" The Crossroads to the Future"

Town Council Meeting Minutes

September 8, 2026 @ 7:00 PM

Present at the Meeting: Mayor Knagge, Mrs. Fleming, Mrs. Bishop-Vargas, Mrs. Kirk, Mrs. Williams, Mr. Davis, Mrs. Pearce, Mr. Williams, and Mrs. Gugliuzza Members of the 9 Community and 1 Members of the Media.

Absent: Ms. Shaw

I. ***Call to Order -*** Mayor Knagge

II. ***Pledge of Allegiance to the Flag & Invocation -*** Mayor Knagge

III. ***Visitors Welcomed & Reminded the Meeting Minutes are Being Recorded-*** Mayor Knagge

IV. ***Persons Wishing to Address Council – 3 Minute Limit-*** Susan Pentecost 45127 Booth Street Callahan, Florida 32011- Expressed concerns regarding the ditch on Booth Street, water is standing and backing up, it is causing mosquitos. The ditches need to be cleaned and the culvert needs to be blown out.

VI. Minutes

- **Minutes**

A motion to approve the Minutes by Mrs. Fleming and 2nd by Mr. Davis

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

VII. Treasurers Report

A motion to approve the August 2026 Treasurers Report by Mr. Davis and 2nd by Mrs. Fleming

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

VIII Business

- **Resolution 2026-R06 West Nassau High School Swim Team**

Mrs. Pearce read the Resolution out loud.

A motion to approve Resolution 2026-R06 West Nassau High School Swim Team in the amount of $500.00 by Mrs. Williams and 2nd by Mrs. Fleming

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

- **Site Plan Review for Clemmons Road – Ken Hunter- Anchor Management- 45190 Clemmons Road**

A motion to approve Site Plan Review for Clemmons Road – Ken Hunter- Anchor Management- 45190 Clemmons Road by Mathew Davis –

Mr. Davis recended the motion to address the recommendations from the Planning & Zoning Board, & Staff

1. A motion to approve Site Plan Review for Clemmons Road – Ken Hunter- Anchor Management- 45190 Clemmons Road with conditions that there is a pre-development versus post- development impact study, a traffic study from FDOT, Creek Studies of both Thomas Creek and Cushins creek and/or provide a letter from U.S. Army Corps of Engineers,

Townhomes Clemons Rd. 3 parcels (will need to be combined into one parcel for density).
Plans show 50'Right of way to front of driveway and 24' roadway.
Roadway requirement per code 160:A1 for private streets is 50'with 40' for curb and gutter. Will need to revise.
Roadway and drainage will be Private and maintained by Owner, Owner will provide roadway maintenance agreement to Town, prior to any permitting,
Roadway will be paved 24' wide with concrete ditch piping at each driveway.
The front setback shown is 20' should be 25'
The two areas between building shows grass. Required to be concrete or asphalt with lime rock base built to town roadway standard, this if for fire trucks to access rear of buildings. "T" turns or radius for fire trucks to turn around.
Fire hydrants required at both ends for development.
Will need tree survey prior to site permit, along with all jurisdictional permits..
Pond drains to Lem Turner ditch will need SJRWMD permit and FFDOT permit for drainage. Drainage along 5th Street and Lem turner will require clearing by developer for adequate drainage.
Retention pond Must meet 100yr. flood.
They will need to buildup 1ft of the nearest grade- Lem Turner
And reduce the number of units to 14 by Mr. Davis and 2nd by Mrs. Fleming

- Discussion: Lengthy discussion
- **Motion Carried – Mrs. Williams voted No**
- Mrs. Gugliuzza called roll

➢ First Public Hearing for the Budget and Mileage Rate

Memorandum was produce and passed out to council by Mr. Williams.

Mayor Knagge closed the regular council meeting at 9:05 pm and opened to the public no public comments, questions, or concerns. Mayor Knagge re-opened the regular council meeting at 9:05 pm.

A motion to approve the proposed mileage rate of 1.6689 by Mr. Davis and 2nd by Mrs. Williams

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

IX. Review & Approval of Town Expenditures

- **General Fund for the weeks of August 20th 14,164.56, 27th $42,783.85 & September 3rd $7,116.07 totaling $64,064.48**

- A motion to approve the General Fund Town Expenditures for the weeks of August 20th 14,164.56, 27th $42,783.85 & September 3rd $7,116.07 totaling $64,064.48 by Mrs. Fleming and 2nd by Mrs. Williams
  - Discussion: None
  - **Motion Carried**
  - Mrs. Gugliuzza called roll

- **Water and Sewer Fund for the weeks of August 20th $9,449.25, 27th $16,636.59, & September 3rd $7,676.59 totaling $33, 762.43**

- A motion to approve the General Fund Town Expenditures for the weeks of August 20th $9,449.25, 27th $16,636.59, & September 3rd $7,676.59 totaling $33, 762.43 by Mrs. Williams and 2nd by Mrs. Fleming
  - Discussion: None
  - **Motion Carried**
  - Mrs. Gugliuzza called roll

XI. *Around the Table*

- **Mayor Knagge-** The Anchor Church reached out to the Town to do a display to honor the veterans, they would like to have crosses made and businesses to have a window display and the best display will win a price from Pastor Allen.
- **Mrs. Fleming-** None
- **Mrs. Bishop-Vargas**- None
- **Mrs. Kirk** –None
- **Mrs. Williams** – None
- **Mr. Davis –** None
- **Mrs. Pearce** – None
- **Ms. Shaw** – Absent
- **Mrs. Gugliuzza**- Asked for a consensus to raise the permit fees, and the consensus was granted by the council.
- **Mr. Williams** –None

XII. Adjourn

A motion to adjourn the meeting by Mr. Davis and 2nd by Mrs. Fleming

- Discussion: None
- **Motion Carried**
- Time- 9:16 pm

Randy Knagge, Mayor

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