

**City of South Daytona
City Council Meeting Minutes
Tuesday, September 26, 2023, 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 Eric Sander
Councilwoman Lisa O’Neal
Councilman Doug Quartier
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 recap of the highly successful 15th Annual Kailynne Quartier Memorial Ride which was held on Saturday, September 16th. He discussed the excellent event and participation with over 77 riders and over 100 total participants including our outstanding volunteers. He also thanked the generous sponsors of the event.

The Fire Department will host a Movie Night showing “Spiderman – Across the Spider-Verse” on Friday, October 6th at Reed Canal Park starting at 7:00 pm, City Manager Gillis announced. He said candy and popcorn will be provided by the Fire Department and the Citizens Alert Hot Dog Wagon will have additional concessions for sale.

Item 6: City Attorney Report:

City Attorney Wade Vose provided an update on items addressed since the previous council meeting. He discussed a procedural update in regard to Senate Bill 170 where future City Ordinances will have a business impact analysis included in the agenda packet. He will work with staff to ensure compliance with this change.

B. CITIZENS TO BE HEARD:

Don Bok (2151 Pope Avenue) discussed the property tax increase.

C. CONSENT AGENDA (Items 8-10):

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: September 11, 2023, City Council Meeting

Item 9: Consideration of approving purchases with Florida Health Care Plans, Caton-Hosey Insurance, Vose Law Firm, Metlife Group Benefits, Mutual of Omaha, Metz, Husband & Daughton, P.A. and Infosend, Inc. for routine yearly expenditures including insurance, attorney, lobbying and postage services for FY 2023-24.

Item 10: Consideration of approving Resolution No. 2023-30, 2023-31, and 2023-32 authorizing submittal of applications to the State of Florida Hazard Mitigation Grant Program (HMGP) and authorizing acceptance and execution of the grants, if awarded.

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

D. REGULAR AGENDA:

Item 11: Resolution No. 2023-33. A Resolution of the City of South Daytona, Volusia County, Florida, adopting the final millage rate for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; and providing for severability and an effective date. **First and only reading. Public Hearing.**

Attorney Vose read the title of Resolution No. 2023-33.

City Manager Gillis provided a synopsis of the 2023/2024 Millage Rate and Budget. He said the average home in South Daytona has a taxable value of \$106,090 after all exemptions and the 7.75 millage rate would equate to approximately \$2 more per month in property taxes for the resident. Although new developments could assist in decreasing the tax rate, we are choosing to be more cautious with new development after the flooding event from last year. Overall, the City’s budget decreased 1.68% from last year, he said.

Mr. Gillis discussed debt and reserves as the City should be debt free next year and the reserves are healthy. As Mayor Hall will often ask, we can write a check for \$3,235,809, he said.

He discussed the benefit of having funds in lieu of debt and borrowing. Mr. Gillis explained the budget is focused on our mantra “Investing in Us” with \$11 million dollars in capital improvements

He discussed Park Improvements including additional lighting at James Street Park, pavilion re-modeling and the redesign of our veteran’s monument at Riverfront Veterans Memorial Park.

Mr. Gillis said we have plans for roadway resurfacing on Western, Eastern and Northern Roads this year which will cost approximately \$150,000 per road. He explained gas tax revenue is decreasing to the point where it cannot fund the resurfacing of a single road. Staff have searched for other sources of funding in order to keep rehabilitating our roads. City Manager Gillis explained the best practice is to resurface a road every 15 years which with 45 miles of roads means we need to rehabilitate 3 miles of roadway each year. He said the gas tax was a funding mechanism for resurfacing roads, but those funds have decreased over time and additional funding sources are needed.

He proposed reallocating 0.4 mills from debt service to resurfacing. He also said staff proposes to utilize garbage proceeds towards resurfacing as well.

City Manager Gillis continued to list capital improvement items within the budget including a dump trailer, mower, maintenance truck in Parks and a new Piggotte Community Center electronic message sign to inform residents of upcoming items, emergency alerts and events. He said we have plans to replace Lift Station #5 on Violet Street which received grant funding from the Department of Environmental Protection (DEP). Other lift stations to be replaced in the upcoming budget include Lift

Station #1 on Palmetto Avenue, Lift Station #13 in Lantern Park, Lift Station #4 on Anastasia Drive and Lift Station #6 on Valencia Road. Public Works will be purchasing a new crane truck, utility truck, and two maintenance trucks as well as a ditch excavator which will be used in the Steven's Canal, Aspen Ditch, Longshadow Ditch and other areas throughout the City.

