

**City of South Daytona
City Council Meeting Minutes
Tuesday, January 14, 2025, at 6:00 pm**

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida
and Facebook Live (www.facebook.com/CityOfSouthDaytona)

A. OPENING. Call to Order: Mayor William C. Hall called the City of South Daytona Regular City Council Meeting to order at 6:00 pm.

Roll Call:

Present:

Mayor William C. Hall
Vice-Mayor Doug Quartier
Councilman Eric Sander
Councilwoman Lisa O'Neal

Councilman Brandon Young
City Manager James L. Gillis, Jr.
City Attorney Wade Vose

Pledge of Allegiance led by Mayor William C. Hall followed by the **Invocation** led by Councilman Brandon Young.

Item 5: City Manager Report:

City Manager Gillis provided a summary of stormwater system improvement efforts. He noted the replacement of a stormwater pipe on Oriole Lane as well as inlets on Yale Road and Hawthorne Lane. He discussed the Reed Canal Park permanent pump is being installed. He recalled the second residents meeting was held January 7th and it was well attended. From those meetings the stormwater system modelling has begun. Staff have ordered the first round of new stormwater backflow preventors and discussed the new model selected. He concluded the update with a discussion of leaning FPL Power poles along Reed Canal.

Baseball Tryouts are on Saturday, February 1, 2025 with pitching machine beginning at 8:00 am and Minors and Majors at 11:00 am.

Item 6: City Attorney Report:

City Attorney Wade Vose provided a report to the City Council. He discussed routine contract, litigation, HR and land use matters. He said the special session of the Florida Legislature will begin at the end of January. He asked if the Council would like a legislative update while the Legislature is in session. The Council provided a consensus.

B. CITIZENS TO BE HEARD:

Mayor Hall presented a Proclamation to Jeremy Davies who was appointed the 2026 Volusia County Teacher of the Year. Mr. Davies was joined by his wife Jill and daughter Jordyn.

Frank Amendolia, 791 Aspen Drive, discussed flooding events over the last 35 years.

Larry Moyer, 901 Valencia Road, praised the Council for how they handled the November City Council Meeting. He thanked the Council for the Christmas display at Central Park.

Leslie Reeder, 2988 Windle Lane, discussed the development in Port Orange adjacent to her home and her concerns.

C. CONSENT AGENDA (Items 8-11):

Mayor Hall introduced the Consent Agenda and said the matters included under the consent agenda are self-explanatory and not expected to require discussion for approval. Items will be enacted by one motion. If discussion is desired by any member of the City Council, that item must be removed from the consent agenda and considered separately.

Item 8: Approval of minutes: December 10, 2024, City Council Meeting and December 18, 2024, Special Meeting.

Item 9: Resolution No. 2025-01 – A Resolution of the City of South Daytona, amending Resolution No. 2024-27, setting forth appropriation for current expenses and capital outlay for the following funds: Transportation Fund, Capital Project (ARPA) Fund, Water and Sewer Fund, and Stormwater Fund As Required by the City of South Daytona, Florida, during and for the Fiscal Year beginning October 1, 2024 and ending September 30, 2025; adopting the operating and capital budgets for the City of South Daytona; providing for severance; providing for conflicting resolutions; and providing an effective date.

Item 10: Consideration of approving a Cooperative Purchasing Agreement with Tetra Tech to provide disaster public assistance services in response to Hurricane Milton.

Item 11: Resolution No. 2025-02 – A Resolution of the City of South Daytona, Florida, approving a Florida Department of Transportation (FDOT) Local Funding Agreement for the design of the Sauls Street Bridge Replacement; authorizing the City Manager to execute the agreement and associated documents related to the project; and providing an effective date.

Motion to approve the consent agenda as presented by Councilman Eric Sander. Second by Councilwoman Lisa O’Neal. Motion carried unanimously.

D. REGULAR AGENDA:

Item 13: Consideration of approving Resolution No. 2025-03, and 2025-04 authorizing submittal of applications for stormwater improvements on Brian Avenue/Green Street and Kenilworth Avenue/Oriole Lane to the State of Florida Hazard Mitigation Grant Program (HMGP), Florida Department of Environmental Protection Water Quality Improvement and/or Resiliency Grants and the Volusia County Community Development Block Grant for Disaster Recovery (CDBG-DR) and authorizing acceptance and execution of the grants, if awarded. **First and only reading.**

City Attorney Vose read the title of Resolution No. 2024-31.

