

City of South Daytona
City Council Meeting Minutes
Tuesday, December 10, 2024, at 6:00 pm

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

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 shared that he spent Thanksgiving with his entire family up in the northern part of Georgia near the Tennessee border. Everywhere he drove he saw debris piles. Whether it was furniture or tree limbs, they were all by the road the entire way up. These hurricanes from this past season affected more than just the State of Florida.

He shared this to convey that these new breed of storms and the devastation that they cause need to be resolved. Both Hurricane Ian and Milton simply overwhelmed our stormwater system and caused flooding. He said he has spoken with each of the Councilmembers and we all want our focus to be on making those necessary improvements to mitigate the impact from these storms. Our priority is going to be keeping water out of our homes.

Mr. Gillis thought it would be prudent to open each council meeting with an update on the improvements being made to our stormwater system. Our drainage engineers have started to build our stormwater model. They are inputting pipe sizes and existing pond dimensions into the model with the goal of recreating the flooding and finding those weak points in our system. We have had the first opportunity for our residents to discuss their flooding issues with our engineers. The demand was so high that we are having another one on January 7, 2025, from noon to eight by appointment this time so people don’t have to experience long wait times. If you want to schedule an appointment, please call the City Manager’s office at 386-322-3014 to schedule an appointment.

We are in the process of televising our stormwater lines to ensure Hurricane Milton caused no damage. We have found several backflow preventers that were damaged by the cross-flow in the Stevens Canal and Reed Canal, and we are in the process of making the necessary repairs as a temporary measure, but these backflow preventers will need to be replaced. We are in consultation

with our drainage engineers about which backflow devices would work best in those environments, and we will be replacing those in the upcoming months. It is simply time due to their age.

Mr. Gillis explained on tonight's agenda is the purchase of four permanently housed generators to be placed at our bigger stormwater pump station. These new generators will keep our stormwater pumps running in the case of a power outage. Large stormwater pumping stations such as Aspen and at our Reed Canal Stormwater Control Facility already have permanent generators. Public Works personnel must deploy generators to those that don't have them and during a storm, these deployments can be pretty hazardous coming from personal experience. Keeping these pumps running is of utmost importance during a storm. The purchase of these new generators will bolster our fleet of generators, freeing up some portables to be staged in other areas of the City. We also have the approval of a contract for the installation of a permanent stormwater pump at the lake inside Reed Canal Park designed to help alleviate flooding in the Orchards Phase II development.

City Manager Gillis boasted on the big item on tonight's agenda is the approval of four grants from Volusia County totaling almost \$8 million for stormwater improvements inside Lantern Park, Sherwood Forest, Big Tree Village (Aspen) and the Stevens Canal bank stabilization project all designed to help alleviate flooding. These grants were applied for after Hurricane Ian and unfortunately it took over a year to get awarded in which time we were hit with another devastating flood event. But relief is on the way.

One thing he said he heard over and over at the citizens meeting with our engineers is our residents saying that they love South Daytona and do not want to move. He concurred stating "we love it too and we don't want you to move and that is why you have our commitment to making our system better."

Mr. Gillis provided a recap of the BBQ and Bluegrass Festival, which was held on Saturday, November 16th at Reed Canal Park and was well attended.

A Recap of the 2024 Christmas Tree Lighting at Central Park which was held on Wednesday, December 4, was provided by Mr. Gillis.

He concluded by stating that the 2024 Holiday Lighting Awards will be delivered on the evening of Wednesday, December 18. He asked nominations to be submitted by Friday, December 13 through the Parks Department.

Mayor Hall asked if Christmas Club food boxes would be packed this Saturday (December 13) which Mr. Gillis agreed. They noted that 75 boxes would be delivered to South Daytona residents.

Item 6: City Attorney Report:

City Attorney Wade Vose provided a report to the City Council. He discussed land use, contract, and employment matters with him and his office. He concluded by wishing the Council a Merry Christmas.

B. CITIZENS TO BE HEARD:

Ed Tobin, 937 Pizzaro Drive (Orchards Phase 2), discussed the BBQ and Bluegrass Festival and thanked the City for hosting. He said he is part of the Salty Grass Band and invited the Council to

his weekly performances. He volunteered to assist with next year's festival. He suggested music in the park events and volunteered to assist. He discussed the flooding from Hurricane Milton.

Justin Douglas, 2235 Green Street, discussed flooding experiences from Hurricane Ian in 2022 and Hurricane Milton, which struck the area in October 2024.

