

**City of South Daytona
City Council Meeting Minutes
Tuesday, December 14, 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 Manager James L. Gillis, Jr.
City Attorney Wade Vose

Not Present: None

Pledge of Allegiance led by Mayor William C. Hall followed by the **Invocation** led by Councilman Brandon Young.

Mayor Hall encouraged the audience to keep those in Arkansas, Mississippi, Missouri, Kentucky, Tennessee and Illinois who were impacted from the outbreak of powerful tornadoes on December 10th in your hearts.

Item 5: City Manager Report:

City Manager Gillis announced the precautionary boil water notice which will remain in effect until at least Wednesday December 15th. He said out of an abundance of caution, the city issued a precautionary boil water notice on Monday. He explained that on Monday the City of Daytona Beach had a large water main break and then decided to issue a precautionary boil water notice for their entire city. Out of an abundance of caution we followed suit. Mr. Gillis explained the boil water notice and explained that two consecutive days of testing is required before the notice can be lifted.

City Manager Gillis recapped the successful BBQ and Bluegrass Festival which was held on Saturday November 20th at Reed Canal Park. BBQ teams from around the state competed in a Florida BBQ Association sanctioned competition, he explained. The event was filled with activities for the kids, food and merchant vendors and music from several of the top Bluegrass bands.

Our North Pole Drive-Thru was held on Friday, December 3rd from 6:00 pm until 8:00 pm at Reed Canal Park, he explained. Participants drove thru the park along a lane that led to the North Pole.

The lane was filled with holiday themed stations that provided hot chocolate, cookies, ornaments and other treats as you enjoy the decorations including Santa Claus sitting alongside our Christmas tree which is now in front of City Hall. Mayor Hall added that Mrs. Claus was also in attendance. City Manager Gillis said the event was a great way to encourage the Christmas Spirit.

City Manager Gillis discussed the Annual Lighting Awards which were presented on Friday, December 10th. He thanked all those who decorated their homes and businesses to brighten our community. Those houses who were recognized included 712 Steele Avenue, 900 Teague Street, 2012 Hickorywood Drive, 2241 Nottingham Road, 601 Doris Place, 2340 Kenilworth Avenue, 46 Bryan Cave Road, 3292 Country Manor Drive, 99 Spinnaker Circle, 2961 Carriage Drive, 2959 Bristol Lane, 579 Cambridge Circle, as well as 510 Cambridge Circle.

Mr. Gillis congratulated our Employees of the Year who were honored on December 2nd by the South Daytona Citizens Alert Council. Caitlin Weiss (Utility Billing, General Employee of the Year), Officer Taylor Sanderson (Police Officer of the Year), and Michael Gagel (Firefighter of the Year). He thanked all the staff for assisting our residents and gave a special recognition to those three who really outperformed this year.

City Manager Gillis recapped the recently completed improvements throughout our city including the City Hall Municipal Sign, Riverfront Veterans Memorial Park Playground, City Hall automatic door openers, repainted Fire Bay at Station 98, City Hall carpet installation, partition installation at City Hall and the Piggotte Center, as well as the Public Works SCADA system. He said most projects utilized grant funding.

Mr. Gillis announced that City offices will be closed Thursday December 23rd and Friday the 24th for the Christmas holiday as well as Friday December 31st for the New Year's Day holiday.

Item 6: City Attorney Report:

City Attorney Wade Vose updated the council on items addressed since the last council meeting. Mr. Vose discussed the final revisions for the cell tower sales agreement which is included on the agenda. He said he worked with Josh McEnany on a Code Enforcement matter that is gaining attorney involvement. He said he worked with Public Works Director Brian Peek on easements for the Sheri Blvd sewer project along with the Resolution included on the council agenda. Mr. Vose said he worked with Community Development Director Laureen Kornel on a number of pending development projects as well as the annual audit letter to the city auditor, James Moore regarding pending or current litigation. City Attorney Vose also reviewed the agenda in its entirety.

B. Presentations:

Item 7: Recognizing Finance Director Jason Oliva's achievement in obtaining his Certified Government Finance Officer (CGFO) certification.

Mayor Hall presented the Certificate of Achievement to Jason Oliva who is now a Certified Government Finance Officer. He explained that this certificate is presented after successfully passing the five Certified Government Finance Officer exams. Those exams cover ethics,

accounting and financial reporting, debt administration, financial administration, municipal budgeting, and treasury management. This certificate recognizes his extensive knowledge and dedication to excellence in Government Finance, Mayor Hall explained. Mayor Hall concluded saying we are happy to share in this honor with Finance Director Oliva.

