

**City of South Daytona
City Council Meeting Minutes
Monday, September 8, 2025, following the 6:00pm
Community Redevelopment Agency Meeting (CRAG)**

City Council Chambers, 1672 South 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 6:05 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 an update on stormwater improvements completed since the previous Council Meeting.

The City has begun installing permanently housed generators at our larger stormwater pump stations. We already have permanently housed generators onsite at our two largest stormwater pumping stations located at the Reed Canal Stormwater Control Facility and at the Aspen Stormwater Pond. Back in December of last year, the City ordered four additional large permanently housed generators to be located at the Lantern Park Pond, Windle Lane Stormwater Pond, Reed Canal Park Pond and at the Park of Honor Pond. These generators had to be custom-built due to their size and adaptability to the specifications of the existing pump stations. The cost of the four generators totaled over \$600,000, which gives you an idea of the size and scale of each one. The first generator to be delivered is the companion to the stormwater pump station located inside the Coventry Forest subdivision at the Windle Lane Stormwater Pond. Installation here has begun and will feature an automatic transfer switch designed to instantly start the generator in the event of a power loss. As the remaining three custom-built generators start to arrive, we will immediately begin their installation and keep you advised as to our progress.

The need to keep our pumping stations running without interruption is extremely critical. As a result, we have rented generators to place at all of our remaining stormwater and sewer pump stations to get through this hurricane season. The generators will ensure that these facilities continue to run after a power outage caused by a severe weather event. The continual operation of our pump stations is vital to improving flood conditions throughout South Daytona.

The City has completed its design for a stormwater pump to be installed at the end of the Pope Avenue drainage pipe. The proposed stormwater pump will greatly enhance the drainage on Pope Avenue and work to keep water out of the homes for the surrounding area. The cost of the project is expected to be \$550,000, which the City was successful in getting a Community Development Block Grant (CDBG) from Volusia County to cover most of the cost. Funds will be available from the County in January 2026 with the pump being installed before the start of the next hurricane season.

The City's excavation contractor, Drewry, has completed construction of a dry retention area on Anastasia Drive which will be used to improve drainage in the surrounding area from Ridge Boulevard to Reed Canal Road.

Public Works crews installed a backflow prevention device at the Nova Canal discharge point for the Lakeview subdivision. The old backflow preventor here was damaged during Hurricane Milton and needed replacement. This device will prevent the water inside the Nova Canal from backing up into this discharge pipe and causing flooding.

Construction is about to begin on the Windle Lane Stormwater Pond Expansion project. The size of the existing pond will be more than double when the excavation is complete. Every bucket of dirt that is removed is another bucket of stormwater that can be held and pumped out to prevent it from entering our homes. The pond will be completed in a couple of months, which will greatly improve the drainage of the Coventry Forest subdivision.

The City's design of the installation of sheet-piling along the Stevens Canal has begun. The project calls for the installation of bank armament to make the Stevens Canal wider and capable of greater volumes of flow during severe weather events. The project will also greatly reduce erosion along the canal. The goal is to reduce the likelihood of this canal overflowing its banks. The estimated cost of the project is expected to be \$2.5 million. The City was successful in securing Community Development Block Grant for Disaster Recovery (CDBG-DR) funds from Volusia County for the project.

The design of the Sherwood Forest Stormwater Pond Project has begun. The project calls for the construction of a stormwater pond with pump station to alleviate flooding in the Sherwood Forest subdivision. The cost of the project is expected to be \$4.6 million. The proposed pond and pump station will require permitting from the Florida Department of Environmental Protection and the St. Johns Water Management District. The City was also successful in getting this project funded through Volusia County's CDBG-DR program. Voluntary home acquisition will begin by Volusia County once the initial design has been completed.

The City has received the initial design for the Lantern Park Secondary Stormwater Pond project. The project calls for the construction of a second stormwater pond with pump station to help alleviate flooding in the Lantern Park subdivision. The estimated cost of the project is expected to be \$3.2 million with a substantial portion being funded by the Volusia County CDBG-DR program. Once revisions are made to the plan, it will move to regulatory permitting with state agencies before construction can commence.