Mr. Gillis discussed funds for sewer lining. A video of ground water infiltration into the sewer pipes was played. This past year, infiltration and inflow of groundwater into the sanitary sewer system has cost 1.5 million dollars to treat as part of our sewer effluent. If we can reduce or eliminate this inflow and infiltration, we should experience a significant savings each year. He said we are investing in sewer lining instead of paying the extraordinary sewer bills. He explained grant assistance, both state and federal, have been awarded to the City towards this endeavor. Mr. Gillis said the sewer pipes are 10 foot deep made of clay which were installed over 60 years ago. As these pipes are beyond their serviceable life, the process of relining will extend the lifespan for another 50 years.

He discussed the long-awaited meter project in progress where residents will be able to track their water usage and be billed to the gallon.

Mr. Gillis said a security wall along the Public Works storage yard on Segrave is also included in the budget.

City Manager Gillis explained that the bargaining unit police officers are set to receive \$2.00 per hour increase and firefighters \$1.00. General employees are slated to receive a 3% cost of living adjustment with an additional opportunity of an additional 2% based on performance or \$1 per hour whichever is greater.

Mr. Gillis concluded that the budget is designed to start paying as we go and reinvesting in our aging infrastructure and a recommendation for approval was made for the FY 2023/2024 millage and budget.

Mayor Hall opened the public hearing.

Don Bok (2151 Pope Avenue) discussed the property tax increase and how he understands and appreciates the explanation from City Manager Gillis.

Mayor Hall closed the public hearing.

Motion to approve by Vice-Mayor Eric Sander. Second by Councilwoman Lisa O'Neal. Motion carried unanimously at 6:24pm.

Item 12: Resolution No. 2023-34. A Resolution of the City of South Daytona, Volusia County, Florida, adopting the final budget for the Fiscal Year beginning October 1, 2023, and ending September 30, 2024; and providing for severability and an effective date. **First and only reading. Public Hearing.**

Attorney Vose read the title of Resolution 2023-34.

City Manager Gillis reiterated the budget is designed to tackle the aging infrastructure and capital. The debt will be eliminated within this fiscal year, and we will start investing in us. He discussed the rejuvenation of our parks, streets, and infrastructure.

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

Motion to approve by Vice-Mayor Eric Sander. Second by Councilman Doug Quartier. Motion carried unanimously at 6:26pm.

Item 13: Ordinance No. 2023-14. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Land Development Regulations Section 5.6 to remove exceptions for outside

storage of equipment or materials and to prohibit outdoor product display in Commercial Zones and amend outdoor storage requirements in Industrial Zones; and providing for conflicts, severability, applicability, and effective date. Recommended by the Planning and Appeals Board on August 16, 2023. First Reading September 11, 2023. **Second and Final Reading. Public Hearing.**

Attorney Vose read the title of Ordinance No. 2023-14.

City Manager Gillis discussed the history of outdoor storage within the City of South Daytona.

He explained the City's Land Development Code contains some provisions that conflict as Section 5.6 provides an exemption to allow outdoor storage for products primarily used outdoors where other areas prohibit the use. He said certain developers have approached the City requesting uses such as used car lots. Car lots are not allowed in South Daytona, but they indicate that provision and say, "isn't the product we are trying to sell primarily used outdoors?"

The modification to the Code is designed to provide clarity by striking through this conflicting provision and prohibiting outdoor storage in commercial zones. In light industrial zones, storage is allowed but only if screened by a wall.

Mr. Gillis provided an example of our residential areas as if they were to place a plethora of items in front of their yard, they would receive a visit from Code Compliance. If we do not allow outdoor storage in our residential areas, why should we allow this in our commercial corridors, he asked. Mr. Gillis recalled a saying by Mayor Hall, "you don't have to be rich to be clean." Maintaining property values and keeping our business corridor clean is of the utmost importance.

City Manager Gillis continued to explain the Ordinance also removed the language regarding sidewalk sales to avoid confusion with the City's vision of not having the frontage of commercial businesses full of various products for sale like an outdoor flea market. He said sidewalk sales would be processed as a special event permit.

He concluded with a staff recommendation of Ordinance No. 2023-14.

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

Mayor Hall discussed his hesitation with the Code modification, noting his saying "a stop sign is a stop sign." He said the rule should affect everyone equally although he was reassured by staff that it applies to new business only.

Motion to approve by Councilwoman Lisa O'Neal. Second by Vice-Mayor Eric Sander. Motion carried unanimously.

Item 14: Ordinance No. 2023-15. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Code of Ordinances Chapter 21 "Consolidated Fee Schedule" to modify certain fees as shown in Attachment A which is attached hereto and incorporated into this Ordinance; and providing administrative actions, codification, conflicts, severability and an effective date. First Reading September 11, 2023. **Second and Final Reading. Public Hearing.**

Attorney Vose read the title of Ordinance No. 2023-15.