Steve Zabawa, 2947 Gaslight Drive, discussed flooding experiences from Hurricane Ian in 2022 and Hurricane Milton which struck the area in October 2024.

Vanessa Cole, Port Orange South Daytona Chamber of Commerce, thanked the City of South Daytona and partnership with the Chamber.

Ed Landon, 2030 Kenilworth Avenue, discussed flooding experiences from Hurricane Ian in 2022 and Hurricane Milton, which struck the area in October 2024. He said the City Council and City staff care. He complimented the Christmas arrangement at Central Park.

Robin Schmidt, 2911 Lantern Drive, complimented the meeting with the City Manager and Engineers on Tuesday, December 3. She thanked the City Council and said she loves South Daytona.

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: November 12, 2024, City Council Meeting

Item 9: Consideration of approving the purchase of a life-size replica of the sloth discovered at Reed Canal Park as part of the Reed Canal Park Prehistoric Playground Expansion in the amount of \$53,800 as part of the recently approved Volusia County ECHO grant.

Item 10: Consideration of approving the purchase of a portion of the property at 1801 James Street (lots 7 and 8) adjacent to James Street Park for \$20,000 and authorizing the Mayor and City Manager to execute the necessary closing documents.

Item 11: Consideration of approving items relating to Hurricane Milton procured or approved under Emergency Order, Resolution No. 2024-29.

Item 12: Consideration of approving a proposal from Sparks Concrete for the milling and resurfacing of Boulder Drive and Aspen Drive (west of Magnolia Avenue) utilizing a contract in the amount of \$100,846 as budgeted in the current fiscal year.

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

D. REGULAR AGENDA:

Item 13: Resolution No. 2024-31. A Resolution of the City Council of the City of South Daytona, Florida, appointing the Vice-Mayor of the City of South Daytona; Florida; repealing resolutions or parts of resolutions in conflict with this resolution; and providing an effective date. **First and only reading.**

City Attorney Vose read the title of Resolution 2024-31.

Motion by Councilman Brandon Young to appoint Councilman Doug Quartier as Vice-Mayor. Second by Councilwoman Lisa O’Neal. Motion carried unanimously.

Item 14: Consideration of approving the purchase of permanently housed generators in the amount of \$610,220 to run the stormwater pumps in the event of a power outage for the pump stations located at the Lantern Park Pond, Windle Lane Pond, Reed Canal Park Pond, and Park of Honor.

City Manager Gillis said when we experience a severe weather event, we rely on stormwater pumps to maintain water levels in our ponds. When we experience a power outage, we must run portable generators to these pumps to keep them running. This is often done during the storm in dangerous conditions. He said keeping these pumps running during a storm is of utmost importance. The Public Works Department is recommending the purchase of four permanently housed generators to be installed at Lantern Park Pond, Windle Lane Pond, Reed Canal Park Pond and Park of Honor. These generators will ensure that the pumps located in these ponds continue to run even during a power outage. An additional benefit is that these permanently housed generators will free up four portable generators that can be staged at other locations in the City on elevated pads.

City Manager Gillis said this will be procured through cooperative purchasing through Sourcewell Contracts with Ring Power Corporation and, therefore, will satisfy our Purchasing Policy. The cost of the generators is \$610,220 with the funds being made available from our reserves since this is an unanticipated expense that cannot wait until the next fiscal year. If approved, the generators will be ordered and take four months to be delivered as they are custom made for each stormwater station’s demand. Once received, they will be installed prior to the start of the 2025 hurricane season.

Vice-Mayor Sander commented that he hopes these will arrive in four to six months, not 52 weeks as written in the proposal.

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

Item 15: Consideration of waiving the formal bidding requirements and approving a contract with Thadcon in the amount of \$72,470 for the installation of a permanent stormwater pump in the lake of Reed Canal Park as budgeted in the current fiscal year.

City Manager Gillis said the City received a grant from the Florida Department of Environmental Protection (FDEP) to install a permanent, electrical stormwater pump to more effectively maintain the water level of the lake located inside Reed Canal Park. Since this lake is the ultimate outfall for the Orchards Phase II subdivision which experienced flooding during both Hurricane Ian and Hurricane Milton, time is of the essence on this project.