Funding for the construction of the Aspen Stormwater Pond Expansion project is set to be awarded by Volusia County. The project calls for the vast expansion of the existing pond located on Aspen Drive and the installation of a second stormwater pump station with generator designed to alleviate

flooding in the Big Tree Village subdivision. The cost of the project is expected to be \$4.5 million with the County's CDBG-DR program funding the construction while the City completes the design and permitting for this much needed improvement.

The 17th Annual Kailynne Quartier Memorial Ride was held this past Saturday and featured a police-escorted ride of motorcycles, jeeps and other vehicles through the scenic parts of Volusia and Flagler counties culminating in a hospitality luncheon at the Piggotte Community Center. We wish to thank the sponsors and participants as well as those volunteers who made this event such a success.

The annual September 11th Stair Climb Memorial will be held this Thursday at Halifax Landings located at 2801 South Ridgewood Avenue beginning at 9:00 am. Come join our firefighters as they pay tribute to those who lost their lives in the 911 attacks by climbing the stairs to the top floor of this high-rise condominium.

The Second and Final Budget Hearing is set for Tuesday, September 23, 2025, here in the City Council Chambers at City Hall. We will be establishing the proposed FY 2025-2026 millage rate and tentative budget tonight and adopting both of these documents at this second meeting.

City Manager Gillis reported on the storm that occurred the previous evening. He noted that Public Works crews were deployed during the storm to monitor flooding and ensure roadways remained passable. Importantly, no homes experienced flooding, which he emphasized as the City's primary objective. Mr. Gillis explained that the City's newly installed weather station at City Hall provided valuable real-time data. At the peak of the storm, rainfall intensity reached approximately 7.58 inches per hour, though this level lasted for only about 15 minutes. In total, 2.88 inches of rain fell within a 37-minute period. He stated that this data will be used to evaluate and guide future stormwater improvements. He added that having measurable storm data will allow the City to compare system performance and quantify improvements over time. City Manager Gillis concluded by thanking staff and Council for their responsiveness during the storm. He noted the Public Works Director, Adam Thornton, had reached out to each resident who contacted us with concerns.

Item 6: City Attorney Report:

City Attorney Wade Vose reported that over the past several weeks, his office has been working closely with city staff on multiple matters. He noted that several unique public records requests have been received, including requests for information that is confidential under Florida law. His office has been assisting staff to ensure compliance with those requirements.

He also reported on work related to complex code enforcement issues, including matters involving federal banking regulations. Additionally, he informed Council that his office will be appearing in court next week to pursue recovery of surplus funds for the City.

B. PRESENTATION: Proclamation: Childhood Cancer Awareness Month

Mayor Hall presented a Proclamation for Childhood Cancer Awareness Month to Connie and Jerry Fields. In response to the proclamation presented by Mayor Hall, Ms. Fields expressed gratitude for the opportunity to be present and to display awareness ribbons at City Hall and the Piggotte Center. She stated that while the disease being recognized is devastating, she believes that "one day we will not have to do this, one day it will be cured."

Ms. Fields shared that the illness has affected her own family, as well as many others in the community, noting that “those children who fight, and even those who have lost their battle, gained their heavenly wings and fought bravely.” She emphasized the importance of supporting affected families and encouraged residents that, if nothing else, offering a prayer for those going through such challenges can make a meaningful difference.

C. CITIZENS TO BE HEARD:

Mayor Hall said that this is an opportunity for members of the public to address the City Council on any topic, whether it pertains to community concerns, personal perspectives, or general topics like the weather. When invited to approach the podium, please clearly state your name and address for the official record.

He asked that while speaking, direct your comments to the City Council as a whole and not towards any of the audience members or cameras. As the established standard, each person will be given approximately three minutes to speak. Although there is no formal clock, be concise enough without repetition to ensure everyone has had an opportunity to participate. Please note that the City Council will not respond to any viewpoint or question during this time as it is your opportunity to be heard.

No speakers spoke during this portion of the meeting.