City Manager Gillis said for many years, our city's fees were scattered throughout our code and policy books making them difficult for our residents and commercial partners to locate them. In 2021, staff went through our entire library and compiled all fees into a Consolidated Fee Schedule (Ordinance No. 2021-05) which was publicly discussed and approved. The intent was realized by the improvement of customer service and transparency of city operations.

He noted garage sale permits remain free and pet licensing stays at \$2. He said the vast majority of the proposed fee changes center around the increase in the Consumer Price Index (CPI) over the past year. It is important that our fees keep pace with the CPI as the price of consumer goods, such as concrete and asphalt, fluctuates.

He highlighted the CPI increase of Utility fees, Stormwater fees, and Garbage rates noting most utility bills may increase about \$3.48 per month, with stormwater fees increasing 60 cents per month and garbage collection increasing 97 cents per month. He said since the agencies we do business with, (i.e.: Daytona Beach, Waste Pro) have CPI adjustments built into their contracts which were designed to be a pass-through cost as the price of goods fluctuates year to year. He said the CPI for Water and Sewer for the Southeast was 5.71%.

He discussed increased development fees as new development must pay their fair share. He noted the larger resident discount on sport registration fees which was requested by Councilman Young.

He concluded with a staff recommendation of Ordinance No. 2023-15 with implementation beginning October 1, 2023.

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

Motion to approve by Vice-Mayor Eric Sander. Second by Councilman Brandon Young. Motion carried unanimously.

Item 15: Ordinance No. 2023-16. An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona, Land Development Regulations Section 5.5 to provide for additional uses prohibited within the Community Redevelopment District Overlay; providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning and Appeals Board on September 20, 2023. **First Reading, Public Hearing.**

Attorney Vose read the title of Ordinance No. 2023-16.

City Manager Gillis explained the Community Redevelopment District Overlay was established to enhance the quality and improve property values in the Community Redevelopment Area (CRA). Staff has recognized an abundance of Call Center requests within the CRA, he explained, with another request earlier in the day. Staff's experience with call centers in South Daytona involves a call center opening up within a plaza. The number of employees within the call center expands and overwhelms the parking in the entire plaza. The lack of parking drives other businesses from the plaza and leaves unoccupied units which is not the vision for our CRA. In order to continue to promote the vision of the City Council as well as continue to enhance the quality and improve property values in the CRA, staff recommends prohibiting Call Centers within the CRA, he said.

Staff defines call centers as an establishment primarily engaged in answering telephone calls and relaying messages to clients or in initiating or receiving communications for telemarketing purpose, such as promoting clients' products or services, taking orders for clients, or soliciting contributions or providing information for clients.

City Manager Gillis said the objective of this request is not to prohibit call centers from our City entirely. Call Centers would still be allowed in Business General Commercial (BGC) zoning districts outside of the CRA, he explained.

The Planning & Appeals Board recommended the City Council approve the Ordinance for Land Development Code amendment (Section 5.5) to prohibit Call Centers in the Community Redevelopment Area (CRA) at their regular meeting on September 20, 2023, Mr. Gillis conveyed.

City Manager Gillis concluded with a recommendation that the City Council approve the first reading of Ordinance No. 2023-16.

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

Motion to approve by Vice-Mayor Eric Sander. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

Item 16: Ordinance No. 2023-17. An Ordinance of the City of South Daytona, Florida, amending the Official Zoning Map by changing the zoning of 1600 S. Ridgewood Avenue (Parcel No. 5344-02-00-0080), 333 Beville Road (Parcel No. 5344-02-00-0150), and 1614 S. Ridgewood Avenue (Parcel No. 5344-43-00-0001, 5344-43-00-1000, 5344-43-00-2000) from Business General Commercial (BGC) to Planned Commercial Development (PCD); providing for conflicts, severability, applicability, and an effective date. **Recommended by the Planning and Appeals Board on September 20, 2023. First Reading, Public Hearing.**

Attorney Vose read the title of Ordinance No. 2023-17.

City Manager Gillis explained the location of this crucial corner and entrance to our city. He said to uphold the City of South Daytona's commitment to maintaining exceptional development standards, four property owners have submitted requests for the corner of Beville Road and S. Ridgewood Avenue to undergo a rezoning process from the current zoning classification of Business General Commercial (BGC) to Planned Commercial Development (PCD). The Planned Commercial Development will be for the entire block and the Master Development Agreement including uses and appearance will be reviewed and approved by the City Council at a later date.

Mr. Gillis explained that after rezoning, staff will work with a developer to create a Master Development Agreement (MDA). The proposed MDA will be presented to the City Council who will make the final decision of the uses and development on this entrance to our city. The Development Agreement will set forth specific site plan characteristics for the PCD land including the current use of Professional Offices as well as other specific uses and criteria geared towards quality development.