After the City received the grant, we began making contact with prospective contractors to complete the installation as the City has already purchased the pump and accepted delivery of it. Several contractors were contacted to see their availability. After discussing the installation with several contractors, all were months out and estimated the installation to be in excess of \$200,000, which is more than the grant allowed.

The Public Works Department realized that we could perform some of the installation duties ourselves, like the electrical connection with our in-house electrician, to save money on the installation. We contacted several prospective contractors, but they were not keen on working with City staff to complete the installation.

We were able to reach out to a contractor who we have worked with in the past, Thadcon, who understood our predicament and was happy to work with us in completing the installation. Thadcon is the contractor who successfully constructed the Lantern Park Bridge for the City several years ago and staff is confident that we could work with them to install this pump without issue. The proposal from Thadcon, attached for your review, totals \$72,470 to complete the installation with the City's assistance, which is within the allotted grant amount.

Knowing that time is of the essence for this project as it will provide flooding relief to the Orchards Phase II subdivision and the fact that we are having trouble finding a contractor who will work alongside the City to complete the installation, staff is requesting to waive the formal bidding procedures and award a contract to Thadcon for the installation.

The City's purchasing procedures state that the City Council may waive formal bidding requirements where solicitation of bids is deemed not to be in the best interest of the City taking into consideration cost, delivery time, prior dealings with the contractor and other considerations as deemed appropriate by the City Council.

Given the fact that Thadcon's proposal is substantially less than the verbal quotes provided by other contractors, their willingness to work alongside City staff to complete the project within the allotted grant amount, their availability as they want to begin the installation next week and the fact that we have had successful prior experiences with this contractor, staff believes these meet the criteria and intent of the requirements necessary for the City Council to waive the formal bidding procedures.

If the City Council waives the formal bidding requirements and awards the contract to Thadcon, the installation of the stormwater pump will begin next week and is estimated to be completed within two months (February 2025).

Vice-Mayor Sander noted the benefit of having staff with technical expertise that ultimately saves the City money.

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

Item 16: Consideration of approving the Community Development Block Grant – Disaster Recovery (CDBG-DR) Subrecipient Agreements and authorizing the City Manager to execute the agreements and associated documents for the projects entitled Lantern Park Stormwater Pond, Sherwood Forest Stormwater Pond, Aspen Stormwater Pond Expansion, and Stevens Canal Bank Stabilization.

City Manager Gillis said that in response to the flooding experienced by Hurricane Ian in 2022, the City applied for four grants with Volusia County for the Community Development Block Grant—Disaster Recovery (CDBG-DR): Lantern Park Stormwater Pond, Sherwood Forest Stormwater Pond, Aspen Stormwater Pond Expansion, and Stevens Canal Bank Stabilization to enhance our stormwater system.

The Lantern Park Stormwater Pond project involves the acquisition of vacant land and the construction of stormwater ponds and pump stations with permanently housed generators designed to help alleviate flooding within the subdivision.

The Sherwood Forest Stormwater Pond project involves the acquisition of homes in order to construct a stormwater pond with pump station with a permanently housed generator designed to help alleviate flooding within the subdivision.

The Aspen Stormwater Pond Expansion project involves greatly enlarging the existing pond on Aspen Drive and increasing the pump station capacity to help alleviate flooding within the Big Tree Village subdivision. There is a permanent generator already located at the existing pump station.

The Stevens Canal Bank Stabilization project involves the installation of sheet piling to widen and add more height to the bank to promote greater flow and storage in this canal. The completion of this project will help alleviate flooding within the back portion of the Big Tree Village subdivision as well as those homes located in the central portion of the City.

The total amount of the grants totals \$7,774,999.57. It is extremely important to note that these grant funds will be disbursed on a reimbursement basis. If the City was not debt-free with healthy reserves, we would not be able to apply for these projects as the applicant must have the funds on-hand to be eligible for a grant award. The completion of these projects will be a substantial improvement to our stormwater system and a major relief to our most heavily flooded areas.

On November 19, 2024, the Volusia County Council approved the four projects for funding. Volusia County is currently drafting the grant agreements. Time is of the essence on these projects. In an effort to expedite the applications and begin these much-needed projects, staff is requesting the City Council approve the Community Development Block Grant – Disaster Recovery (CDBG-DR) Subrecipient Agreements after concurrence with the City Attorney. This approval will authorize the City Manager to execute these standard agreements and associated documents for the aforementioned projects once the County has completed them and the City Attorney has reviewed them.

