

**City of South Daytona
City Council Meeting Minutes
Tuesday, April 13, 2021 at 6:00pm**

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 Brandon Young
Councilwoman Lisa O’Neal
Councilman Eric Sander
City Attorney Wade Vose
City Manager James L. Gillis, Jr.

AGENDA ITEM

Item # C8

Date: May 11, 2021

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 discussed the new lapel microphones in the Council Chambers in response to those viewing via Facebook live. The microphones are wired directly into the FaceBook audio feed.

He provided a summary from the Egg Your House Easter Event which occurred on Saturday, March 22, 2021 where 76 houses were “egged.” Due to inclement weather, the Easter bunny dropped off eggs to each home, he said. He thanked Councilman Sander for assisting and said that it was an excellent first time event.

City Manager Gillis then recapped Baseball Opening Day Ceremonies from March 27, 2021. He said the weather was wonderful and more than 230 kids are participating in spring baseball.

He announced South Daytona Summer Camp is set for June 7th thru August 13th and available for Kindergarten thru 5th Grade students. He encouraged residents to call Parks and Recreation to sign up.

Annual Sparkle Days scheduled from Friday, April 16, 2021 through Monday, April 26, 2021. He said that this is the opportunity to place any items on the right of way for our waste provider, Waste Pro, to pick up. This event has been an almost 25-year tradition and is the annual opportunity to spring clean your house and your property.

He reiterated that the deadline for submission of the South Daytona Community Trust \$1,500 Academic Scholarship is April 30, 2021. The scholarship will be presented to a South Daytona graduating senior. At this time, no applications have been received but the award will be presented on May 11, 2021. Mayor Hall clarified that the scholarship is not only for college bound residents, but those interested in a trade or vocational school can apply as well.

City Manager Gillis discussed the upcoming registration for the South Daytona Summer Soccer Program which is set to begin April 26.

The Mother's Day Tea Event is set for Saturday, May 1, 2021 at 11:00am at the Piggotte Center. Parks and Recreation Director Amy Zengotita planned this event to honor all the mothers and has received a lot of positive comments. He said a Father's Day event is also being planned.

City Manager Gillis discussed the Coronavirus local government recovery fund. South Daytona anticipates receiving approximately 5.49 million dollars which staff recommends using for infrastructure improvements. He said the time frame to receive the funds as well as guidance on allowable expenditures has not yet been determined.

Item 6: City Attorney Report: City Attorney Wade Vose discussed the items addressed within the last month. He noted further work on ordinances to give tools for staff to deal with zoning issues, mainly in respect to storefront casinos. He expects an ordinance modification will be presented in an upcoming council meeting. He aided the Police Department with their forfeiture policy and assisted with sustainable revisions to their special detail contract.

Attorney Vose discussed working with staff on the driveway improvement program, as well as clarification of Land Development Regulations for RV storage areas which is also expected to be presented at a future council meeting. He also said he reviewed all the items on the agenda for this evening.

B. Citizens to be Heard:

Mayor Hall discussed Proclamations he had the honor to sign this month including Child Abuse Awareness Month and Water Conservation Month. He announced that April is National Volunteerism Month, thanking the city volunteers and encouraging residents to think about volunteering as well. He said that this week – April 11th through the 17th is National Telecommunicators Week. He discussed their dedication and the importance of our telecommunicators and how they deserve more than a week each year.

Janet Kisner (1639 Golfview Blvd) discussed Code Enforcement, the Police Department and questioned the jurisdiction of Beville Road which Mayor Hall answered that from north of the sidewalk adjacent to Beville Road is Daytona Beach and south is the City of South Daytona. Ms. Kisner also asked about homelessness and was concerned for those on Big Tree Road across from Votran.

Dave Nader Parsia (2218 Sherwood Drive) provided tips to stay healthy and his concern of vehicles driving through Sherwood Forest playing loud noises and creating unwelcomed vibrations from stereos within their vehicles.

Robert Johnson (531 Katherine Street) discussed the sale of 1854 James Street which is on the agenda. He said he initiated the sale by contacting the city about the property. He discussed how he was told the city must advertise a public bid and asked if he could purchase without the bid process. Mayor Hall asked him to wait until that agenda item for clarification from the City Manager.

Darlene Hoadley (727 Steele Ave) discussed her disappointment with Code Enforcement and the challenge with a neighboring property. She described the problems and asked that the problems be rectified.

Mayor Hall asked Jim Cameron (Daytona Beach Chamber) if he would like to speak. Mr. Cameron said he would be retiring on April 30, 2021 but would still attend council meetings. Councilwoman Lisa O'Neal and Mayor Hall congratulated Mr. Cameron on his retirement.

C. Consent Agenda: (Items 8-13):

Mayor Hall introduced the Consent Agenda and said that 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: City Council Meeting – March 9, 2021

Item 9: Resolution No. 2021-07 A resolution of the City Council of the City of South Daytona, Florida, authorizing the adoption of the 2021 update to the City of South Daytona Annual Progress Report for the City's Floodplain Management Plan; providing for conflicting resolutions; providing for severability and providing an effective date. First and only reading.

