

**MEETING MINUTES
TOWN OF CINCO BAYOU
PUBLIC HEARING
REGULAR COUNCIL MEETING
June 11, 2026 at 6.00 p.m.**

Mayor Hood called to order the public hearing and regular council Meeting at 6:00 p.m. and then recessed the meeting to continue the public hearing. The Council Meeting reconvened at 6:16 p.m.

ROLL CALL:

MAYOR JEAN HOOD	P	COUNCILMAN DILLARD	P
COUNCILWOMAN DRIVER	P	COUNCILWOMAN HAWKINS	P
COUNCILWOMAN STEIGNER	P	COUNCILWOMAN GAMMICK	P

Also present for the Public Hearing were Town Staff: Manager Keith Williams, Attorney Jeff McInnis, Engineer Marc Mason, Planner Jana Williams and Deputy Clerk Linda Barringer, as well as Town Residents: Mickey Hawkins and Bill Taylor.

PUBLIC HEARING:

1. Town Attorney Jeff McInnis gave the first reading of Ordinance No 260. The purpose of this Ordinance is to adopt amendments to the Town of Cinco Bayou Comprehensive Plan, including text amendments and updates to the Future Land Use Map Series, commonly referred to as EAR-based amendments, undertaken to reflect changes in state law, administrative rules, and local conditions, and processed in accordance with Section 163.3184, Florida Statutes.

ORDINANCE NO. 260

AN ORDINANCE OF THE TOWN OF CINCO BAYOU, FLORIDA, AMENDING THE COMPREHENSIVE PLAN BY ADOPTING A SET OF EAR-BASED AMENDMENTS; PROVIDING FOR LEGISLATIVE FINDINGS OF FACT; PROVIDING FOR THE ADOPTION OF TEXT AND MAP SERIES AMENDMENTS TO THE COMPREHENSIVE PLAN; PROVIDING FOR SEVERABILITY; AND PROVIDING AN EFFECTIVE DATE.

PUBLIC COMMENTS: NONE

COUNCIL COMMENTS: NONE

Councilman Dillard made a motion to approve the 1st reading of Ordinance No. 260.

Councilwoman Steigner seconded the motion. *The motion passed unanimously.*

CLOSE PUBLIC HEARING

REGULAR BUSINESS:

1. **Council Approval of the Agenda.** Councilwoman Driver made a motion to approve the Agenda. Councilman Dillard seconded the motion. *The motion passed unanimously.*
2. **Council Approval of the Consent Agenda.** Councilwoman Gammick made a motion to approve the Consent Agenda which includes the Meeting Minutes for the May 14, 2026 Regular Council Meeting and the Budget and Financial Statement as of May 31, 2026. Councilman Dillard seconded the motion. *The motion passed unanimously.*

ACTION ITEM:

1. Councilwoman Driver made a motion to approve the repair to the sidewalk in front of the Baptist church located at 26 Yacht Club Drive by Sheffield Concrete for a cost of \$4,125.00. Councilwoman Steigner seconded the motion. Roll call was taken:

COUNCILMAN DILLARD	Y	COUNCILWOMAN HAWKINS	Y
COUNCILWOMAN DRIVER	Y	COUNCILWOMAN GAMMICK	Y
COUNCILWOMAN STEIGNER	Y	The motion passed unanimously	
2. Town Manager Williams addressed the Council concerning a new fence for Laguna Park installed by B&T Fencing at a price of \$2,933.46. Councilwoman Gammick made a motion to approve the fencing in Laguna Park by B&T Fencing at a price of \$2933.46. Councilman Dillard seconded the motion. Roll call was taken:

COUNCILMAN DILLARD	Y	COUNCILWOMAN HAWKINS	Y
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COUNCILWOMAN DRIVER Y COUNCILWOMAN GAMMICK Y
COUNCILWOMAN STEIGNER Y The motion passed unanimously

3. Councilwoman Driver made a motion to approve the new fence/gate for Glenwood Park installed by B&T Fencing for a price of \$6,274.24. Councilwoman Steigner seconded the motion. Roll call was taken:

COUNCILMAN DILLARD Y COUNCILWOMAN HAWKINS Y
COUNCILWOMAN DRIVER Y COUNCILWOMAN GAMMICK Y
COUNCILWOMAN STEIGNER Y The motion passed unanimously

4. Councilwoman Gammick made a motion to accept the winning bid of the Glenwood Park Stream Restoration Project per the recommendation from Dewberry Engineering subject to the to the deductive change order to meet the existing budget limitations of the project that has been agreed to by the winning bidder in the amount of \$1,025,000.00. Councilman Dillard seconded the motion. Roll call was taken:

COUNCILMAN DILLARD Y COUNCILWOMAN HAWKINS Y
COUNCILWOMAN DRIVER Y COUNCILWOMAN GAMMICK Y
COUNCILWOMAN STEIGNER Y The motion passed unanimously

DISCUSSION ITEMS: NONE

REPORTS:

1. Town Manager's Report – Keith Williams – Written Report adding a suggested report from Engineer Marc Mason on the project for Lucille Street which includes, underground storm water drains, curbing and repaving.
2. Attorney's Report – Jeff McInnis: It has been nice to get the Comp Plan updated and thank Jana for diligently working on the Comp Plan updating.
3. Engineer's Report – Marc Mason: NONE

Public Comments: NONE

Council Member's Comments/Request: Councilwoman Driver: Thank you to the Jana our planner and our staff for all your hard work on updating our Comp Plan I know it was a lot of work. Councilwoman Steigner: yes, Thank you so much to the staff for all your work on the Comp Plan. Councilman Dillard: Thank you to Jana for your professionalism and getting us up to compliance and it was a lot of work. Councilwoman Hawkins: Thank you Jana and our staff for the plan and thank you for educating all of us on the plan it's pretty complicating it seems. It was an honor to represent the Town at the Memorial Day Celebration at the American Legion Hall. Councilwoman Gammick: thank you for the staff and all your work on the comp plan, and on a personal note, thank you all who reached out to me when my dad passed away, thank you all.

Mayor's Comments/Announcements: Thank you all for working so hard on the comp plan, thank you Danny for covering for me on the OCLOC Board luncheon. I will be sending a response to the new property tax lost revenue if you all are at a consensus.

DATES TO REMEMBER:

July 3, 2026 Town Hall will be closed for the 4th of July Holiday.

July 9, 2026, at 5:30 p.m. Public Hearing and Regular Council Meeting.

ADJOURN: After no further business the Regular Council Meeting was adjourned at 7:05 p.m.

ATTEST:

Mayor Jean Hood

Keith Williams, Town Manager/Clerk