier extend so far into the channel. Mr. Juengst stated the engineering/design estimates were provided by me at 10%, but may be less as particularly the last option is a pre-existing/designed structure through Gator Dock.

There was ***consensus*** from the Mayor and City Commissioners for staff to contact Army Corp Engineers, get bids on the deck and roof removal and then regroup with the Commission to see how it can be funded, possibly through ECHO grants.

4. ADJOURNMENT
The workshop adjourned at approximately 5:30 PM.

CITY OF HOLLY HILL, FLORIDA

CITY COMMISSION

MINUTES • SEPTEMBER 23, 2025

City Commission ChamberSecond Public Hearing Budget & Millage Rate Mtg **6:00 PM**

CITY HALL
1065 RIDGEWOOD AVENUE
HOLLY HILL, FL 32117

City Clerk's office: (386) 248-9441 - Fax: (386) 248-9448

1. CALL TO ORDER

a. Roll Call

Attendee Name	Title	Status	Arrived
John Penny	Mayor	Present	
Debra Snow	City Commissioner	Present	
Penny Currie	City Commissioner	Present	
Jeffrey DeLanoy	City Commissioner	Present	
Roy Johnson	City Commissioner	Present	

b. Invocation by City Commissioner Debra Snow
Commissioner Snow shared a presentation and speech for it being Rosh Hashanah and led the invocation.

c. Pledge of Allegiance
Mayor Penny led the Pledge of Allegiance to the Flag.

2. PUBLIC HEARINGS - BUDGET & MILLAGE RATE - SECOND HEARINGS

1. -2025-R-70 Resolution

PUBLIC HEARING - SECOND READING - a Resolution of the City Commission of the City of Holly Hill, Volusia County, Florida, Adopting the Final Levying of Ad Valorem Taxes for the City of Holly Hill for Fiscal Year 2025-2026; Providing for Severability; and Providing for an Effective Date.

(Requested by Michele Moore, Finance)
Attorney Simpson read the Resolution in its entirety for the record:

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE CITY OF HOLLY HILL FOR THE FISCAL YEAR 2025-2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Holly Hill of Volusia County, Florida, on September 8, 2025, adopted a Fiscal year 2025-2026 tentative millage rate following a public hearing as required by Florida Statute 200.065; and

WHEREAS, The City of Holly Hill of Volusia County, Florida, on September

23, 2025, adopted a Fiscal year 2025-2026 final millage rate following a public hearing as required by Florida Statute 200.065; and

WHEREAS, the City of Holly Hill of Volusia County Florida, held a public hearing as required by Florida Statute 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation Volusia County has been certified by the County Property Appraiser to the City of Holly Hill as $1,041,771,537.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The FY2025-2026 final operating millage is 5.8 mills, which is greater than the rolled-back rate of 5.4981 mills by 5.49%

SECTION 2. The Final Public Hearing was held on September 23, 2025 at 6:00pm.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

Mayor Penny opened public participation. No one spoke.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

RESOLUTION
2025-R-70
PUBLIC HEARING - SECOND READING - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE CITY OF HOLLY HILL FOR FISCAL YEAR 2025-2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, ADOPTING THE FINAL LEVYING OF AD VALOREM TAXES FOR THE CITY OF HOLLY HILL FOR THE FISCAL YEAR 2025-2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Holly Hill of Volusia County, Florida, on September 8, 2025, adopted a Fiscal year 2025-2026 tentative millage rate following a public hearing as required by Florida Statute 200.065; and

WHEREAS, The City of Holly Hill of Volusia County, Florida, on September 23, 2025, adopted a Fiscal year 2025-2026 final millage rate following a public hearing as required by Florida Statute 200.065; and

WHEREAS, the City of Holly Hill of Volusia County Florida, held a public hearing as required by Florida Statute 200.065; and

WHEREAS, the gross taxable value for operating purposes not exempt from taxation Volusia County has been certified by the County Property Appraiser to the City of Holly Hill as $1,041,771,537.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The FY 2025-2026 final operating millage is 5.8 mills, which is greater than the rolled-back rate of 5.4981 mills by 5.49%

SECTION 2. The Final Public Hearing was held on September 23, 2025 at 6:00pm.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23th day of SEPTEMBER, 2025 for final reading.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

2. -2025-R-71 Resolution

PUBLIC HEARING - SECOND READING - a Resolution of the City Commission of the City of Holly Hill, Volusia County, Florida, Adopting the Final Budget for the City of Holly Hill for the Fiscal Year 2025-2026; Providing for Severability; and Providing for an Effective Date.