Item 10: Resolution No. 2021-08 A resolution of the City Council of the City of South Daytona, Florida, urging all members of the Florida Legislature to oppose unwarranted or overly broad preemptions of municipal home rule powers; directing a copy of this resolution be transmitted to members of the Florida Legislature, the Florida League of Cities, and any other interested parties. First and only reading.

Item 11: Resolution No. 2021-09 A resolution of the City Council of the City of South Daytona, Florida, approving a Florida Department of Transportation (FDOT) agreement administered for the design of a portion of the St. Johns River to Sea Loop Trail and authorizing the City Attorney to review and the City Manager to execute said agreement; providing for repeal of resolutions in conflict herewith; providing for severability; providing for an effective date. First and only reading.

Item 12: Consideration of approving an agreement with the Volusia County School Board for use of school buses for the South Daytona Parks and Recreation Summer Camp Program.

Item 13: Consideration of approving a contract with Wells Fargo for banking services utilizing an existing contract with the City of Deerfield Beach.

Motion by Councilwomen Lisa O'Neal to approve the Consent Agenda. Second by Councilman Eric Sander. Motion carried unanimously.

D. REGULAR AGENDA

Item 14: Consideration of approving the City's Driveway Improvement Program designed to assist property owners with the cost of expanding their existing driveway to allow for additional vehicles to be parked on a hard surface by offering a 12-month interest free loan to be paid in equal installments on the subject property's utility bill. Read by Attorney Wade Vose.

City Manager Gillis introduced the topic, noting that this is a revival from a program from a number of years ago. He discussed the need for the improvement program and the logistics of the no interest loan which is repaid through the homeowner's utility account. The maximum number of program participants will be ten (10) and funds will be provided through the South Daytona Community Trust.

Councilwoman O'Neal questioned placing a lien on the property which City Manager Gillis noted that in the rare event the loan was not repaid through the utility bill, a lien could be filed, or we could utilize the collections process.

Councilman Young asked the number of homes who benefited in the previous program which City Manager Gillis answered approximately fifteen (15). Councilman Young suggested adding to

item C7 of the agreement that a lien can be added to the property which Attorney Vose agreed. Attorney Vose assured the council that if a property owner sells, a lien search is performed before the title is issued. Mayor Hall questioned the need for Mr. Gillis to sign the agreement twice which Attorney Vose replied that Mr. Gillis would be signing the agreement as the City of South Daytona and the South Daytona Community Trust.

Motion to approve by Councilwomen Lisa O'Neal. Second by Councilman Eric Sander. Motion carried unanimously.

Item 15: Consideration of approving an Outdoor Amplification permit for the Iron Axe Bar and Grille located at 2842 South Ridgewood Avenue on Saturday, April 17, 2021 from 4:00pm to 8:00pm. Read by Attorney Wade Vose.

City Manager Gillis noted that this is an example of government at work, explaining that Mr. Wulff (owner of Iron Axe Bar and Grill) attended a previous council meeting requesting outdoor amplification (music) at his location on S. Ridgewood Avenue. Mr. Gillis explained that staff was able to navigate Mr. Wulff through an existing process to establish a trial run for future consideration and discussion. He reiterated that the event is set for this Saturday, April 17 from 4:00pm to 8:00pm.

Motion to approve by Councilwomen Lisa O'Neal. Second by Vice-Mayor Doug Quartier. Motion carried unanimously.

Item 16: Consideration of approving a proposal from P&S Paving for the milling and resurfacing of Magnolia Avenue and Steele Street utilizing a contract with Volusia County in the amount of \$86,466.50 as budgeted in the current fiscal year. Read by Attorney Wade Vose.

City Manager Gillis discussed the need for continuous maintenance of the city infrastructure. He said that when he started his career in South Daytona, 18 years ago, he was proud of the roads and their condition. He noted that there was a strong paving program in place at that time. With the downturn of the economy and financial challenges, the program had been limited. In 2015, Mr. Gillis said he performed an inspection of each roadway and prioritized the roads. He said that Magnolia Avenue is a high priority to rehabilitate. This expenditure is included in the FY 2020/2021 budget. Public Works Director Brian Peek was able to utilize an existing Volusia County Contract which is for a much lower unit price since the county volume of repaving is much higher than a smaller city. He said that both Volusia County and P&S Paving agreed to allow the city to piggyback on the contract. Since the price was significantly lower than expected, Steele Avenue will also be rehabilitated within the allocated budget amount.

Mayor Hall questioned the need to resurface Magnolia Avenue from Aspen Drive to Big Tree Road since it was recently resurfaced. City Manager Gillis agreed that it was performed approximately 4 years prior when the sewer line was extended but there is a small depression which he would like to see corrected.

Motion to approve by Councilwomen Lisa O'Neal. Second by Councilman Brandon Young. Motion carried unanimously.

Item 17: Resolution No. 2021-10 A resolution declaring the vacant property located at 1854 James Street as surplus and authorizing staff to solicit formal bids from buyers to facilitate its sale; providing for conflicting resolutions; providing for severability and providing an effective date. First and only reading. Read by Attorney Wade Vose.

