



*"The Crossroads to the Future"*

## **Town Council Minutes**

### **March 18, 2022 \*\* 7:00 PM**

**Present at Meeting:** Mr. Bass, Mrs. Fleming, Mrs. Kirk, Ms. Shaw Mr. Mellecker, Mrs. Pearce, Mr. Williams, Mrs. Gugliuzza, 27 Members of the Community and 2 Members of the Media.  
**Absent:** Mayor Knagge, Mrs. Bishop-Vargas

---

- I. **Call to Order** – Ken Bass at 7:00 PM
- II. **Pledge of Allegiance to Flag & Invocation** – Ken Bass
- III. **Visitors Welcomed & Reminded Meeting Minutes are Being Recorded** – Ken Bass
- IV. **Persons Wishing to Address Council – 3 Minute Limit** – Paul Schwend 542274 US HWY 1 Callahan, Florida 32011 Citizen of Callahan, Business in Callahan, I have been here my entire life, so growing up in Callahan one things we have always complained about is not having jobs. Only a few had local jobs that could stay. Going back, I just want to state I am on the Planning and Zoning Board and the Nassau County Economic Development Board. It is very important that we have a welcoming and friendly community for businesses as they are looking into coming into our community. They talk to other businesses to get insight to see if we are a welcoming community and we are. We have a future business use plan that we have gone over on the zoning that shows how the Town areas are zoned. There are zoning restrictions and requirements and the city rule book that we as the zoning board go by. So, the Tractor Supply is being built in a Commercial Zoned area. It is not infringing on residential neighborhoods. I urge you to focus on the zoning rules and I urge you to approve Tractor Supply tonight. I understand that there are opposing views and that's fine.

Kim Mott-55343 Shug Road Callahan, FL. 32011 – Last time we were here you said that in the laws if a company wanted to come here and they fell within the guidelines we have to let them come here or we can be sued, I asked to see that and I still have not been provided that information yet. As far as the Tractor Supply coming, we are so congested right now, and I really think we need to clean up our community. If you want good reputable businesses, I mean look unfortunately all of our family has cancer and have to travel clear across town, you know clean up the county and let businesses like that come in. I have 13 jobs I am fighting for. If you go on Facebook and I know it's just a sight, but this is a list of people who would rather have a Publix than a Tractor Supply. I just don't understand where we the people got left out of everything. Ask what we need or what we want or what would better benefit us. Tractor Supply's goal is to have one every 10 miles. I don't want anything like that so yes, I am opposed to it. I guess you must live within the city limits to be apart of the board and maybe that needs to change also because we do have ideas and concerns.

Sandra Mott 55299 Shug Road Callahan, FL. 32011- I am opposed to the Tactor Supply because my daughter owns Callahan Feed but we want our town to stay sort of small we don't need big companies coming in. I understand that we do need revenue but with Tractor Supply coming in that is taking away from small business. That's what Callahan was originally built on was small business. We would like to keep Tractor Supply out and like I said get something else. We have a feed store, and we have Ace Hardware. I just don't think we really need Tractor Supply.

## V. Minutes

Motion to approve the Minutes by Mr. Mellecker and 2<sup>nd</sup> by Ms. Shaw

- Discussion: None
- **Motion Carried**
- Mrs. Gugliuzza called roll

## VI. Treasurers Report

Motion to approve the Treasurers Report by Mrs. Fleming and 2<sup>nd</sup> by Mr. Mellecker

- Discussion: None
- **Motion Carried**
- Mrs. Gugliuzza called roll

## VII. Business

### ➤ **Public Hearing Ordinance No. 2024-002 Voluntary Annexation**

Mrs. Pearce read Ordinance 2024-002 out loud. Council President Mr. Bass closed the regular meeting @ 7:09 pm and opened to the public. No comments. Mr. Bass closed the public meeting at 7:10 pm.

A motion to approve the Ordinance No. 2024-002 for Voluntary Annexation by Mr. Mellecker and 2<sup>nd</sup> by Ms. Shaw

- Discussion: None
- **Motion Carried**
- Mrs. Gugliuzza called roll

### ➤ **Public Hearing for Site Plan Review Tractor Supply**

Mr. Bass closed the regular meeting @ 7:21 pm and opened it to the public.

Mrs. Mott asked about the date on the zoning verification letter. The date was from March 2023. Mrs. Mott stated that the last time she was at the Planning and Zoning meeting she was told that there were no plans so why was the letter dated 2023.

Mr. Williams stated that the letter was for in house staff only a preliminary measure to make sure they meet the zoning requirements. No plans were in house in 2023 and Tractor Supply was first brought to the Planning and Zoning Board in January 2024.

Mr. Bass asked if anyone was here from Tractor Supply – Mr. Law approached the podium and stated for the record he is authorized to speak on behalf of Tractor Supply for the site Plan review. Mr. Law is with Hix Snedeker Companies and is the Development Coordinator.

7:31 pm Mr. Bass closed to the public and re-opened the regular meeting.