D. CONSENT AGENDA (Items 9-10):

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 9: Approval of minutes: August 12, 2025, City Council Meeting and August 12, 2025, Budget Workshop.

Item 10: Consideration of approving the purchase of a cardiac monitor to enhance the Fire Department’s life support capabilities from Stryker Sales in the amount of \$49,248.72 as budgeted in the current fiscal year.

Motion to approve the consent agenda as presented by Councilman Eric Sander. Second by Vice-Mayor Doug Quartier. Motion carried unanimously.

E. REGULAR AGENDA:

Item 11: Resolution No. 2025-22. A Resolution of the City of South Daytona, Volusia County, Florida, adopting the tentative millage rate for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026; specifying the date, time and place of the second and final public hearing to adopt a final millage rate; and providing for severability and an effective date. **First and only reading. Public Hearing.**

City Attorney Vose read the title of Resolution No. 2025-22.

City Manager Gillis explained that Resolution No. 2025-22, adopting the tentative millage rate, and Resolution No. 2025-23, adopting the tentative budget, are companion items. Both are being

tentatively adopted at this meeting, with the final adoption scheduled for the second public hearing on Tuesday, September 23, 2025, at 6:00 p.m. in Council Chambers. Mr. Gillis thanked Council members for the significant time and input provided during the budget process, noting that their joint vision places strong emphasis on stormwater and flood relief projects for the upcoming year. He stated that the tentative millage rate for the next fiscal year is 7.75 mills, the same rate maintained for the past seven years. Due to increased property values, this represents an average tax increase of \$2.53 per month for South Daytona homeowners.

City Manager Gillis highlighted major flood-mitigation projects included in the budget, totaling more than \$16 million, which the City could not fund alone but is able to pursue through partnerships with Volusia County and the State of Florida. These projects include a stormwater pond at Melodie Park serving Oriole Lane and Kenilworth Avenue; acquisition of homes and construction of a pond on Green Street and Brian Avenue; acquisition of homes and construction of a pond in the Sherwood Forest subdivision; widening and armoring of the Steven's Canal to reduce flooding in central South Daytona; construction of a pond adjacent to Lantern Park subdivision; expansion of the Aspen stormwater pond for the Big Tree Village subdivision; and installation of a large stormwater pump at the Pope Avenue outfall pipe. Mr. Gillis noted that while funding partners will cover the majority of costs, requirements such as multiple plan sets and state and federal permits must be met before construction can begin. All projects have already entered these preliminary phases, and staff remains committed to diligently advancing them. He concluded by reaffirming that the City's primary focus in the upcoming year is flood relief and reminded Council that this item is a public hearing.

City Attorney Vose added for the record that the tentative millage rate of 7.75 mills is greater than the rollback rate of 7.4363 mills by 4.22 percent.

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

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

Item 12: Resolution No. 2025-23. A Resolution of the City of South Daytona, Volusia County, Florida, adopting the tentative budget for the Fiscal Year beginning October 1, 2025 and ending September 30, 2026; specifying the date, time and place of the second and final public hearing to adopt a final budget; and providing for severability and an effective date. **First and only reading. Public Hearing.**

City Attorney Vose read the title of Resolution No. 2025-23.

City Manager Gillis introduced Resolution No. 2025-23, a companion to the prior resolution, to adopt the tentative budget for the upcoming fiscal year beginning October 1st. He emphasized that the budget's primary focus is flood mitigation, referencing the previously outlined stormwater projects, but also highlighted several other initiatives. On the personnel side, the budget reallocates supervisory positions into operational roles, including replacing the Public Works Specialist with an Equipment Operator, converting an Investigative Assistant position in the Police Department to an additional Patrol Officer and adding a Maintenance Worker in the Water and Sewer Department. Planned capital projects include resurfacing Spinnaker Circle, Jib Drive, and Louisiana Road. These roads were identified on the City's priority list over a decade ago, as well as remodeling the Fire

Department's sleeping quarters. Equipment purchases include a grapple truck for Public Works, four new police vehicles to replace aging fleet units, two utility body vehicles for the Water and Sewer Department, and upgrades to lift stations on Violet Street and Palmetto Avenue to accommodate higher sewer flows. The budget also provides funding to continue the U.S. 1 Streetscape project. Gillis noted that the Violet Street lift station project, budgeted in the current year, has been delayed due to state and federal permitting requirements but will proceed in the coming year. He concluded by requesting Council adoption of the tentative budget and reminding the public that this is a public hearing.

