

**City of South Daytona  
City Council Meeting Minutes  
Tuesday, January 9, 2024, at 6:00pm**

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida  
and Facebook Live ([www.facebook.com/CityOfSouthDaytona](http://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 proudly announced the City of South Daytona is officially **Debt Free!**

He began by telling a story about when he first became manager in 2018. He recalled one of the biggest issues he had to deal with was our difficult financial situation. At that time the City couldn't afford capital equipment or maintenance items such as resurfacing. It is difficult to pay for new items or expenses when you are still paying for things purchased 30 years ago, he explained. You can't buy new items when all you can afford is to pay the interest on the loans you have incurred. Mr. Gillis said even hurricane recovery was difficult because we did not have the funds to pay for recovery efforts. When we attempted to secure a loan from our bank, Wells Fargo, they turned us down due to the amount of debt we had incurred. The City was forced to go to third tier banks for loans because our debt was so heavy. He noted that one of the first duties our Mayor had to execute when taking office in 2016 was to sign a loan note for the cleanup of a natural disaster. In 2016, our City-wide debt was about \$20 million which equated to approximately \$1,500 of debt per man woman and child in this City. Mr. Gillis explained this Council had a vision to reduce our debt. He made a commitment to the City Council by saying we would be completely out of debt by 2024. Tonight, he proudly announced the City of South Daytona is officially debt free!

This proclamation was received with a round of applause.

Mr. Gillis thanked each and every staff member for achieving this lofty goal. It was not easy, we had to part ways with some of our staff and add their duties to the staff that remained. We had to tighten our belt and scrutinize our expenditures. Most importantly, we had to stop taking out loans and incurring debt. He said, now that we are debt free, we have the funds to complete maintenance items like street resurfacing. We are replacing our aging fleet, rebuilding our older lift stations, lining our sewer mains and redeveloping our parks. Even more importantly is that now we have the money on hand to begin recovery operations following a natural disaster without calling around to

try and secure a loan for these services. We recently applied for state sponsored grants for stormwater improvements throughout South Daytona. These improvements have been described in our January newsletter and have a total cost of \$31 million. There is no way our small City could afford \$31 million without utilizing grant funds and we would not have been able to apply for these grants without having cash on hand for the required municipal match.

He addressed the residents in the chambers and those listening at home by saying we are restoring the glory of this great City, stay tuned.

**Item 6: City Attorney Report:**

City Attorney Wade Vose provided a Legislative Update. He said the Legislative Session started today. He discussed the proposed constitutional amendment that requires the Homestead Exemption be revised each year based on inflation as well as a proposal to increase Homestead Exemption from \$25,000 to \$50,000. Another proposed bill impacts a municipality's sovereign immunity which could mean higher insurance rates, he explained. Mr. Vose said there are also some regulatory proposals regarding time limits on building permits and transportation impact fees which could require us to complete a new impact fee study. Attorney Vose concluded that he will continue to provide updates as the session continues.

**B. CITIZENS TO BE HEARD:**

CJ Allen, 2929 Gaslight Drive, commended the Do Not Knock registry and the recent quarterly newsletter. She discussed the Arbor Day tree giveaway program through Volusia County which will provide two free trees on Saturday, January 20, 2024, from 8:00am to 10:00am at the UF/IFAS Extension, 3100 E. New York Avenue, DeLand.

Ed Landon, 2030 Kenilworth Avenue, thanked the Council for the expediency in resolving the issues he brought forth last month. He said within 18 hours, all three of his concerns were being addressed.

Susan Allen, 35 Cherrywood Court, discussed some recycling program ideas that she had and wished more residents would recycle. She discussed the drainage at the adjacent new development, Edison Point, and its impact on Big Tree Shores.

**C. CONSENT AGENDA (Items 8-12):**

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 12, 2023, City Council Meeting

**Item 9: Resolution No. 2024-01.** A Resolution of the City Council of the City of South Daytona, Florida, calling for a General Election to be held August 20, 2024, and a Run-Off Election to be held November 5, 2024 (if necessary) for the purpose of electing council members for Mayor, Seat 1 and Seat 4; setting forth the dates for qualifying; authorizing appointment of clerks, inspectors and deputies; designating polling places for the voters; appointing Lisa Lewis as Supervisor of Elections and custodian of the voting machines; designating the Deputy City Clerk as Election Official; providing for the dates and times of opening the polls and early voting; designating the Volusia

County Canvassing Board as certifying authority for the Election; and providing an effective date. **First and Only Reading.**

**Item 10: Resolution No. 2024-02.** A Resolution of the City Council of the City of South Daytona, amending Resolution No. 2023-34, setting forth appropriation for current expenses and capital outlay for the following funds: General Fund, Transportation Fund, Capital Project Fund - Cell Tower, Capital Project Fund - ARPA, Utility Service Fund, and Stormwater Fund as required by the City of South Daytona, Florida, during and for the Fiscal Year beginning October 1, 2023 and ending September 30, 2024; adopting the Operating and Capital Budgets for the City of South Daytona; providing for severance; providing for conflicting resolutions; and providing an effective date. **First and only Reading.**

**Item 11:** Consideration of awarding the Security Wall at Public Works Compound (Bid No. 23-B-018) to PSG Concrete & Excavation, LLC in the amount of \$72,100 as budgeted within the current fiscal year.

**Item 12:** Consideration of approving the purchase of an excavator from Crystal Kubota & Equipment in the amount of \$58,866.42 as budgeted in the current fiscal year to assist in the cleaning and grading of stormwater swales and canals throughout the City.

