

**City of South Daytona
City Council Meeting Minutes
Tuesday, December 9, 2025, at 6:00pm**

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 6:00 pm.

Roll Call:

Present:

Mayor William C. Hall	Councilman Brandon Young
Vice-Mayor Doug Quartier	City Manager James L. Gillis, Jr.
Councilman Eric Sander	City Attorney Wade Vose
Councilwoman Lisa O'Neal	

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 Public Works Department cleared out the Citrus Ditch to enhance the drainage along the western edge of the Palm Grove subdivision and improve the stormwater flow along the eastern edge of Lakeview Estates.

The City purchased and accepted delivery of another large portable generator on a trailer designed to be a backup power source during severe weather events and ensure that our pumps continue to run in the event of a power outage.

City staff met with our engineering consultants to begin the design and permitting of a stormwater pond with pump station on Brian Avenue which will help reduce flooding on Green Street, Millbrook Lane, Briar Lane, Baywood Lane as well as Brian Avenue.

Public Works crews repaired a stormwater line and inlet top at the intersection of Anastasia Drive and Hawthorne Lane to improve drainage in the surrounding area.

A large permanent generator was installed at the stormwater pump inside the lake at Reed Canal Park. The new generator will ensure that the existing stormwater pump, which was replaced several months ago, continues to run even in the event of a power outage thereby reducing flooding in the adjacent Orchards subdivision.

The City hired a contractor to finish clearing Reed Canal as part of a partnership with Volusia County to ensure this canal flows unrestricted during severe weather events. Reed Canal is a vital outfall for several of our ponds and the Nova Canal. Its influence expands south into Port Orange and north to Daytona Beach. Both the City and County partnered to perform those efforts that were necessary to keep this waterway clear and allow for maximum stormwater conveyance in this region.

Even though hurricane season has ended, the City has not slowed down on our stormwater improvements and flood-mitigation projects. Our excavation contractor, Drewry, is continuing to expand the stormwater pond located on Windle Lane. This improvement will more than double the size of the current pond and help reduce flooding inside the Coventry Forest subdivision.

City Manager Gillis concluded his report with a note that Public Works has completed over 80 stormwater projects this year, and they plan even more in 2026.

Item 6: City Attorney Report:

City Attorney Wade Vose reported that over the past several weeks his staff has been addressing several real estate related issues, including code enforcement actions and nuisance abatement liens, including the property (2111 Brian Avenue) on tonight's agenda. He stated that he was available to answer any questions the Council might have regarding this item or any related matters.

B. PRESENTATIONS:

Presentation by Mayor Hall

Mayor Hall presented four Citizen of the Year Awards for 2025. He noted with humor that a bit of “trickery and tomfoolery” was involved this evening as several recipients did not know they were going to be recognized. The first award was presented to a volunteer who has contributed more than 100 hours of community service at the hot dog stand, James Street Park, and various community events. She has served as president, vice president, and board member of Citizens Alert and is currently the “King Lion” of the South Daytona Lions Club. Mayor Hall highlighted her extensive involvement with school supply drives, Veterans Services, Hope Place, and numerous Lions Club initiatives that have raised thousands of dollars, all while balancing family commitments and other community activities. He asked Carene Darcy to join him and accept the award.

The second award was given to former resident, Ming Gorry, who continues to volunteer hundreds of hours for the city and at Hope Place, assisting with events, trainings, and community needs through the Lions Club.

Mayor Hall then presented an award to a longtime resident whom he has known since the early 1980s. A retired nurse now in her mid-90s. She remains an active volunteer, including assisting with hurricane sandbag preparation. He thanked her for her decades of service to the community. This award was given to Jean Klune.

Mayor Hall shared that, collectively, the three honorees contributed approximately 500 hours of volunteer service this year. Using the minimum wage rate and accounting for payroll costs, he estimated their contributions equate to roughly \$20,000.

Finally, he presented the fourth award to a volunteer he described as the “backbone” of Citizens Alert and the concession stands. A lifelong acquaintance, this individual regularly purchases supplies, often multiple times a week, for community events and has served as the Mayor’s dependable backup during the past several decades. The award was given to Vice-Mayor Doug Quartier.

Mayor Hall thanked all four recipients for their dedication and extraordinary service to the City of South Daytona.

Volusia County District 2 Councilmember Matt Reinhart

Volusia County Council Vice Chair and District 2 Representative Matt Reinhart addressed the Mayor, Council, and staff, expressing appreciation for the opportunity to speak and noting the strong civic pride and close-knit character of South Daytona. He provided an overview of the Transform 386 initiative, created in response to recent major storms. Mr. Reinhart explained that the county secured more than \$460 million, supporting over 200 homeowner recovery projects and allocating nearly \$120 million for stormwater and flood-mitigation infrastructure. These investments include retention and pump upgrades, lift station improvements, wastewater treatment enhancements, and 30 stormwater studies to guide long-term planning.