(Requested by Michele Moore, Finance)
Mayor Penny opened public participation. No one spoke.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Debra Snow, City Commissioner
SECONDER:	Penny Currie, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

RESOLUTION
2025-R-71
PUBLIC HEARING - SECOND READING - A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE CITY OF HOLLY HILL FOR THE FISCAL YEAR 2025-2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, ADOPTING THE FINAL BUDGET FOR THE CITY OF HOLLY HILL FOR THE FISCAL YEAR 2025 - 2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Holly Hill of Volusia County, Florida, on September 08, 2025, held a public hearing for the tentative budget as required by Florida Statute 200.065; and

WHEREAS, The City of Holly Hill of Volusia County, Florida, on September 23, 2025, held a public hearing for the final budget as required by Florida Statute 200.065; and

WHEREAS, the City of Holly Hill of Volusia County Florida, set forth the appropriations and revenue estimate for the Budget for Fiscal Year 2025-2026.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. That the City Commission of the City of Holly Hill, Florida pursuant to the Charter of the City of Holly Hill and Chapter 166, Florida Statutes, does hereby adopt the Final General, Enterprise and all other related Fund Budgets, which are attached hereto and incorporated herein as Exhibit "A", which may later be amended by the City Commission.

SECTION 2. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23th day of SEPTEMBER, 2025 for final reading.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

3. PRESENTATIONS

1.

Early Learning Coalition of Flagler & Volusia - "Born Learning Trail" at Sunrise Park

(Requested by Valerie Manning, City Clerk)

RESULT:	**NO VOTE NEEDED**

2.

Hispanic Heritage Month

(Requested by Valerie Manning, City Clerk)

RESULT:	**NO VOTE NEEDED**

4. PUBLIC COMMENTS

The following individuals spoke to the Mayor and City Commissioners:

Christian George, Holly Hill; Jim Legary, Holly Hill.

5. APPROVAL OF MINUTES

1.

Minutes - September 8, 2025, Regular City Commission & First Public Hearing on Budget FY25-26

(Requested by Valerie Manning, City Clerk)
Mayor Penny opened public participation. No one spoke.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 23rd day of September, 2025, in Holly Hill

6. CONSENT AGENDA - ITEMS (1 - 10)

Mayor Penny asked if there was anyone in the audience who wished to speak on any item on the Consent Agenda or if any member of the Commission wished to pull an item for further discussion.

Gilles Blais, Holly Hill stated he would like to speak on Consent Agenda Items No. 2 and 3.

Mayor Penny stated he would like to pull ***Consent Agenda Item No. 9, Package Insurance Policy Renewal for FY2026.*** He will be recusing himself form voting due to a conflict of interest with Brown & Brown because he has a brother who works for the company. *(Mayor Penny has filed FORM 8B, Memorandum of Voting Conflict for County, Municipal, and*

Other Local Public Officers with the City Clerk. That form will be attached to these minutes as part of the record).

Mayor Penny opened public participation.

Gilles Blais, Holly Hill spoke on ***Resolution 2025-R-73****, A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING A FINE FOR VIOLATING ORDINANCE 2025-O-3090 PROHIBITING SMOKING AND VAPING IN CITY PARKS and* ***Resolution 2025-R-74****, A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING A FINE FOR VIOLATING ORDINANCE 2025-O-3091 PROHIBITING ELECTRIC BIKES, MOBILITY DEVICES AND MOTORIZED VEHICLES FROM SIDEWALKS.*

Liz Palma, Holly Hill spoke on Resolution 2025-R-74.

Mayor Penny closed public participation.

1. -2025-R-72 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Providing for the City of Holly Hill to Become a Member of the American Flood Coalition (AFC); Providing for Severability; and Providing for an Effective Date.

(Requested by Valerie Manning, City Clerk)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

RESOLUTION
2025-R-72
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, PROVIDING FOR THE CITY OF HOLLY HILL TO BECOME A MEMBER OF THE AMERICAN FLOOD COALITION (AFC); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, PROVIDING FOR THE CITY OF HOLLY HILL TO BECOME A MEMBER OF THE AMERICAN FLOOD COALITION (AFC); PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, proactively investing to prevent flooding is a wiser use of resources than spending on flooding recovery, as exemplified by FEMA research showing that $1 of spent on disaster prevention saves up to $7 in recovery costs; and

WHEREAS, national coordination and support are necessary for communities to fully address the challenge of flooding and sea level rise, and the American Flood Coalition provides a platform advocating for national solutions to flooding and sea level rise that invest in and protect our coastal communities; and

WHEREAS, the American Flood Coalition is a no-cost forum for best practices and source of support in developing local and state-level responses to flooding and sea level rise that will enhance the city's resilience effort; and

WHEREAS, flooding and sea level rise are important issues that our residents deserve to understand and the American Flood Coalition provides opportunities and tools to communicate with residents on flooding challenges and solutions; and

WHEREAS, joining the American Flood Coalition will aid the city's efforts to protect against flooding without requiring any financial support or dues from the City Commission; and

WHEREAS, the City Commission finds that joining the American Flood Coalition will promote the welfare of Holly Hill residents and ensure the prosperity of the city's economy by accelerating solutions to sea level rise and flooding.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The City Commission joining the American Flood Coalition will aid the city's efforts to protect against flooding without requiring any financial support or dues from the City Commission.