City Manager Gillis said there are two Resolutions attached to this agenda item. In addition to the grants we received for stormwater improvements for Big Tree Village, Lantern Park, Sherwood Forest, and the improvement of the Stevens Canal, we also want to tackle the Brian Avenue / Green Street area as well as the Kenilworth Avenue / Oriole Lane area. Mr. Gillis explained that staff is requesting the authority to apply for stormwater improvement grants on those two roads via the Hazard Mitigation grant program, the FDEP Water Quality Improvement annual resiliency grant, the

Volusia County Community Development Block Grant for disaster recovery or CDBG-DR. He explained that the estimated cost for each project is \$2,500,000.

Mr. Gillis concluded by explaining if approved, we will be able to submit grant applications and if awarded, execution of the grants which expedites the process so that we can get these projects completed as soon as possible.

Councilman Young clarified that this is a continuation beyond the projects discussed at the last meeting with the County. He discussed the importance of applying for the grants, and that we continue to apply and will have a long list of projects ready to construct. City Manager Gillis responded that we have been very fortunate.

Councilman Sander noted he hoped this application process was more expeditious than the previous one. He said he wholly supports these applications. Mayor Hall concurred.

Motion by Councilman Eric Sander. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

Item 13: Resolution No. 2025-05. A Resolution of the City of South Daytona, Florida approving an inventory list of municipally owned property that is appropriate for use as affordable housing pursuant to Section 166.0451, Florida Statutes, providing for conflicts, severability, and an effective date. **Public Hearing. First and Only Reading.**

City Attorney Vose read the title of Resolution No. 2025-05.

City Manager Gillis explained that per State Statute, every three years, we must evaluate our inventory of municipally owned property to see if any is appropriate for affordable housing. The City does not have any property that's appropriate for affordable housing at this time. This Resolution complies with State law, saying we do not have any property appropriate for affordable housing.

Mayor Hall opened the public hearing. No comments were received. Mayor Hall closed the public hearing.

Motion by Vice-Mayor Doug Quartier. Second by Councilman Eric Sander. Motion carried unanimously.

Item 14: Resolution No. 2025-06. A Resolution of the City of South Daytona, Florida approving a waiver of the requirements of Article VI, Subdivision Regulations, of the South Daytona consolidated Land Development Code pursuant to Section 6.1.D. of such code, and authorizing a portion of the parcel of real property bearing Parcel ID No. 534408030010 at 2400 South Ridgewood Avenue to be separated therefrom and combined with the parcel of real property bearing Parcel ID No. 534408030140 at 2410 South Ridgewood Avenue; providing conditions of such waiver and authorization; providing for recording and application to the Volusia County Property Appraiser for lot reconfiguration; and providing for conflicts, severability, and an effective date. **Public Hearing. First and Only Reading.**

City Attorney Vose read the title of Resolution No. 2025-06.

City Manager Gillis said the Sunshine Park Mall Property requested this Resolution in order for a new tenant on the Mall property. He said this is essentially to separate a portion of the mall and combine it with the old bank building to form a single commercial property. This is essential in the

project to replace the old bank building up front. He discussed the goal of trying to attract businesses and attract people to the mall to ensure that that becomes a place where our residents want to eat, shop, and congregate. He concluded with a staff recommendation.

Mayor Hall opened the Public Hearing.

Frank Amendolia, 791 Aspen Drive, questioned whether this project would add additional concrete and the plethora of car washes. He questioned why retention areas are not mandated as a part of these modifications.

Mayor Hall closed the Public Hearing.

Motion by Councilman Brandon Young. Second by Councilman Eric Sander. Motion carried unanimously.

Item 15: Ordinance No. 2025-01. An Ordinance of the City of South Daytona, Florida, amending Article V of the Land Development Code of the City of South Daytona, entitled "Zoning Regulations," Section 5.7., "Special Exceptions" and Section 5.8., entitled "Special Uses," to allow for transfers of Special Exceptions and Special Uses following a new public hearing; and providing for administrative actions, codifications, conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on September 18, 2024. **First Reading. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-01.