C. Citizens to be Heard: None

D. Consent Agenda: (Items 9-15):

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: November 9, 2021, Council Meeting

Item 10: Consideration of approving continuing contract agreements with the eight firms selected by the City Council to provide Civil Engineering, Geotechnical Engineering, Transportation Engineering, Environmental Engineering, Landscape Architecture and Land Surveying services to the City of South Daytona from the responses to our Request for Qualifications (RFQ) No. 21-007.

Item 11: Resolution No. 2021-30. A Resolution of the City of South Daytona, Florida, declaring the Wireless Communication Facility (Cell Tower) at 1770 Segrave Street as surplus; approving the sale of the Wireless Communication Facility and authorizing the Mayor and City Manager to execute the necessary closing documents and perpetual easement to complete the transfer; providing for severability; providing for conflicting resolutions; and providing for an effective date. First and Only Reading.

Item 12: Resolution No. 2021-32. A Resolution of the City of South Daytona, Florida, accepting utility easements on Sheri Boulevard for sanitary sewer service installation; providing for severability, conflicts, and an effective date. **First and Only Reading.**

Item 13: Resolution No. 2021-34. A Resolution of the City of South Daytona, Florida, authorizing submittal of an application to the State of Florida Hazard Mitigation Grant Program (HMGP) for the replacement of the generator at the City Hall Municipal Complex and authorizing acceptance and execution of the grant, if awarded. First and Only Reading.

Item 14: Resolution No. 2021-35. A Resolution of the City of South Daytona, Florida, approving the third amendment to the interlocal agreement for fire and/or rescue mutual aid within Volusia County, Florida and authorizing the Mayor and City Manager to execute the amendment to the agreement; providing for severability, conflicts, and an effective date. **First and Only Reading.**

Item 15: Consideration of approving vehicle and equipment purchases for the Public Works Department as budgeted in the current fiscal year (FY21-22).

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

D. REGULAR AGENDA

Item 16. Consideration of approving an Outdoor Amplification Permit for a Christmas themed special event located at the Sunshine Park Mall (2400 South Ridgewood Avenue) on Saturday, December 18, 2021, from 2:00pm to 7:00pm.

City Manager Gillis said that staff has been working with the new owners of the Sunshine Park Mall encouraging them to reinvigorate the Mall as our town center. He noted the mall is a home to Publix, a new Bowling Alley, the Ice-Skating Rink, as well as the DMV and the owners felt a community special event would begin the revitalization of the mall. This request is a Community Christmas Special Event on Saturday, December 18, 2021, from 2:00pm to 7:00pm which will include food trucks, arts and crafts and even a Christmas train. He said they have requested amplified music as part of the event and our code requires Council Approval. He concluded with a staff recommendation and noted that many will be out there to support the mall and its new owners.

Mayor Hall noted another business, a restaurant within the mall called Carolina Seafood. Councilman Sander echoed the sentiments of Mayor Hall.

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

Item 17. Resolution No. 2021-29. A Resolution of the City of South Daytona, Florida, approving the City’s continuing participation in the Statewide Mutual Aid Agreement which maximizes the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster and authorizing the Mayor and City Manager to execute the updated agreement; providing for severability, conflicts, and an effective date. **First and Only Reading.**

Title of Resolution No. 2021-29 read by City Attorney Wade Vose.

City Manager Gillis explained the city has always participated in the Statewide Mutual Aid Agreement. He said this agreement maximizes the prompt, full and effective use of resources of all participating governments in the event of an emergency or disaster. He said that when seeking reimbursement from FEMA, this agreement is required. Mr. Gillis explained that we only provide aid if we have the resources available, noting that historically we have loaned generators and stormwater pumps to a neighboring jurisdiction when they had flooding and we did not. He concluded saying staff recommends the Council adopting the updated agreement.

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

Item 18. Consideration of approving an Agreement with Giles Electric Company to allow for temporary parking at Blaine O’Neal Park while their parking lot onsite undergoes construction.

City Manager Gillis said that Giles Electric Company is relocating from Segrave to Big Tree Road and part of the relocation requires property improvements at their new location, 952 Big Tree Road.

Mr. Gillis said they have requested permission for their employees to park at Blaine O'Neal Park for the duration of three months during the construction. He said the Deputy City Clerk and City Attorney drafted the attached agreement for temporary automobile parking purposes at 980 Big Tree Road (Blaine O'Neal Park).

Mayor Hall asked the length of the agreement which City Manager Gillis answered March 15, 2022. Mayor Hall subsequently asked the options if the construction cannot be completed by March 15th. City Manager Gillis replied Council approval of an extension to the agreement will be required. Mayor Hall noted he didn't want parking to be a burden if there are delays in the project and is confident the parking lot renovation and site improvements will be a top-notch job.