SECTION 2. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

2. -2025-R-73 Resolution

A Resolution of the City of Holly Hill, Florida, Adopting a Fine for Violating Ordinance 2025-O-3090 PROHIBITING SMOKING AND VAPING IN CITY PARKS; Providing for Severability; and Providing for an Effective Date.

(Requested by Joseph Forte, City Manager)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Debra Snow, City Commissioner
SECONDER:	Penny Currie, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

RESOLUTION
2025-R-73
A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING A FINE FOR VIOLATING ORDINANCE 2025-O-3090 PROHIBITING SMOKING AND VAPING IN CITY PARKS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING A FINE FOR VIOLATING ORDINANCE 2025-O-3090 PROHIBITING SMOKING AND VAPING IN CITY PARKS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission adopted Ordinance 2025-O-3090, prohibiting smoking and vaping in city parks; and

WHEREAS, The success of this Ordinance depends on the consideration and cooperation of both tobacco users and non-users; and

WHEREAS, Individuals initially acting in violation of this policy will be reminded and asked to comply; and

WHEREAS, Individuals who refuse to comply with requests to comply may be subject to a fine in the amount of $50.00 asked to leave the park and may be subject to a trespass warning pursuant to Section 810.209 (2)(a) Florida Statutes.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The approved fine for violating Ordinance 2025-O-3090 is $50.00.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

SECTION 3. That all resolutions made in conflict with this Resolution are hereby repealed.

SECTION 4. EFFECTIVE DATE. That this Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

3. -2025-R-74 Resolution

A Resolution of the City of Holly Hill, Florida, Adopting a Fine for Violating Ordinance 2025-O-3091 PROHIBITING ELECTRIC BIKES, MOBILITY DEVICES AND MOTORIZED VEHICLES FROM SIDEWALKS; Providing for Severability; and Providing for an Effective Date.

(Requested by Joseph Forte, City Manager)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Debra Snow, City Commissioner
SECONDER:	Penny Currie, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

RESOLUTION
2025-R-74
A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING A FINE FOR VIOLATING ORDINANCE 2025-O-3091 PROHIBITING ELECTRIC BIKES, MOBILITY DEVICES AND MOTORIZED VEHICLES FROM SIDEWALKS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ADOPTING A FINE FOR VIOLATING ORDINANCE 2025-O-3091 PROHIBITING ELECTRIC BIKES, MOBILITY DEVICES AND MOTORIZED VEHICLES FROM SIDEWALKS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City Commission adopted Ordinance 2025-O-30901, prohibiting electric bikes, mobility devices and motorized vehicles from sidewalks; and

WHEREAS, The success of this Ordinance depends on the consideration and cooperation of both those who use these devices and those who do not; and

WHEREAS, Individuals initially acting in violation of this policy will be reminded and asked to comply; and

WHEREAS, Individuals who refuse to comply with requests to comply may be subject to a fine in the amount of $50.00 per occurrence.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The approved fine for violating Ordinance 2025-O-3091 is $50.00 per occurrence.

SECTION 2. If any section, subsection, sentence, clause, phrase, or portion of this Resolution, or application hereof, is for any reason held invalid or unconstitutional by any Court, such portion or application shall be deemed a separate, distinct, and independent provision, and such holding shall not affect the validity of the remaining portions or application hereof.

SECTION 3. That all resolutions made in conflict with this Resolution are hereby repealed.

SECTION 4. EFFECTIVE DATE. That this Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

4. -2025-R-75 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Authorizing the Use of Pace Analytical Services, Inc., for Various Water and Waste Water Laboratory Testing as a Sole Source Provider, Providing for Severability; and Providing for an Effective Date.

(Requested by Michele Moore, Finance)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

RESOLUTION
2025-R-75
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE USE OF PACE ANALYTICAL SERVICES, INC., FOR VARIOUS WATER AND WASTE WATER LABORATORY TESTING AS A SOLE SOURCE PROVIDER, PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, AUTHORIZING THE USE OF PACE ANALYTICAL SERVICES, INC., FOR VARIOUS WATER AND WASTEWATER LABORATORY TESTING AS A SOLE SOURCE PROVIDER; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, The City of Holly Hill's Water Treatment Plant and Wastewater

Treatment Facility must perform certain tests in order to meet operational requirements required by various regulatory and permitting agencies; and

WHEREAS, Pace Analytical Services, Inc., is the only such laboratory in our area within 40 miles radius that is needed to meet the shelf life of the samples (tests must be completed within 6 hours); and

WHEREAS, The services provided by Pace Analytical Service, Inc., are considered sole source as permitted under Section F-2.25 of the Holly Hill Purchasing Policy Manual; and

WHEREAS, The estimated annual amount for services provided is not to exceed $53,700.00; and

WHEREAS, The services are being provided and considered sole source due to the shelf life of the samples. Therefore, the services provided and considered sole source as allowed under Section F- 2.25-71 of the Holly Hill Purchasing Policy Manual.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. That Pace Analytical Services, Inc., is hereby determined to qualify as a sole source contractor pursuant to the City's Code of Ordinances and the City Manager is authorized to issue purchase orders to Pace Analytical Services, Inc., to perform the various laboratory tests as required in an annual amount not to exceed $53,700.00.