Vice-Chair Reinhart reported that last month the County Council approved nearly \$500,000 for a comprehensive Stormwater and Resiliency Master Plan for South Daytona. The plan will include advanced modeling, mapping, and identification of up to 15 priority stormwater improvement projects with cost estimates and funding strategies. He highlighted the county's partnership with the city on the Aspen Stormwater Pond Expansion Project, for which the county approved \$4 million. The project will expand the existing pond, increase storage capacity, and provide a new, larger pump station with a backup generator to address persistent tidal-influenced flooding in the Big Tree Village area.

Mr. Reinhart commended the city for collaborating with county communications on public outreach related to flood mitigation and encouraged residents to sign up for the county's monthly stormwater newsletter. He discussed major coastal restoration initiatives and provided an update on Park Volusia, noting the goal of increasing transparency and improving beach access, while also clarifying that "free" beach access still requires subsidization through the general fund. Mr. Reinhart also highlighted the return of JetBlue at the Daytona Beach International Airport. He said they are now offering flights to JFK and Boston. He also discussed potential future Caribbean routes and planned airport parking expansions funded through enterprise revenues.

Vice-Chair Reinhart described progress on the Second Chance Initiative, a program he championed following his 30-year career in corrections. The initiative includes an inmate farm, launching in January, virtual welding training, barbering and cosmetology programs, forklift certification, agricultural training, GED instruction, counseling, and regular employer job fairs. He noted early success in reducing recidivism and helping participants secure employment and stability after release.

In closing, Mr. Reinhart emphasized the shared priorities of the county and South Daytona, including public safety, infrastructure resilience, economic opportunity, and community strength. He thanked the Council for the opportunity to speak and for its partnership.

Mayor Hall expressed appreciation for how his presentation aligned with the evening's discussions.

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.

John Gill, 2080 Oriole Lane, addressed concerns regarding the Brian Avenue stormwater pond and related mosquito mitigation efforts.

Richard Phinney, 2306 Oriole Lane, inquired about the use of a drone observed operating over the canal in his neighborhood.

D. CONSENT AGENDA (Items 7-11):

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 7: Approval of minutes: November 18, 2025, City Council Meeting.

Item 8: Resolution No. 2025-33. A Resolution of the City of South Daytona, Florida, adopting the revised Personnel Policy for the City; providing for implementation; providing for conflicts; providing for severability; and providing for an effective date. **First and only reading.**

Item 9: Consideration of approving the first amendment to the Legal Services Agreement with City Attorney Vose.

Item 10: Consideration of awarding a Demolition Grant, Façade Improvement Grant and Targeted Business Grant to Zaxby's located at the entryway to our City at 1600 South Ridgewood Avenue.

Item 11: Consideration of awarding a construction contract to Wise Builders in the total amount of \$26,710 for the Fire Department Bunk Room remodel project, as budgeted in the current fiscal year.

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

E. REGULAR AGENDA:

Item 12: Resolution No. 2025-29. A Resolution of the City of South Daytona, Florida; adopted pursuant to Chapter 5 (Building, Housing and Structural Regulations, Article X, Dangerous Structures) of the South Daytona Code of Ordinances finding the structures located at 2111 Brian Avenue, South Daytona, Florida is unsafe and unfit for human habitation and potentially injurious to the public health, safety or welfare so as to constitute a threat to the public health, welfare and

safety of the community; authorizing the city to proceed with the demolition of said structures and liening the said property pursuant to the city's code of ordinances; providing for severability, conflicts and an effective date. **First and only reading. PUBLIC HEARING.**

City Manager Gillis explained that Chapter 5, Article X of the City's Code of Ordinances makes it unlawful to keep or maintain any building or structure in a dilapidated, unsanitary, or unsafe condition, and stated that the subject property meets all three criteria. He reported that the property's water service was shut off and locked for nonpayment on January 31, 2025, followed by the electrical service being disconnected by Florida Power & Light on March 13, 2025. In mid-April, staff observed a generator running continuously outside the property as an individual attempted to reside inside the dwelling without water or electricity. To determine whether the structure posed a danger to the individual and to the public health and safety of our residents, the Fire Marshal and Community Development Department conducted an interior inspection. They found extensive garbage and waste throughout the dwelling, structural deterioration, damaged, missing, and rotting window and door frames, significant electrical system damage, and no running water or electrical service. The City subsequently secured the property and initiated the unsafe structure declaration process.

The case was first heard by the Special Master on May 8, 2025, where the owner was given until June 8, 2025, to correct the violations or face a fine of \$100 per day. No corrections have been made, and as of yesterday, the accumulated fine totals \$18,300, which will continue to accrue, and the fines are not subject to reduction. Due to continued inactivity, the case returned to the Special Master on November 6, 2025, resulting in a new compliance deadline of December 8, 2025, after which an additional \$250-per-day fine would be imposed, along with authorization for the City to take necessary actions if the owner failed to comply. The following day, staff discovered that the property had been unlawfully accessed: a board securing the side door had been removed, the existing doorknob discarded and replaced, and a realtor-style key box installed with a visible access code. A dresser had also been removed and dumped roadside in an attempt to have it collected by the garbage contractor, which does not pick up uncontained debris. City crews removed and disposed of the pile. Staff resecured the structure and documented extensive electrical damage and widespread garbage throughout the building. No further corrective action has occurred, and the \$250-per-day fine is now accruing in addition to the ongoing \$100-per-day fine (since June 8, 2025).