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 13: Ordinance No. 2023-20.** An Ordinance of the City of South Daytona, Florida, amending the City of South Daytona Code of Ordinances, Article X. Nonstormwater Discharges, Section 20-150 to add additional best practices to address stormwater and sediment and erosion control: operation and maintenance, and Section 20-153 to add stop work orders and emergency actions to comply with the requirements of our National Pollutant Discharge Elimination System (NPDES) Permit and related revisions; and providing for administrative actions, codifications, conflicts, severability, and an effective date. First Reading was held on December 12, 2023. **Second and Final Reading. Public Hearing.**

*City Attorney Vose read the title of Ordinance No. 2023-20.*

City Manager Gillis said the City of South Daytona participates in the National Pollutant Discharge Elimination System (NPDES) Stormwater Program which regulates point source discharges from three potential sources: Municipal Separate Storm Sewer Systems (MS4s), construction activities and industrial activities. The NPDES permit renews every four years and certain updates to codes and best practices are often required. He said the city has participated in this program for approximately 12 years.

The City’s current NPDES Permit required the City to make updates to Article X, Section 20-150 with additional best practices, address Stormwater and Sediment and Erosion Control: Operation and Maintenance, as well as Section 20-153 to add Stop Work Orders and Emergency Actions.

This Ordinance is a housekeeping measure to ensure the City is in compliance with the program requirements and industry best practices and staff recommends the City Council approve the

second and final reading of Ordinance No. 2023-20 in order to fulfill the requirements of our NPDES permit.

Mayor Hall opened the public hearing. No comments received. Mayor Hall closed the public hearing. Motion to approve by Councilwoman Lisa O'Neal. Second by Councilman Brandon Young. Motion carried unanimously.

**Item 14: Ordinance No. 2024-01.** An Ordinance of the City of South Daytona, Florida, amending the official zoning map by changing the zoning of 2501 S. Ridgewood Avenue (Parcel No. 5333-17-00-0010) from Business General Commercial (BGC) to Planned Development (PD); providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning and Appeals Board on December 20, 2023. **First Reading. Public Hearing.**

City Manager Gillis discussed the property which is a little over five acres on US 1. To uphold the City of South Daytona's commitment to maintaining exceptional development standards, the property owner at 2501 South Ridgewood has submitted a request for the property to undergo a rezoning process, he said. This transition would involve changing the current zoning classification from Business General Commercial (BGC) to Planned Development (PD).

Mr. Gillis said after rezoning, staff will work with a developer to create a separate Development Agreement which will be presented to the Planning and Appeals Board and the City Council at a later date. The Development Agreement will set forth specific uses and site plan characteristics for the property geared towards quality development.

He concluded with a staff recommendation that the Council approve the first reading of Ordinance No. 2024-01.

Mayor Hall opened the public hearing. No comments received. Mayor Hall closed the public hearing. Motion to approve by Councilwoman Lisa O'Neal. Second by Councilman Doug Quartier. Motion carried unanimously.

#### **E. COUNCIL COMMENTS:**

Vice-Mayor Eric Sander thanked the previous City Council led by Mayor Hall for the vision to be debt free. He thanked City Manager Gillis for the actions over the last several years with the goal of becoming debt free. He thanked the finance department, including Finance Director Oliva, the department heads, and all city staff members. He discussed the sacrifices made to achieve this important goal.

Councilwoman Lisa O'Neal echoed the comments of Vice-Mayor Sander and asked everyone to drive safe as there was a major storm warning for the evening.

Councilman Brandon Young echoed the sentiments of Vice-Mayor Sander and Councilwoman O'Neal, saying being debt free is something to be celebrated. He discussed the Volusia League of Cities Legislative Committee Meeting he attended earlier in the day. He said he has been following the legislative bill proposals and recently requested information from our finance department regarding the Homestead Exemption proposal. If the proposal passes, it will equate to a \$523,238 decrease in general fund ad-valorem revenues. He said approximately 65% of homes within the city receive a Homestead Exemption and this should be considered while preparing next year's budget.

Councilman Doug Quartier echoed the sentiments of Vice-Mayor Sander, Councilwoman O’Neal, and Councilman Young. He thanked each employee who helped their supervisors, who helped their department heads, who helped the City Manager get us out of debt. Councilman Quartier talked about the old equipment and tools staff used during these lean times. He said now new tools can be provided. He concluded by wishing everyone a Happy New Year.

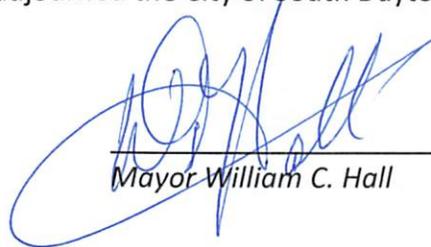
Mayor Hall asked Police Chief Cheatham if he has replaced the remaining Crown Vic Police Cars. He explained that those Police cars were purchased before he retired many years ago. Chief Cheatham answered yes, they now have all been replaced.

He said it is a good day and recalled two phrases. The first, “Sins of the Past”, he hopes to retire by looking at the bright future ahead. The second phrase, “Investing in Us”, will continue to be utilized as it represents the commitment we have towards improving this City for all of us. When he started his career with South Daytona in 1979, the City had millions in the bank, he recalled. Mayor Hall explained that at one meeting during our financial struggles, he asked if he could write a check and the answer was no, there was no money. The difference between those dark financial days of the past and today is the positivity he feels as we begin 2024.

Mayor Hall thanked Mr. Gillis and the team and adjourned the meeting.

**F. ADJOURNMENT:** Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council 6:31 pm.

  
Deputy City Clerk, Becky Witte

  
Mayor William C. Hall