SECTION 2. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

5. -2025-R-76 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving Price Agreements for the Purchase of the Fiscal Year 2025-2026 Supply of Water and Wastewater Treatment Chemicals for the Public Works Department and Authorize the City Manager to Execute Any Necessary Price Agreements; Providing for Severability; and Providing for an Effective Date.

(Requested by Michele Moore, Finance)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

RESOLUTION
2025-R-76
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING PRICE AGREEMENTS FOR THE PURCHASE OF THE FISCAL YEAR 2025-2026 SUPPLY OF WATER AND WASTEWATER TREATMENT CHEMICALS FOR THE PUBLIC WORKS DEPARTMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY NECESSARY PRICE AGREEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING PRICE AGREEMENTS FOR THE PURCHASE OF THE FISCAL YEAR 2025-2026 SUPPLY OF WATER AND WASTEWATER TREATMENT CHEMICALS FOR THE PUBLIC WORKS DEPARTMENT AND AUTHORIZE THE CITY MANAGER TO EXECUTE ANY NECESSARY PRICE AGREEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Holly Hill is in need of chemicals for water and wastewater treatment; and

WHEREAS, the City has secured pricing agreements utilizing various procurement methods permitted under the City's purchasing guidelines; and

WHEREAS, The City Purchasing Administrator advertised the products for purchase pursuant to Florida Statute 287.057(5)(c), for a period of fifteen (15) business days. and

WHEREAS, By Policy 2.24 section F of the Holly Hill purchasing policy manual; "Standardization procurement is exempt from bidding procedures"; and

WHEREAS, the City Commission approves the price agreements for the purchase of Fiscal Year 2025-2026 supply of water and wastewater treatment chemicals for the Public Works Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. That the City Commission does hereby approve price agreements for the purchase of the Fiscal Year 2025-26 supply of water and wastewater treatment chemicals for the Public Works Department and authorizes City Manager to execute any necessary price agreements.

SECTION 2. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on the 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

6. -2025-R-77 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving Price Agreements for the Purchase of Fiscal Year 2025-2026 Supply of Water and Wastewater Treatment Chemicals for the Public Works Department by Waiving Formal Bidding Requirements; Approving the Use of Existing Piggyback Contracts; and Authorizing the City Manager to Execute Any Necessary Price Agreements; Providing for Severability; and Providing for an Effective Date.

(Requested by Michele Moore, Finance)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

RESOLUTION
2025-R-77
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING PRICE AGREEMENTS FOR THE PURCHASE OF FISCAL YEAR 2025-2026 SUPPLY OF WATER AND WASTEWATER TREATMENT CHEMICALS FOR THE PUBLIC WORKS DEPARTMENT BY WAIVING FORMAL BIDDING REQUIREMENTS; APPROVING THE USE OF EXISTING PIGGYBACK CONTRACTS; AND AUTHORIZING THE CITY MANAGER TO EXECUTE ANY NECESSARY PRICE AGREEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING PRICE AGREEMENTS FOR THE PURCHASE OF WATER AND WASTEWATER TREATMENT CHEMICALS FOR FISCAL YEAR 2025-2026 FOR THE PUBLIC WORKS DEPARTMENT; WAIVING FORMAL BIDDING; APPROVING THE USE OF EXISTING PIGGYBACK CONTRACTS; AUTHORIZING THE CITY MANAGER TO EXECUTE ALL NECESSARY PRICE AGREEMENTS; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Holly Hill is in need of chemicals for water and wastewater treatment; and

WHEREAS, the City has identified a competitively bid contract for the purchase of carbon dioxide with the City of Ocala, and a similar contract for high calcium quicklime with the City of Edgewater; and

WHEREAS, only three companies in Florida are capable of providing the City with liquid chlorine and liquid sulfur dioxide and the City received price quotes from two of these companies and one company declined to provide a proposal; and

WHEREAS, Chapter 287, Florida Statutes, authorizes the piggybacking of competitively procured contracts as a form of intergovernmental cooperative purchasing, allowing public agencies to utilize contracts entered into by other governmental entities in order to achieve cost savings and administrative efficiency; and

WHEREAS, the City Commission finds that waiving the formal bidding process and approving the use of existing piggyback contracts is in the best interest of the City and supports the efficient and cost-effective procurement of necessary treatment chemicals; and

WHEREAS, the City Commission approves the price agreements for the purchase of water and wastewater treatment chemicals for Fiscal Year 2025-2026 for the Public Works Department.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. That the City Commission does hereby approve the piggybacking of contracts for the purchase of carbon dioxide and high calcium quicklime. The City Commission also waives the formal bidding process for the purchase of liquid chlorine and liquid sulfur dioxide and awards the contract to Allied Universal Corporation. The City Commission hereby approves all price agreements for the purchase of the Fiscal Year 2025-26 supply of water and wastewater treatment chemicals for the Public Works Department and authorizes City Manager to execute any necessary price agreements.