Councilman Sander noted this is a good solution for them while they complete their site improvements.

Motion to approve by Vice-Mayor Doug Quartier. Second by Councilman Brandon Young. Motion carried unanimously.

Item 19. Resolution No. 2021-33. A Resolution of the City of South Daytona, Florida, amending Resolution No. 2021-25, setting forth appropriation for current expenses and capital outlay for the following funds: General Fund, Redevelopment Trust Fund, Transportation Fund, Capital Projects Fund, Utility Service Fund, and Permits and Inspections Fund, as required by the City of South Daytona, Florida, during and for the Fiscal Year beginning October 1, 2021 and ending September 30, 2022; Adopting the Operating and Capital Budgets for the City of South Daytona; providing for severability, conflicts, and an effective date. **First and Only Reading.**

Title of Resolution No. 2021-33 read by City Attorney Wade Vose.

City Manager Gillis explained this item is essentially a housekeeping item. He recalled the projects he described during his City Manager report and that those projects such as the carpet replacement, informational sign and automatic door openers at City Hall, Riverfront Veterans Memorial Park playground equipment replacement, pump station SCADA system, SunTrail project design, lift station numbers 11 and 20 replacements, etc were scheduled to be completed or purchased last year. These projects are currently being installed or purchased but due to supplier, labor or manufacturer delays, will be paid from the Fiscal Year 2021-2022 budget. He said our city Auditor and Finance Director recommended a budget amendment to assign the funds for those specific projects. Mr. Gillis concluded stating this resolution amends the budget to reflect the projects to be completed.

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

Item 20. Ordinance No. 2021-12. An Ordinance of the City of South Daytona, Florida, amending the official Zoning Map by changing the zoning of 2900 S. Ridgewood Avenue, Parcels 5333-11-00-0070 and 5333-11-00-0100 from "Light Industrial" to "Planned Unit Development" (PUD);

providing for conflicts, severability, applicability, and an effective date. Recommended by the Planning and Appeals Board on 11/17/2021. **First Reading. Public Hearing.**

Title of Ordinance No. 2021-12 read by City Attorney Wade Vose.

City Manager Gillis explained this is a request to rezone 2900 S. Ridgewood Avenue, the old CEMEX plant, which has set idle for many years and is an eyesore within our Community Redevelopment Area (CRA). He said this Ordinance rezones the property from Light Industrial to Planned Unit Development (PUD) which ensures any development on the site will be residential in nature and will require Council approval prior to construction. He explained that the developer who is purchasing the property plans to develop a luxury apartment complex mimicking the complex at 3230 which is now at full capacity. City Manager Gillis said staff recommends approval of the Ordinance which will change the whole south end of the Community Redevelopment Area.

Mayor Hall opened the public hearing.

McGregor Love (15 North Eola Drive Orlando) on behalf of the applicant introduced himself to the Council and said the Master Development Agreement will include the particulars of the development.

Mayor Hall closed the public hearing.

Councilman Young noted that he is excited about the history of the site turning into something we can be proud of. Councilwoman O'Neal and Mayor Hall noted their agreement.

Councilman Young also commented on the previously approved development across Ridgewood Avenue which should be breaking ground next year. He concluded that it is a win-win with the effective use of an eyesore turned into quality development.

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

Item 21. Ordinance No. 2021-13. 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 11/17/2021. **First Reading. Public Hearing.**

Title of Ordinance No. 2021-13 read by City Attorney Wade Vose.

City Manager Gillis described the vision for the Community Redevelopment Area (CRA) including a cohesive, walkable commercial corridor, full of vitality. He explained that storage facilities are not included in this vision. There are a number of storage facilities within the CRA and along US 1, he continued. This Ordinance adds storage facilities as a prohibited use within the Community Redevelopment Area (CRA). He concluded with a staff recommendation and said the Planning and

Appeals Board unanimously recommended approval of this amendment at their November 17, 2021, meeting.

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

Mayor Hall confirmed that those current storage facilities are able to remain. City Manager Gillis elaborated that if they close or their business tax receipt is not in effect for 6 months, they will not be permitted to reopen.

Councilman Young questioned the number of storage facilities within the CRA. City Manager Gillis, Mayor Hall and Community Redevelopment Director Patty Rippey provided input and concluded four storage facilities exist.

Mayor Hall noted that is enough for the small area and Councilman Young concurred.