Mrs. Fleming spoke to everyone in attendance and said we appreciate everyone coming out and we wish it was this full of people all of the time. We respect this community, we love this community, that is why we dedicate all of this time to this community. We respect the businesses in it and love our local businesses, we also love the small town feel and are here to support that, but we also have to stick to the code. It is a code and yes it can be changed although we cannot change it retroactively but with that being said we love input. We would love for people of the community to come to us and ask if we can look at something. We are open to having meetings or reviewing the code with anyone. We do have to take all of the public in consideration when making decisions not just the people in this room.

A motion to approve the Site Plan for Tractor Supply by Mr. Mellecker and 2<sup>nd</sup> by Mrs. Fleming

- Discussion: Mrs. Fleming asked Mr. Williams if he signed off on the zoning verification and Mr. Williams stated he did. Mr. Bass asked Mr. Williams if everything with the fire hydrants was good. Mr. Williams stated yes, and they are being installed by the developer.
- **Motion Carried**
- Mrs. Gugliuzza called roll

➤ **Final Reading Ordinance 2024-001 Land Use Change**

Mrs. Pearce read Ordinance 2024-001 out loud to the room. Mr. Bass closed the regular meeting @ 7:30 pm and opened it to the public. No comments. Mr. Bass closed the public meeting at 7:31 pm.

Motion to approve the Ordinance 2024-001 Land Use Change by Mrs. Fleming and 2<sup>nd</sup> by Ms. Shaw

- Discussion: None
- **Motion Carried**
- Mrs. Gugliuzza called roll

➤ **West Nassau Historical Society – Expense Report 2023**

John Hendricks 35394 Quail Road handed out the Expense Report to the council and the 2023 Callahan Christmas Parade Expense Report and reviewed it with the council.

➤ **Comprehensive Plan Compliance Update**

A motion to sign the Comprehensive Plan Compliance in the amount of \$12, 000.00 by Mrs. Fleming and 2<sup>nd</sup> by Mr. Mellecker

- Discussion: None
- **Motion Carried**
- Mrs. Gugliuzza called roll

**VIII. Review & Approval of Town Expenditures:**

**General Fund the weeks of March 7<sup>th</sup> \$5,596.24 and 14<sup>th</sup> \$74,562.21 totaling \$80,158.45**

- Motion to approve General Fund weeks of March 7<sup>th</sup> \$5,596.24 & 14<sup>th</sup> \$74,562.21 totaling \$80,158.45 by Ms. Shaw and 2<sup>nd</sup> by Mr. Mellecker
  - Discussion None
  - **Motion Carried**
  - Mrs. Gugliuzza called roll

**Water & Sewer Fund the weeks of March 7<sup>th</sup> \$27,169.51 & 14<sup>th</sup> \$84,489.29 totaling \$111,658.80**

Motion to approve Water & Sewer Fund the weeks of March 7<sup>th</sup> \$27,169.51 & 14<sup>th</sup> \$84,489.29 totaling \$111,658.80 by Mrs. Fleming and 2<sup>nd</sup> by Ms. Shaw

- Discussion None
- **Motion Carried**
- Mrs. Gugliuzza called roll

## **IX. Around the Council Table**

- Mayor – Absent
- Mrs. Bishop Vargas- Absent
- Mrs. Fleming – We had our Town Touch-A-Truck event on Saturday at the community market. The Fire Trucks were out there, and the kids really loved it so it would be great to make it an annual event. The only question is did we hear anything on the appropriations that were submitted. Mr. Williams stated we did not get the one for the fairgrounds and we haven't heard anything about the other.
- Mrs. Kirk- None
- Ms. Shaw- None
- Mr. Mellecker- I am going to have to resign my position due to my health. This will be my last meeting.
- Mrs. Pearce- None
- Mrs. Gugliuzza- The Homeless Coalition has reached out to me, and they will be coming to do a walk through of the downstairs portion of the Fire Department to see if it will work for a meeting they want to have in May. They have asked the council to attend the meeting and I will get the date. They have stated they will come and do a presentation for the council in the future.
- Mr. Williams- After our last meeting with the Nassau County School Board they voted to annex the middle school property. Mrs. Pearce, you should be receiving something from their attorney.
- Mr. Bass – For the fire department we found out there is a lot of grant money out there so we will try for some grants. We have a chiefs conference coming up, I have been invited to go so I am going to go to that.

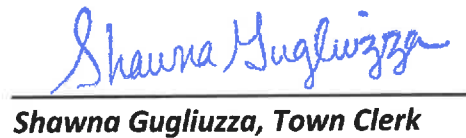
**X. Adjourn**

Motion to Adjourn by Mr. Mellecker and 2<sup>nd</sup> by Mrs. Fleming

- Discussion: None
- Time: 7:50 pm



**John Kenneth Bass, Council President**



**Shawna Gugliuzza, Town Clerk**

*If a person decides to appeal any decision made by the board, agency, or commission with respect to any matter considered at such meeting or hearing, he or she will need a record of the proceedings, and that, for such purpose, he or she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.*