SECTION 2. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 3. EFFECTIVE DATE. This Resolution shall take effect immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

7. -2025-R-78 Resolution

A Resolution of the City Commission of the City of Holly Hill, Volusia County, Florida, Amending the Fee Schedule for the Fiscal Year 2025-2026; Providing for Severability; and Providing for an Effective Date.

(Requested by Michele Moore, Finance)

RESULT:	**ADOPTED [4 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

RESOLUTION
2025-R-78
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, VOLUSIA COUNTY, FLORIDA, AMENDING THE FEE SCHEDULE FOR THE FISCAL YEAR 2025-2026; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY OF HOLLY HILL, FLORIDA, ESTABLISHING CERTAIN FEES AND INCREASING CERTAIN EXISTING FEES FOR VARIOUS SERVICES, AND PERMITS PROVIDED BY THE CITY, AND ADOPTING A COMPREHENSIVE CITYWIDE FEE SCHEDULE FOR THE FISCAL YEAR 2025-2026.

WHEREAS, the City Commission of the City of Holly Hill, Florida, has made the following determinations; and

WHEREAS, On August 23, 2022 a Citywide Fee Schedule was adopted; and

WHEREAS, Effective September 9, 2024 the amended City Wide Fee Schedule was adopted; and

WHEREAS, the Commission of the City of Holly Hill has determined that in order to continue providing effective services for the public welfare, the City must establish and increase fees for certain municipal services in order to accurately reflect the City's true cost in providing such services; and

WHEREAS, the Commission desires to enact some new fees and increase, decrease, remove, or leave unchanged existing fees for certain services and programs provided by the City and to include the new, increased, decreased, or unchanged fees, in the proposed Citywide Fee Schedule (Attachment A), which is attached to this Resolution.

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. Notice of the public meeting and public hearing at which this Resolution was considered was properly given, and all oral and written presentations made to and heard by the City Commission were properly considered.

SECTION 2. There is a reasonable relationship between the fees to be collected for the provision of various City services and the City's costs in providing those services.

SECTION 3. The fees which are increased, as set forth in the FY 2025-2026 Proposed City Wide Fee Schedule (Attachment "A" as amended):

1. Do not exceed the actual or estimated reasonable costs to the City of providing the services to which the fees relate;

2. Are reasonable and necessary to enable the City to provide the benefit or privilege, service or product, license or permit, use or rental, fine or penalty, or property development to which they relate;

3. Have been allocated in a manner such that the costs to a payor bear a fair and reasonable relationship to the payor's burden on, or benefits received, from the City; and

SECTION 4. The City Commission hereby approves and adopts:

1. The FY 2025-2026 Proposed City Wide Fee Schedule (Attachment "A" as amended).

SECTION 5. Any fee, rate, charge, penalty, fine, table, or schedule contained in the FY 2025-2026 Proposed City-wide Fee Schedule (Attachment "A" as amended), as adopted in this Resolution, will prevail and apply in the event of a conflict with any other fee, rate, charge, penalty, fine, table, or schedule.

SECTION 6. The newly created fees, unchanged fees, decreased fees and increased fees listed in this Resolution and set forth in the FY 2025-2026 Proposed City Wide Fee Schedule (Attachment "A") become effective on October 1, 2025.

APPROVED AND AUTHENTICATED on this 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

8. -DOC-2025-7

Uncollectible Utility and Miscellaneous Account Adjustments

(Requested by Michele Moore, Finance)

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

Enacted and approved this 23rd day of September, 2025, in Holly Hill

9.

Package Insurance Policy Renewal for FY2026

(Requested by Michele Moore, Finance)

RESULT:	**APPROVED [3 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Snow, Currie, Johnson
NAYS:	DeLanoy
ABSTAIN:	Penny

Enacted and approved this 23rd day of September, 2025, in Holly Hill

10.

Halifax Humane Society Contract Renewal - FY26

(Requested by Brian Walker, Board of Planning and Appeals)

RESULT:	**APPROVED [4 TO 1]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, Johnson
NAYS:	DeLanoy

Enacted and approved this 23rd day of September, 2025, in Holly Hill

7. REGULAR AGENDA

1. -2025-R-79 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving a Wastewater Facility Plan for Incorporation into the City's SRF- SAHFI Grant Application as Prepared by Mead & Hunt; Providing for Severability; and Providing an Effective Date.

(Requested by Josef Grusauskas, Public Works)
Tanner Rachal, PE - Project Engineer - Water/Wastewater from Mead & Hunt, Inc., went through the PowerPoint presentation for the SAHFI Facility Plans - Resolutions 2025-R-79 and 2025-R-80. This presentation was for both Resolutions.