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

Councilman Sander thanked the City Manager and Finance Director for their time in meeting individually with members to explain the budget in detail.

Mayor Hall observed that property taxes almost exclusively fund public safety, with \$7 million in revenue offsetting approximately \$5.6 million in police and fire costs. He cautioned that this leaves little flexibility for other services and noted the importance of explaining this to residents who question the use of property taxes. The Mayor also asked for clarification on the evidence locker project, which was included in the current budget. City Manager Gillis explained that evidence is currently stored in three separate closets at the Police Department, and the original plan was to construct a stand-alone evidence building. However, on the recommendation of the new Police Chief, the City will instead remodel the existing Police Station to create a dedicated evidence room, utilizing funds from the current budget that will be rolled over to the next year to complete the project.

Councilman Young added that discussions in Tallahassee regarding eliminating property taxes could significantly impact municipalities across Florida. He stressed that property taxes statewide do not fully cover the cost of police and fire services and eliminating them would leave local governments unable to fund stormwater improvements, road paving, parks, and other community needs without identifying alternative revenue sources. He noted that while lowering tax bills is always desirable, shifting the burden to sales taxes would have broader impacts, particularly on residents who currently do not pay property taxes. Councilman Young urged residents to remain engaged as this debate develops at the state level.

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

Item 13: Resolution No. 2025-24. A Resolution of the City of South Daytona, Florida, authorizing submittal of an application to the Florida Department of Environmental Protection (FDEP) for the South Daytona Stormwater Management & Resiliency Planning Initiative and authorizing acceptance and execution of the grant, if awarded. **First and only reading.**

City Attorney Vose read the title of Resolution No. 2025-24.

City Manager Gillis said that the Florida Department of Environmental Protection (FDEP) has introduced new grant programs for stormwater relief. To be eligible for these grants, the City must first develop a resiliency plan. He explained that there is also a grant available specifically for the

development of such a plan and noted that the City has a strong record of successfully acquiring grants. He explained that the Resolution before Council provides authority for the City Manager to apply for the resiliency planning grant, execute the grant when received, and complete the planning initiative. Once the resiliency plan is formally adopted, the City will then be eligible to apply for additional stormwater relief grants. Mr. Gillis emphasized the importance of moving forward swiftly to maximize funding opportunities.

Councilman Sander asked if a match was required for the grant, to which City Manager Gillis answered that there was not.

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

Item 14: Ordinance No. 2025-08. 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; and providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning Advisory Board on May 7, 2025. The first reading was held on August 12, 2025. **Second and final reading. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-08.

City Manager Gillis stated that the City's vision for U.S. 1 is to create a vibrant commercial corridor where residents can shop and dine locally without leaving the city. Since 2008, this corridor has been designated as a redevelopment area with Volusia County, making it eligible for additional funding that must be spent within the district to support redevelopment efforts. Ordinance No. 2025-08 furthers that vision by clarifying prohibited uses within the Community Redevelopment Area (CRA). Rather than listing all permitted uses, the ordinance specifies those that are not allowed, making it easier for Realtors and developers to market properties in alignment with the City's vision. Prohibited uses include massage therapy (already saturated throughout the city), auto-related shops, scooters, golf carts, and e-bikes, bars, lounges, and nightclubs (beyond those already existing), fireworks sales (except for small retail displays), pain clinics, morgues and cemeteries, cannabis sales or dispensaries, manufacturing, gyms, and bail bonds. Mr. Gillis emphasized that existing businesses are grandfathered in and will not be forced to close; however, if a prohibited use ceases operations or is abandoned, it cannot be reestablished. A change in ownership does not discontinue a use, unless it is a special exception, such as a bar, in which case the approval process must be repeated. He reiterated that the intent of the ordinance is to provide a clear list of prohibited uses to better guide redevelopment and attract compatible businesses to the city's most economically viable corridor. He concluded with a staff recommendation for approval of the ordinance as written.