He concluded with a staff recommendation that the City Council approve Ordinance 2023-17 to rezone 1600 South Ridgewood, 333 Beville Road, 1614 South Ridgewood Unit 100, and 1614 South Ridgewood Unit 200 from Business General Commercial (BGC) to Planned Commercial Development (PCD) with the Master Development Agreement to be brought forth at a subsequent meeting.

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

Vice-Mayor Sander noted this is a prudent move to allow the Council to have a say in the look of the gateway to our city.

Motion to approve by Vice-Mayor Eric Sander. Second by Councilman Brandon Young. Motion carried unanimously.

Item 17: Resolution No. 2023-35. A Resolution of the City of South Daytona, Florida, in opposition to the proposed construction of the Belvedere Fuel Farm near Ormond Beach in unincorporated area of

Volusia County at, or about 874 Hull Road, Ormond Beach, Florida; and providing for an effective date.
First and only reading.

Attorney Vose read the title of Resolution No. 2023-35.

Mayor Hall explained he requested this item be placed on the agenda after receiving a request from the Volusia League of Cities. He said he hopes to respond tomorrow with an approved Resolution.

City Manager Gillis explained the proposed development included 16 fuel tanks, some 40 feet tall, that will store more than 20 million gallons of gasoline, diesel, ethanol, biodiesel and propane which will feed a constant stream of tanker trucks (approximately 164 truck per day). This proposal is near Bear Creek Retirement Community, Ormond Lakes and Ormond Grand Townhomes as well as the Ormond Beach Sports Complex. He said this is a life safety concern and it is not something we would want in our city. He concluded with a staff recommendation to approve the Resolution and show solidarity with our neighbors in Ormond Beach.

Mayor Hall asked for Council support with the hope of sending the signed Resolution the next day.

Councilman Young noted this is another great example that we are one big community.

Motion to approve by Vice-Mayor Eric Sander. Second by Councilwoman Lisa O'Neal. Motion carried unanimously.

E. COUNCIL COMMENTS:

Vice-Mayor Eric Sander said with the end of budget season, he wanted to thank Finance Director Oliva and his staff who worked diligently to create an easy-to-understand budget. He noted how they were able to make changes along the way as suggestions were provided by the Council. He acknowledged City Manager Gillis who articulately explained the budget numerous times.

Vice-Mayor Sander said he was honored to attend the 23rd annual Crime Stoppers Banquet which honored our law enforcement officers. He said the banquet was to honor law enforcement officers in four Counties (Duval, St. Johns, Flagler and Volusia). He was able to be there for our Officer of the Year, Casey Gaffney.

Councilwoman Lisa O'Neal thanked all departments for input and development of a balanced budget.

Councilman Doug Quartier echoed the sentiments of Councilwoman O'Neal and Vice-Mayor Sander. He said he looks forward to the Fire Department movie night where families can meet the new fire chief (Chief Brant). He said the Memorial Ride was a success and thanked the sponsors, participants and volunteers.

Mayor Hall congratulated Councilman Young for earning his Doctorate of Business Administration.

Councilman Brandon Young recalled his many years on the Council and how he is proud to see a budget able to tackle the aging infrastructure. He noted that last year we were tackling a hurricane and hopes for a quiet end to hurricane season. He complimented our reserve funds and said he looks forward to us being able to continue to balance our immediate needs while looking to the future.

Mayor Hall expanded on the discussion of the budget, noting the debt and budget crisis was why he got involved 7 years ago. He noted a time when the city was struggling to pay the cable bill. With the Council direction and staff participation, the City has overcome the overwhelming debt and sins of the past.

Mayor Hall thanked Attorney Vose for his report and hopes he will be a member of the team for a long time.

Mayor Hall acknowledged Mr. Boc, CJ Allen, as well as Marsha Holman. He said it is a pleasure to see people we know and people we don't know yet attending our Council Meetings.

Mayor Hall commented on the successful Kailynne Ride which he was honored to continue to be a part of. He recognized Chief Cheatham and Chief Brant for their assistance. He was happy to see a full house within the Piggotte Center for lunch. He commented to Councilman Quartier that high participation is credit to the impact he, his family and Kailynne made within the Community.

Mayor Hall requested those interested in volunteering to think about working the Hot Dog Wagon or Baseball Concession Stand as we are looking for new volunteers.

Mayor Hall concluded by saying he looks forward to seeing everyone at the Movie Night on October 6, 2023.

F. ADJOURNMENT: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council 6:54 pm.

Deputy City Clerk, Becky Witte

Mayor William C. Hall