Due to continued deterioration, neighborhood complaints, and significant health and safety concerns, City Manager Gillis recommended approval of Resolution No. 2025-29 declaring the structure unsafe and unfit for human habitation. The resolution would authorize the City to proceed with demolition if the owner does not, by January 9, 2026, submit a full engineering assessment by a licensed Florida engineer and all required permit applications for repairs, including extensive electrical work by a licensed electrician, or demolish the structure themselves. This deadline represents nearly one year since water service was first disconnected and would bring long-awaited resolution to this code enforcement matter for residents. He concluded by reminding Mayor Hall that this is a Public Hearing.

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.

Item 13: Consideration of approving the First Amendment detailing total project costs and funding responsibilities to the Joint Project Agreement (JPA) with Volusia County for the Lantern Park Stormwater Pond Project.

Mr. Gillis explained that the Lantern Park Stormwater Improvement Project, Phase II, involves constructing a large stormwater pond and pump station that will operate alongside the existing system to prevent stormwater from entering homes within the Lantern Park subdivision. Because the overall cost of the project is in the millions, staff secured funding through Volusia County's Transform 386 program. Since the County is using federal dollars for construction, it is administering both the design and construction, which has resulted in a slower pace due to federal requirements; however, the project continues to move forward. He noted that the City approved a Joint Project Agreement (JPA) with the County on June 17, 2025, at which time design and construction costs were only rough estimates. The City now has a finalized design cost and a more detailed construction estimate, placing the total project cost at \$3.5 million.

He said the amendment before Council includes two updates: identifying the total project cost at \$3.5 million, with the City responsible for 10% or \$350,000, and establishing the design cost at \$229,189.48. Mr. Gillis stated that approval of this amendment will allow the project to continue progressing; the second revision of the design plans has been completed, and permitting with state and federal agencies has begun. Despite the added time required to navigate federal processes, the project remains on schedule for construction to begin in May 2026. He added that while the timeline would be faster if the project were solely a City undertaking, the benefit of securing outside funding and reducing the financial burden on residents makes the wait worthwhile. He concluded with a staff recommendation to approve the amendment to the JPA.

Councilman Sander said he looks forward to the project progressing.

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

F. COUNCIL COMMENTS:

Councilman Young expressed appreciation to staff for their continued coordination with county agencies on stormwater management and emergency preparedness, emphasizing the importance of planning for *when*, not *if*, severe weather occurs. He thanked staff for their efforts throughout the recent hurricane season. He noted an item on the consent agenda related to legal services, recognizing Attorney Wade Vose and his firm for five years of dependable support to the Council and staff. He also extended thanks to partner agencies, sister cities, and the County for their collaboration. Councilman Young concluded by wishing everyone a Merry Christmas and Happy Holidays.

Councilman Sander thanked Commissioner Reinhardt for his ongoing support of city projects and praised the recent tree-lighting event as a memorable and well-executed community gathering. He acknowledged the extensive work of city staff, including Suzanne, Vivian, Robert, and Luke, in preparing for and hosting the event, especially following the annual BBQ and Bluegrass festival. He expressed gratitude for all employees and offered Christmas greetings while highlighting the true reason of the season – Jesus Christ.

Councilwoman O’Neal echoed the prior remarks and offered her appreciation to employees and volunteers for their hard work throughout the year, extending holiday well-wishes.

Vice Mayor Quartier said he was very surprised by the award given at the beginning of the meeting. He discussed the City’s volunteer programs, noting that Citizen Patrol operates under the Police Department, CERT under the Fire Department, and additional volunteer initiatives with Citizens Alert. He emphasized the value of volunteers in assisting during storms, managing street closures, clearing debris, and supporting community events. He encouraged residents to volunteer as their schedules allow. He also thanked the City Attorney for effective collaboration with staff. He also wished everyone a safe and happy holiday and new year.

Mayor Hall expressed gratitude to the volunteers recognized earlier in the meeting, particularly commending Jean for her longstanding service and ongoing guidance to the community. He thanked Commissioner Reinhardt for his participation and partnership with the City. Mayor Hall praised the recent tree-lighting ceremony as the best he had attended in his ten years as Mayor.

Mayor Hall also acknowledged City Manager Gillis for helping the City avoid compliance issues with state oversight that another local government is facing. He recognized his significant contributions to correcting errors of the past and the great financial path we are on.

He further thanked Chief Brant, noting it was likely his final meeting, and wished him well in his future endeavors.

Mayor Hall reflected on the personal milestone of first wearing a public safety uniform 50 years ago, on November 17, 1975. He closed by extending holiday greetings and expressing hope that all would reconvene safely in January.

G. ADJOURNMENT: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 7:01 pm.

The City Council Meeting Minutes for December 9, 2025, were approved by the City Council on January 13, 2025.

Deputy City Clerk, Becky Witte

Mayor William C. Hall