Mayor Penny opened public participation.

Jim Legary, Holly Hill.

Mayor Penny closed public participation.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

RESOLUTION
2025-R-79
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING A WASTEWATER FACILITY PLAN FOR INCORPORATION INTO THE CITY'S SRF- SAHFI GRANT APPLICATION AS PREPARED BY MEAD & HUNT; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING A WASTEWATER FACILITY PLAN FOR INCORPORATION INTO THE CITY'S SRF-SAHFI GRANT APPLICATION AS PREPARED BY MEAD & HUNT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of wastewater facilities; and Florida Administrative Code requires the formal authorization by City Council to formally adopt a facility plan outlining necessary $9,3000,000.00 facility improvements to comply with State of Florida funding requirements; and

WHEREAS, The City has placed a legal advertisement providing the public notice in the local newspaper of the plan hearing, adequate time to review the plan and provide public input into the plan at August 23, 2025 Commission Meeting; and

WHEREAS, formal adoption of the proposed Facility Plan is required for the City Utility to participate in the SAHFI Grant program being administered under the State Revolving Loan Fund Program; and

WHEREAS, the City Commission of the City of Holly Hill, Florida agrees with the findings and summary of necessary improvements as outlined in the Facility Plan for the purpose of creating a more resilient wastewater service.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The City of Holly Hill, Florida formally approves and adopts the Wastewater Facility Plan as written and presented to the City Commission on this date;

SECTION 3. This loan will be one hundred percent principal forgiveness. There will be no revenues pledged for the repayment of this loan.

SECTION 4. The City Manager is hereby designated as the authorized representative to provide the assurances and commitments required to implement the facility plan.

SECTION 5. The Mayor is hereby designated as the authorized representative to execute the Facility Plan which will become the foundation of all activities related to the wastewater facility improvements. The Mayor is authorized to represent the City in carrying out the City's responsibilities under the Facility Plan. The Mayor is authorized to delegate responsibility to appropriate the City Manager to carry out technical, financial, and administrative activities associated with the Facility Plan.

SECTION 6. The legal authority for borrowing moneys to construct this Project is Section 166.111, Florida Statutes and Section 403.8532, Florida Statutes.

SECTION 7. All Resolutions or part of Resolutions in conflict with any of the provisions of this resolution are hereby repealed.

SECTION 8. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this resolution.

SECTION 9. This Resolution shall become effective immediately upon its adoption.

APPROVED AND AUTHENTICATED on the 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

2. -2025-R-80 Resolution

A Resolution of the City Commission of the City of Holly Hill, Florida, Approving a Water Facility Plan for Incorporation into the City's SRF - SAHFI Grant Application as Prepared by Mead & Hunt

(Requested by Josef Grusauskas, Public Works)
Mayor Penny opened public participation. No one spoke.

RESULT:	**ADOPTED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Jeffrey DeLanoy, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

RESOLUTION
2025-R-80
A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING A WATER FACILITY PLAN FOR INCORPORATION INTO THE CITY'S SRF - SAHFI GRANT APPLICATION AS PREPARED BY MEAD & HUNT

A RESOLUTION OF THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA, APPROVING A WATER FACILITY PLAN FOR INCORPORATION INTO THE CITY'S SRF-SAHFI GRANT APPLICATION AS PREPARED BY MEAD & HUNT; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Florida Statutes provide for loans to local government agencies to finance the construction of wastewater facilities; and Florida Administrative Code requires the formal authorization by City Council to formally adopt a facility plan outlining necessary $11,250,000.00 facility improvements to comply with State of Florida funding requirements; and

WHEREAS, The City has placed a legal advertisement providing the public notice in the local newspaper of the plan hearing, adequate time to review the plan and provide public input into the plan at August 23, 2025 Commission Meeting; and

WHEREAS, formal adoption of the proposed Facility Plan is required for the City Utility to participate in the SAHFI Grant program being administered under the State Revolving Loan Fund Program; and

WHEREAS, the City Commission of the City of Holly Hill, Florida agrees with the findings and summary of necessary improvements as outlined in the Facility Plan for the purpose of creating a more resilient wastewater service.

WHEREAS, The City has placed a legal advertisement providing the public notice in the local newspaper of the plan hearing, adequate time to review the plan and provide public input into the plan at the September 23, 2025 regular City Commission meeting.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF HOLLY HILL, FLORIDA:

SECTION 1. The foregoing findings are incorporated herein by reference and made a part hereof.

SECTION 2. The City of Holly Hill, Florida, formally approves and adopts the Water Facility Plan as written and presented to the City Commission on this date.

SECTION 3. This loan will be one hundred percent (100%) principal forgiveness. There will be no revenues pledged for the repayment of this loan.

SECTION 4. The City Manager is hereby designated as the authorized representative to provide the assurances and commitments required to implement the facility plan.