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

Item 15: Ordinance No. 2025-15. Ordinance No. 2025-15. 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. Public Hearing.**

City Attorney Vose read the title of Ordinance No. 2025-15.

City Manager Gillis explained that several years ago, the City consolidated all scattered fees into a single ordinance, making it easier for developers, businesses, and residents to review applicable costs. Each year, the fee schedule is reviewed and adjusted as needed, primarily based on the Consumer Price Index (CPI), as published by the U.S. Bureau of Labor Statistics. This year, the recommended adjustments include increasing water and sewer, recreation, fire, and police impact fees by the CPI rate of 5.39%, which applies only to new development to help offset the cost of providing services. Utility fees are also recommended to increase by 5.39% in accordance with the utility rate study, which requires an annual adjustment by the greater of 5% or CPI, and to remain consistent with the City's agreement with Daytona regarding water purchase and sewer treatment. Stormwater fees will be adjusted in the same manner. Waste collection fees are required under the City's contract with Waste Pro to be adjusted annually based on CPI and a fuel adjustment, and staff has recommended the applicable increases. In addition, certain citations and fines, as outlined in Section 221-43 of the City Code, will increase by \$5 annually to cover rising enforcement costs. Mr. Gillis noted that fees for park rentals and sports programs will not increase this year. He concluded by stating that if Council approves the second and final reading scheduled for September 23, 2025, the newly adopted fees will become effective October 1, 2025.

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

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

F. COUNCIL COMMENTS:

Councilman Brandon Young thanked staff for their work on the budget and noted the positive position of the City with debt service at zero and interest accumulation improving. He recognized Public Works for being proactive in addressing projects efficiently. He also spoke about upcoming discussions on the potential elimination of property taxes at the state level, cautioning that such changes could significantly impact municipalities, counties, and school districts. He emphasized the importance of "Save Our Homes" protections for residents and encouraged community dialogue on the issue. Councilman Young also expressed appreciation for staff preparedness ahead of storms, noting the challenges of severe weather events such as microbursts.

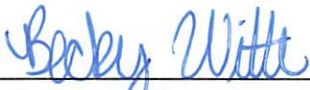
Vice Mayor Doug Quartier echoed appreciation for the budget process and highlighted the start of baseball season with more than 200 children participating. He encouraged people to sign up as volunteers for the concession stand. He discussed the successful 17th annual Kailynne Quartier Ride which occurred on September 6th. He recognized the event supports two charitable organizations, St. Jude's Children's Research Hospital and Camp Boggy Creek, noting their important work with children facing serious medical challenges. He encouraged residents to remain safe during storm season and to contact City leadership with any questions or concerns.

Councilwoman Lisa O'Neal echoed prior comments and wished everyone a good evening.

Councilman Eric Sander commended the City Manager's report and thanked City staff, Public Works, and field crews for their hard work. He acknowledged Finance Director Jason Oliva for his efforts on the budget and expressed optimism for a stable and productive year ahead.

Mayor Hall recognized Police Chief LaSata and Fire Chief Brant for their contributions during the 17th Annual Kailynne Ride, noting the success of the event. He reported on the Volusia County Elected Officials Roundtable, which included an update from the school superintendent and an announcement that JetBlue will resume daily flights to New York from Daytona beginning December 4, 2025. Mayor Hall also referenced discussions on artificial intelligence, provided updates on local business construction projects, and noted ongoing development at McDonald's, Zaxby's, and Krystal's. He reminded residents of the City's efforts to manage flooding and asked for patience, noting that while streets may flood, the City's priority is to protect homes. He thanked the City Manager and staff for their continued work on these challenges.

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


Deputy City Clerk, Becky Witte


Mayor William C. Hall