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

Item 22. Ordinance No. 2021-14. An Ordinance of the City of South Daytona, Florida, amending Section 5-189 of the City of South Daytona Code of Ordinances to adopt the 2021 edition of the International Property Maintenance Code; providing certain amendments thereto to conform to Florida law and the City's existing Code of Ordinances by providing for the creation of a code official; defining weeds and prohibiting noxious weeds; supplementing provisions relating to interior surfaces, protective treatment, roofs and drainage, and boarding standards; and removing provisions for a Board of Appeals as set forth in the 2021 edition of the International Property Maintenance Code; providing for codification; providing for conflicts, severability, applicability, and an effective date. **Public Hearing. Second Reading. Passed First Hearing 11/9/2021.**

Title of Ordinance No. 2021-14 read by City Attorney Wade Vose.

City Manager Gillis said Code Compliance Manager Josh McEnany discovered the city code referenced the 2009 International Property Maintenance Code (IPMC). The International Code Council (ICC) publishes an updated International Property Maintenance Code (IPMC) every three (3) years. The proposed ordinance covers modifications including providing for the creation of a code official, defining weeds and prohibiting noxious weeds, supplementing provisions relating to interior surfaces, protective treatment, roofs and drainage, and boarding standards. Mr. Gillis elaborated on the boarding standards, and window coverings. He concluded that this ordinance provides the code compliance department with another tool to assist in making the city look good. He concluded staff recommends approval of the second reading.

Mayor Hall opened the public hearing.

Darlene Hoadley, 727 Steele Avenue, discussed the constraints for residents who have tarps on their roof.

Mayor Hall closed the public hearing.

Mayor Hall agreed with Ms. Hoadley. City Manager Gillis elaborated that the ordinance is another tool in the toolbox to find assistance and encourage compliance. Mr. Gillis said that staff utilizes discretion if there are outstanding circumstances.

Councilman Young provided input that staff will use a commonsense approach and utilize discretion. He discussed the penalties and City Manager Gillis discussed the Code Compliance and Special Master process.

Councilman Young, Mayor Hall, Vice-Mayor Quartier, City Manager Gillis, and City Attorney Vose discussed the provision of boarding a home. City Attorney Vose concluded that permanent, permitted boarding is not included in this Ordinance.

Councilman Sander encouraged discussion of repairs with the resident in lieu of sending to the Special Master Hearing. Mayor Hall clarified the process along with City Manager Gillis.

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

E. COUNCIL COMMENTS

Councilman Eric Sander thanked those residents who have decorated and illuminated their houses in this festive season. He congratulated the lighting award winners. He also thanked the city staff for their hard work noting the public works crew recently working on relining a manhole. He concluded with saying Merry Christmas and encouraged remembering the real reason for the season, God's gift to us in Jesus and said Happy New Year.

Councilwoman Lisa O'Neal echoed the sentiments of Councilman Sander and said Merry Christmas and Happy Holidays.

Councilman Brandon Young said Merry Christmas. He thanked staff for their attendance during council meetings. He stated we are in a good place, and he is excited for the new year. He said he is looking forward to groundbreaking in 2022 and using our gold shovels.

Vice-Mayor Doug Quartier said with the year coming to a close he wanted to thank the employees for the job they do for the city. He noted those employees who volunteer their personal time for city events. He said he looks forward to the city events. He asked to keep our first responder in mind as they work through the holidays. He concluded with saying Merry Christmas and that he hopes everyone has a Happy New Year.

Mayor William Hall echoed the sentiments of the Council. He thanked Parks and Recreation Director Amy Zengotita for organizing the events she invited him to participate in. He said Citizens Alert sponsored a large portion of the Christmas Club food drive. He discussed delivery of a Christmas Food box to a grateful father who was truly excited to have his picture taken with the South Daytona Mayor. Mayor Hall said the man's excitement flabbergasted him. Mayor Hall said he really enjoyed the holiday lighting awards, singing through the city, noting that there were 13 winners but there could have been 3,500.

Mayor Hall discussed a recent opportunity he had to present three Outstanding Citizen Awards. He continued to explain that many cities call these types of awards a "Mayor of the Year Award",

but he chose to label them “Outstanding Citizen Awards.” He was honored to present the awards to Renee Holland for her work with our Citizens Alert organization, Andy Cotton for his work with C.E.R.T team, and Captain James Crabtree for his work with the Citizens Patrol.

Mayor Hall then discussed Jean and Dave Allen who have volunteered for Citizens Patrol since August 2010. He had proclaimed December 2, 2021, as Dave and Jean Allen Day and presented the proclamation to them at the Citizens Alert Meeting. He explained that Dave and Jean do not live in town but are dedicated volunteers in our community who truly love to serve South Daytona.

Mayor Hall wished everyone a good and safe holiday. He reminisced with Vice-Mayor Quartier of the many holidays they worked on the Police force. He closed by wishing everyone a Happy New Year, to look positively into 2022 and invest in us!

F. 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