SECTION 5. The mayor is hereby designated as the authorized representative to execute the Facility Plan which will become the foundation of all activities related to the wastewater facility improvements. The mayor is authorized to represent the city in carrying out the City's responsibilities under the Facility Plan. The mayor is authorized to delegate responsibility to appropriate the City Manager to carry out technical, financial, and administrative activities associated with the Facility Plan.

SECTION 6. The legal authority for borrowing moneys to construct this Project is Section 166.111, Florida Statutes and Section 403.8532, Florida Statutes.

SECTION 7. All Resolutions or part of Resolutions in conflict with any of the provisions of this resolution are hereby repealed.

SECTION 8. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this resolution.

SECTION 9. This Resolution shall become effective immediately upon its adoption.

APPROVED AND AUTHENTICATED on this 23rd day of SEPTEMBER, 2025.

Enacted and approved this 23rd day of September, 2025, in Holly Hill

8. PUBLIC HEARINGS

1.

817 Center Avenue - Special Exception Request

(Requested by Brian Walker, Board of Planning and Appeals)
Joshua Steele, Senior Planner went through his staff report for the Mayor and Commissioners. The applicant is seeking special exception approval to allow a Type B Service Station on a parcel in the B-5 zoning district. The subject property is located at 817 Center Avenue. A Type B Service Station means servicing of automotive vehicles, which includes the sale of fuel, lubricants and other products necessary to the operation of motor vehicles, including the sale and installation of accessories, tires and batteries, minor engine tune-ups, wheel

balancing and alignment and brake service, but not including other types of mechanical or body repair or the sale of motor vehicles. Mr. Steele mentioned that the applicant is applying to utilize the site as an auto service station, however, this use is only permitted as a special exception subject to the provisions of Section 114-682 (Exhibit A) of the Land Development Regulations of Holly Hill due to the use being abandoned more than 12 months, as per Sec. 82-349. The property, in the past, has been used as a service station. However, as per City Code (Sec. 82-349), if a use is "abandoned for 12 consecutive months from the date of rendition, it shall expire." Therefore, the applicant is making a new application for an automobile service station. In order to approve the use of a TYPE B Service Station at the subject location, the City Commission must find that the site and conditions meet the requirements of Section 114-682, specific to service stations. Staff recommends conditional special exception approval to allow the above property to be utilized as a TYPE B Service Station with the following proposed conditions:

PROPOSED CONDITIONS:
The fenced-in storage area must be 100% opaque to block the view of any contents from the street.
Outdoor storage/staging of vehicles for more than 7 days is prohibited.
The hours of operation are to be limited to 8am-6pm.
Fuel stations are not proposed as part of this special exception.

The following work and activities are PROHIBITED:
The storage of tires and other vehicle parts
Auto body work
Sale of vehicles or vehicle parts except accessories, tires and batteries
Major engine repairs and or transmission work

Work on vehicles is limited to:
Sale and installation of accessories
Changing of tires and batteries
Wheel balancing and alignment
Brake services
Minor engine tune-ups and repairs meaning routine maintenance and small fixes that keep a vehicle running efficiently such as:
Oil changes and fluid top-ups
Routine inspections to ensure everything is functioning properly
Replacement of worn-out parts such as spark plugs, brake pads, and filters
Minor tune-ups like changing the distributor cap or spark plug
Addressing minor issues like flat tires

Mayor Penny opened public participation.
Gilles Blais, Holly Hill; Mike Cerbo, Holly Hill; Liz Palma, Holly Hill; Jim Legary, Holly Hill.
Danny Gagne, applicant for 817 Center Avenue, Special Exception.
Mayor Penny closed public participation.

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 23rd day of September, 2025, in Holly Hill

2.