City Manager Gillis recapped that last year he performed a survey of all city owned properties for the council. He noted how he enjoyed the process of researching each parcel and the acquisition by the city. After that presentation, the council asked for staff to begin the process of declaring property not needed for government purposes as surplus. 1854 James Street was an identified property. He noted that this property is a non-conforming lot, which means it does not meet minimum standards but can be built on as long as the required dimensional standards are met (setbacks, minimum square footage, etc.). He explained that staff will solicit bids, and the highest responsible bidder will be presented to council. He clarified that it is per the city rules and regulations that this surplus property be bid upon (in response to the citizen on Katherine Street).

Councilman Brandon Young questioned the process if no bids are received which City Manager Gillis responded that he is confident that we will receive bids in this real estate market and if limited bids are received under the minimum of \$13,350, council can decide how to proceed.

Councilman Young noted that there are not a lot of vacant lots within the city which City Manager Gillis agreed and noted that this is the first surplus property to sell and will be a good test.

Motion to approve by Councilwomen Lisa O'Neal. Second by Vice-Mayor Doug Quartier. Motion carried unanimously.

Item 18: Ordinance No. 2021-04 An ordinance of the City Council of the City of South Daytona, Florida, approving the second amendment to the Master Development Agreement approved by Ordinance No. 04-25 dated September 13, 2004 and the first amendment approved by Ordinance No. 15-03 dated February 24, 2015 for the property located at tax parcels 5344-07-00-0020, 5334-07-00-0021, 5334-07-00-0022, 5334-07-00-0024, 5334-07-00-0026 and 5334-07-00-0028; amending the permitted uses from assisted living facility to luxury multi-family apartments, marina, restaurant and related accessory uses; providing for severability; providing for conflicting ordinances; and providing an effective date. First Reading. Read by Attorney Wade Vose.

City Manager Gillis discussed the City Manager goals set by the council which included reducing debt, increasing reserves, and encouraging quality development. He noted that this project will help in his work to achieve those goals. He introduced Redevelopment Director Patty Rippey who presented the amendment to the Master Development Agreement. Ms. Rippey through her presentation discussed the development proposal and the enhancement to the value and appearance of the city's CRA and riverfront. She explained the details of the property including the size, land use, zoning and assessed value (both current and proposed). The principal uses include restaurant (which would be open the public), luxury apartments (330 units), clubhouse and pool as well as public marina, she explained. A conceptual floor plan and explanation of the proposed projects consistency with the redevelopment plan and city comprehensive plan was provided. Ms. Rippey also discussed the traffic impacts and the project timeline which has construction slated for 2022 and completion in 2025. She concluded with a staff recommendation of amending the PCD (Planned Commercial Development Zoning) and noted that this project would improve the S. Ridgewood corridor and increase ad valorem tax revenue.

Redevelopment Director Patty Rippey introduced the development team which included Mark Karet, Zev Cohen & Associates (300 Interchange Blvd, Ormond Beach), Paul Saks, President, Tierra Linda Development, LLC & TKC Construction Group (subsidiary of The Klotz Companies), (645 Mayport Rd, Atlantic Beach), and Architect David Portwood, CEO, Davenport Consulting Group, (112 Orange Avenue, Suite 204, Daytona Beach). Mr. Karet explained that they were available

for any questions and noted that working with city staff has been a pleasant experience. He explained that staff is always very responsive and efficient.

Mayor Hall expressed his thanks and noted that at the second reading of the Ordinance next month may bring additional questions from the council.

Motion to approve by Councilman Eric Sander. Second by Councilwomen Lisa O’Neal. Motion carried unanimously.

COUNCIL COMMENTS

Councilman Eric Sander expressed his appreciation to Fire Chief Giles for having CPR and AED training for city staff and the city council. He also thanked Police Chief Cheatham for the nineteen (19) fishing rods donated for the kid’s summer camp program. Councilman Sander will be assisting the Summer Camp program with a fishing adventure.

Councilwoman Lisa O’Neal said that she wishes all the mother’s a happy Mother’s Day.

Councilman Brandon Young said he was excited about the future development project that was presented at the meeting and commended City Manager Gillis for keeping him and the entire council informed of the progress of this and all projects within the city.

Councilman Eric Sander noted that the location of the proposed riverfront development is a location where he played as a child. He looks forward to its new life and seeing it come full circle.

Vice Mayor Doug Quartier said he was glad to see that Steele Avenue is set to be paved, noting that he lived there in the early 60’s. He also said he was proud of the baseball program. He has received good comments and enjoys seeing the good participation. He thanked the audience for attending and those attending virtually.

Mayor William C. Hall thanked the Citizen Alert Organization who has been volunteering at the concession stand during the Spring Baseball Season. He said that he has worked quite a few nights at the concession stand, and they welcome new volunteers. He commented that the prices are reasonable – \$2 for a hotdog and \$3 for a hamburger plus good comradery. He again noted Telecommunicators Week and to thank a telecommunicator.

Adjournment: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 7:02 pm.

Deputy City Clerk, Becky Witte

Mayor William C. Hall