City Manager Gillis said within the Land Development Code, special exceptions and special uses are currently transferable to another party. He provided an example of a special use for a bar and explained that if the bar is sold, the special use approval will be transferred to the new owner. If a special use was approved and it wasn't working or the business was not what the City Council thought it would be then when the ownership changes, the City Council should have an opportunity to review the special use and either approve it again with certain restrictions or deny it. This Ordinance is simply eliminating the fact that special exceptions are transferred to another party and thereby requiring a new owner to request a new special use or special exception, he explained. He concluded with a staff recommendation for the first reading of Ordinance No. 2025-01.

Mayor Hall opened the Public Hearing. No comments were received. Mayor Hall closed the Public Hearing.

Councilman Young clarified the Ordinance modification and discussed the new process in which will be followed (applicants must reapply and be heard by the City Council).

Motion by Councilman Eric Sander. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

Item 16: Ordinance No. 2025-02. An Ordinance of the City of South Daytona, Florida, amending Chapter 2, Article IV, Purchases, Sales and Contracts, modifying Sec. 2-137. Sound Discretion, 2-138. Written Quotes, Sec. 2-139. Formal Bid Solicitations, Sec. 2-140. Exemptions to written quotes and formal bid solicitations, and adding Sec. 2-144. Conflicts of Interest; providing for codification, conflicts, severability, applicability, and an effective date. **First Reading. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-02.

City Manager Gillis explained that due to the rising costs of goods and services, staff recommends increasing the monetary limit of getting a single quote in our purchasing policy. Currently, if the cost of a good or service exceeds \$1,000, three quotes must be obtained. He recalled that following Hurricane Milton, several leaning trees needed to be removed, and it was a challenge to obtain three quotes quickly. He said this ordinance is changing the current limit so that any item up to \$5,000 would require a single quote, and then everything from 5,000 to 25,000 (City Manager's spending limit) would require three bids. Purchases over 25,000, which exceeds the City Manager's spending authority, a formal bid would be required. He concluded with a staff recommendation for the first reading of Ordinance No. 2025-02.

Mayor Hall opened the Public Hearing. No comments were received. Mayor Hall closed the Public Hearing.

Councilman Sander noted this change makes perfect sense.

Motion by Councilwoman Lisa O'Neal. Second by Councilman Eric Sander. Motion carried unanimously.

E. COUNCIL COMMENTS:

Vice-Mayor Quartier hoped everyone had a good new year and Christmas. He discussed his appreciation for the upcoming projects and grants received. He said he looks forward to Baseball Opening Day (March 15, 2025). He concluded by asking people to let us know if there is a problem as we can't fix what we don't know is broke.

Councilman Young asked when the stormwater model would be complete. City Manager Gillis answered eight to nine months before the model is up and functioning. He said he talked to the Engineers a few hours ago. He explained this model is an active living breathing representation of our city.

Councilwoman O'Neal wished everyone a Happy New Year and said she looks forward to a good year.

Councilman Sander said Happy New Year. He is looking forward to 2025, as it's going to be a great year. He thanked staff for the Christmas display in Central Park. He thinks it was a huge success, and the community really benefited. He recalled seeing many families enjoying the display. He said he looks forward to the successful application of the stormwater mitigation grants and hopes the agencies are expeditious in their review.

Mayor Hall asked Mr. Gillis to explain how acquiring property for these stormwater projects will work and how homes could be purchased.

Mr. Gillis explained that when grant money is used to purchase homes for these projects, the city can only pay the appraised value, plus or minus 10% which is usually the attorney's fees. He said any additional would be a misappropriation of funds, which could cause City leaders to go to jail. Mayor Hall noted that he does not look good in Orange.

Mayor Hall discussed the devastating natural disasters the Country has faced, including Hurricanes, flooding in North Carolina, and fires in California. He said it seems we have upset Mother Nature and asked that the folks affected by these devastating events be in everyone's thoughts and prayers.

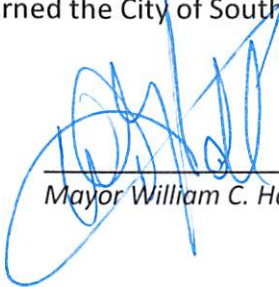
Mayor Hall recalled the funeral of past Fire Chief Jim Quinn, who served the city for 30 years. He also announced the Lion's Club Fish Fry set for Friday, January 17, 2025, at Hannah's Family Diner.

Mayor Hall concluded with saying Happy New Year and he hopes 2025 is better for everyone.

G. ADJOURNMENT: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 6:47pm.



Deputy City Clerk, Becky Witte



Mayor William C. Hall