1539 Center Avenue Nuisance Abatement

(Requested by Brian Walker, Board of Planning and Appeals)
Brian Walker, City Planner/Asst. City Manager went through his staff report with the Mayor and Commissioners, along with showing pictures of the house located at 1539 Center Avenue. Rickie Lee, Chief Building Official and Kyle Mahanes, Code Enforcement Officer were also present. The property has been found to be in violation of the codes listed in Exhibits A and B in the agenda packet. In the Fall of 2023, a Stop Work order was placed on the property at 1539 Center Avenue because an unlicensed contractor was working on the interior. A subsequent inspection of the property's interior found that there were multiple violations and that the structure was in non-compliance with the Florida Building Code, City ordinances and the International Property Maintenance Code. The property owner was issued a Notice of Violation (NOV) for the violations. There was no response to the NOV and the property was taken to the Special Master on October 27, 2023. The Special Master found the property to be in violation of the codes listed in the Magistrate Orders attached as Exhibit A. The Special Master gave the property owner 10 days to come into compliance after which time daily fines would begin to accrue. The property was not brought into compliance and the property continued to deteriorate. In January of 2024, after email communication between REI Property Management, Lewis Vigliotti (civil engineer) and city staff, failed to produce any meaningful progress with the property owner, a letter of condemnation was issued. In March of 2024, permits were submitted by Sanjay Kumar of New Edge Construction, but were denied due to their scope not including any of the unpermitted work done by previous contractors. Additionally, the permit application did not address all of the code violations, nor did they address the foundational issues. Another Notice of Violation was issued on 5/3/24 and a Notice to Appear was issued on 5/13/24. On May 24, 2024, the property was again taken to Special Master. The Special Master found that the property continued to be in violation of the codes listed in Exhibit B. He also granted permission for the City of Holly Hill to demolish the structure with a ruling of same from the City Commission as it was deemed a danger to public safety by the Chief Building Official. Mr. Walker mentioned that sample photographs of the property are attached in the agenda packet and document the appearance of the property. In the Spring of 2025, the contractor and owner had meetings with City staff to discuss the status of structure and violations. There were no solid answers from the owner as to addressing the current issues and the contractor did not move forward. Fines from 11/6/2023 to 8/31/2025 are $50 per violation for 6 violations, and are accumulating at $300 per day. The amount owed as of 9/23/25 is $206,100. A Magistrate fine of $500 is also owed. A title search was done for the property by the City Attorney, and all 5 interested parties listed in the title report were notified by staff of this meeting and its subject matter via certified mail, return receipt

requested. Given the long history of the homeowner's failure to correct all violations or demolish the structure, and given that this situation has continued to exist for an extended period of time despite repeated efforts by staff, liens, and orders of the Special Magistrate, staff request the following in accordance with Ordinance 3083:

1. That based on the evidence submitted, the Commission make a finding that a nuisance exists, and has been allowed to exist in violation of Section 3-200 (aka Sec. 26-61 and 26-62).
2. That the Commission give the homeowner no more than 30 days from the date of this meeting, to remove the nuisance based on Section 3-200, to the City's satisfaction in accordance with the Code.
3. That if the homeowner fails to remove the nuisance by October 23rd, 2025, the Commission authorize City employees, subcontractors, and/or agents, to enter the property and demolish the structure in accordance with Section 3-200, and to further authorize that all expenses incurred by the City for demolition be paid by the property owner, and that if the property owner fails to pay such cost and expenses, that they be recorded as a lien on the property, or if such expenses qualify, that they be added to the property's non-ad valorem portion of the property tax bill.

Jimmy Vann, LLC, the applicant for 1539 Center Avenue, spoke.

Mayor Penny opened public participation. No one spoke.

*Commissioner Currie made a motion **to give from now until October 3, 2025, if the City doesn't receive compliance, then the Commission gives permission to city staff to move forward with demolishing the property, i.e., immediately after or as soon as possible, or as soon as the contractor is available, placing it on the tax bill and Commissioner Currie would like staff to go ahead and begin the process of pricing, so the city is not delayed any longer**, seconded by Commissioner Snow.*

RESULT:	**APPROVED [UNANIMOUS]**
MOVER:	Penny Currie, City Commissioner
SECONDER:	Debra Snow, City Commissioner
AYES:	Penny, Snow, Currie, DeLanoy, Johnson

Enacted and approved this 23rd day of September, 2025, in Holly Hill

9. COMMUNICATIONS

A. City Manager Comments

Mr. Forte asked the Mayor and Commissioners if they would like to have a viewing stand for the Christmas parade. ***There was <u>consensus</u> that they did want to have one.***

B. City Attorney Comments

Attorney Simpson went over the new open gun law in Florida with the Mayor and City Commissioners.

C. Mayor's Comments
Mayor Penny reminded everyone that the Mayor's Golf Scramble was moved to October 4th at 8:00 AM.

D. District City Commission Comments
Commissioner Snow appreciated that we recognize other religions; enjoyed attending the Community Crime Stoppers dinner.

Commissioner Currie asked if staff was still keeping up with website pertaining to stormwater.

Mr. Forte mentioned yes and staff is still working on it, staff is getting there.

Commissioner Currie also suggested that it would be nice to recognize the employee in silent who notified Mr. Forte and Chief Williams about a threatening message posted on Facebook to shoot local government employees/City Officials over a dispute about proposed future property tax increases. Commissioner Currie thanked Mr. Forte and Chief Williams for acting so quickly on the matter.

Police Chief Williams spoke briefly about the threatening post on Facebook and the arrest of the individual. Chief Williams stressed that any type of threatening language or behavior toward anyone is a crime and will not be tolerated and this was unacceptable and was handled according to the law.

Commissioner DeLanoy agreed with Commissioner Currie and mentioned that there needs to be safer guidelines, upgrades to City Hall to keep their employees safe, perhaps bring the security level up at City Hall.

Commissioner Johnson reminded everyone about the upcoming Volusia League of Cities dinner on September 25th in Ormond Beach.

E. Mayor's Conclusion Comments
None.

10. ADJOURNMENT

The meeting adjourned at approximately 8:30 PM.