



**City Commission  
Minutes • August 25, 2026**

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**City Commission Chambers**

**Regular City Commission  
Meeting**

**6:00 PM**

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**City Hall  
1065 Ridgewood Avenue  
Holly Hill, FL 32117**

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

**1. Call to Order**

The meeting was called to order at 6:00 pm.

Invocation by City Commissioner Debra Snow

Pledge of Allegiance to the Flag led by Mayor John Penny

**Present:**

Mayor John Penny  
City Commissioner Debra Snow  
City Commissioner Penny Currie, Vice-Mayor  
City Commissioner Jeffrey DeLanoy

**2. Public Comments**

The following individual spoke to the Mayor and City Commissioners:

Robert Matthews, of Holly Hill, spoke about a dangerous traffic light.

Joe Forte, City Manager, and the City Commission discussed the options and issues addressing the traffic light brought up by Mr. Matthews.

**3. Approval of Minutes**

1. Minutes - August 11, 2026 Regular City Commission Meeting

(Requested by Jonathan Jacob, City Clerk)

|                   |
|-------------------|
| Motion to Approve |
|-------------------|

|                |                                                       |
|----------------|-------------------------------------------------------|
| <b>Result:</b> | <b>Passed [UNANIMOUS]</b>                             |
| <b>Mover:</b>  | City Commissioner Debra Snow                          |
| <b>Second:</b> | City Commissioner Jeffrey DeLanoy                     |
| <b>Ayes:</b>   | John Penny, Penny Currie, Debra Snow, Jeffrey DeLanoy |
| <b>Nays:</b>   | None                                                  |

2. Minutes - General Election - August 18, 2026

(Requested by Valerie Manning, HHPD Office Manager)

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Motion to Approve |                                                       |
| <b>Result:</b>    | <b>Passed [UNANIMOUS]</b>                             |
| <b>Mover:</b>     | City Commissioner Debra Snow                          |
| <b>Second:</b>    | City Commissioner Jeffrey DeLanoy                     |
| <b>Ayes:</b>      | John Penny, Penny Currie, Debra Snow, Jeffrey DeLanoy |
| <b>Nays:</b>      | None                                                  |

4. Consent Agenda - None

5. Regular Agenda

1. Interim City Manager Employment Agreement

(Requested by Brian Walker, Assistant City Manager)

Brian Walker, Assistant City Manager, discussed some of the key contract terms for the Interim Contract Agreement.

|                   |                                                       |
|-------------------|-------------------------------------------------------|
| Motion to Approve |                                                       |
| <b>Result:</b>    | <b>Passed [UNANIMOUS]</b>                             |
| <b>Mover:</b>     | City Commissioner Jeffrey DeLanoy                     |
| <b>Second:</b>    | City Commissioner Debra Snow                          |
| <b>Ayes:</b>      | John Penny, Debra Snow, Penny Currie, Jeffrey DeLanoy |
| <b>Nays:</b>      | None                                                  |

City Commissioner Penny Currie stated that the Commissioners meet with the City Manager prior to the scheduled Commission meetings, which is why they typically don't have questions when the items are addressed during the agenda.

## 2. Discussion Regarding Tropical Gables - 1245 Ridgewood Avenue

(Requested by Brian Walker, Assistant City Manager)

Scott Simpson, City Attorney, discussed the history in regard to Tropical Gables at 1245 Ridgewood Ave and why they have made this Agreement. He spoke about the process the City has gone through to get the property sold so it may get improved up to code, and sale proceeds up to \$115,000 to the City, to cover expenses and liens.

Joe Forte, City Manager, asked if he needed Commission approval to bid on the property at auction next week to try and get the price up to \$115,000. Mr. Simpson stated it was not necessary.

Penny Currie, City Commissioner, stated she sees this as any other code case that comes before them. Ms. Currie stated that this property has been an eyesore for many years, and it is a shame the owner hasn't taken the chances they have had to improve the issues with the property. Without this agreement, Ms. Currie feels the owner would come out much worse if the City took out the total amount of the liens in the sale rather than just the \$115,000 the City is seeking. Ms. Currie stated the property needs to be redeveloped or fixed up to make the property safe.

Jeffrey DeLanoy, City Commissioner, had a lot of contact with the owner when he worked for the City of Holly Hill as an employee before he became Commissioner. Mr. DeLanoy explains that the owner used to take care of the property but is now very sick and unable to make improvements, collect rent, or even move because she is so unwell. Murphy's Oil was mentioned by Mr. DeLanoy about having liens removed for redeveloping the land at the corner of LPGA Blvd. Mr. DeLanoy proposed a reduction in how much money the City would take in proceeds from the sale at auction for the property.

Mr. DeLanoy made a Motion to amend the agreement such that the seller would pay the first \$50,000 of the sale to the City rather than \$115,000. No one seconded the motion, so that motion died.

Motion to Approve

**Result:**           **Passed 3-1**

**Mover:**           City Commissioner Penny Currie

**Second:**         City Commissioner Debra Snow

**Ayes:**           John Penny, Debra Snow, Penny Currie

**Nays:**           Jeffrey DeLanoy

## **6. Public Hearings - None**

## **7. Communications**

Brian Walker, Assistant City Manager, thanked the Commission and City Manager Joe Forte for the opportunity to serve the citizens, City Commission, and City of Holly Hill as City Manager. Mr. Walker asked the Commission if they would like to have a workshop in reference to traffic control devices on Alabama Ave and all around the City. It was decided to have the workshop on September 9th at 5:00 PM.

Mayor John Penny mentioned that Damon Sansom and Carmen Ruiz are the new Commissioners elected after the recent elections. Mr. Penny mentioned Pastor Varga had recently passed away.

Commissioner Debra Snow mentioned it was City Manager Joe Fortes' last meeting.

Commissioner Penny Currie asked for prayers for Pastor Varga and his family. Penny Currie asked for Jeffrey DeLanoy to not take things personally she said during agenda items tonight.

Commissioner Jeffrey DeLanoy stated "I love everybody." My. DeLanoy mentioned it affects him personally when a citizen is put into a sad situation such as the one tonight regarding Tropical Gables.

Mr. Penny asked where we were with repairs on the sidewalk on Riverside Dr.

Josef Grusauskas, Public Works Director, stated that there was a sidewalk study, and they are engaging with engineers to fix them and will bring information to the Commissioners as soon as possible.

Mr. Forte mentioned that he and Pastor Varga had forgiven each other about a month before he passed.

## **8. Adjournment**

There being no further business, the meeting was adjourned at approximately 6:06 PM