Mayor Hall questioned the process which Mr. Gillis explained the County will be in charge of procurement, acquisition and construction. He said the County assured him that he will be included

in the process. Mr. Gillis said although the projects will not be complete before the next hurricane season, it will be the following year. Mayor Hall expressed frustration with the process.

Councilman Quartier said we would have personnel overseeing the projects.

Councilman Young asked how many projects were approved, to which Mr. Gillis answered 18 to 19. He noted the economy of scale and discussed the logistics of the projects.

Mayor Hall said if Mr. Gillis were in charge, they would be completed by Hurricane Season. He noted Cypress Head Golf Course, which holds water in tanks and holds water until it is needed later. Councilwoman O'Neal said she mentioned this to Mr. Gillis earlier today. Mayor Hall recalled a conversation with a Daytona Beach Commissioner regarding the Daytona Golf Course. He concluded that he trusts the County, but he trusts Mr. Gillis more (Mayor Hall reiterated this three times).

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

E. COUNCIL COMMENTS:

Vice-Mayor Sander thanked Volusia County for approving our Transform 386 Grants and the ECHO grant for Reed Canal Park. He also thanked Adam Thornton's team during the Hurricane and all those who assisted in the clean-up. He thanked Public Works for the beautiful Christmas Tree and display. Vice-Mayor Sander concluded by saying Merry Christmas.

Councilwoman O'Neal said we are moving in the right direction and wished everyone a Merry Christmas.

Councilman Young discussed the improvement to the parks, upcoming economic development projects as well as infrastructure improvements.

Councilman Quartier discussed the Christmas Tree Lighting. He said he looks forward to the forthcoming projects and that we are heading in the right direction. He closed by saying Merry Christmas, and to be safe.

Mayor Hall thanked Vice-Mayor Sander for his work as Vice-Mayor since 2022.

He said on his fridge he has a saying posted: "If I don't succeed today, I will try again tomorrow." He said that just because we were not successful in the past, does not mean we won't be successful in the future. Tomorrow, we will keep trying, and eventually, we will be able to sleep at night. Mayor Hall said eighty-nine people were at the Piggotte Center on December 3, 2024, to meet with the engineers. He explained he, too, has PTSD when he sees rain clouds or a rainy weather forecast.

Mayor Hall expressed his joy with the Christmas Tree Lighting and decorations at Central Park, thanking the Parks and Public Works Department, Warner Christian Academy, and South Daytona Elementary School.

Mayor Hall confirmed that the Council will deliver 50 non-perishable food boxes on Saturday, closing the meeting with "Merry Christmas and Happy New Year."

G. ADJOURNMENT: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 9:17pm.

Deputy City Clerk, Becky Witte

Mayor William C. Hall

City of South Daytona
City Council Special Meeting Minutes
Wednesday, December 18, 2024, at 5:30 pm

City Council Chambers, 1672 S. Ridgewood Avenue, South Daytona, Florida

A. OPENING. Call to Order: Mayor William C. Hall called the City of South Daytona Regular City Council Meeting to order at 5:30 pm.

Roll Call:

Present:

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

Item 3: Resolution No. 2024-32. A Resolution of the City Council of the City of South Daytona, Florida, electing not to exempt property from ad valorem property tax levies imposed by the City of South Daytona under Section 196.1978(3)(D)1.A., Florida Statutes (2024); making Statutorily required findings; and providing for findings, conflicts, severability, and an effective date. **First and only reading. Public Hearing.**

City Manager Gillis reminded the Council that in July, they approved Resolution No. 2024-17, accepting Volusia County has enough affordable housing and the City of South Daytona taxing authority has decided to “opt-out”, and the affordable units are no longer eligible for the 75% tax exemption on units within the 80-120% AMI.

The 2024 Bill states, “The taxing authority must be in a County in which the number of affordable and available units for households at or below 120% AMI is greater than the number of households at the income level, as determined by the most recent Shimberg Center for Housing Studies Annual Report.” The 2023 Shimberg Report combines Volusia and Flagler data. With the two Counties combined, there was a mere deficiency of 357 units.

The Volusia League of Cities and other organizations throughout Volusia and Flagler County had contacted the publishers of the Shimberg Report to request separating Volusia from Flagler County and were successful in the request. The 2024 Shimberg Report was published this week and reported that Volusia County has a surplus of missing middle (80-120%) availability, and thus taxing entities within the county may opt out of the tax exemption.

After conferring with the City Attorney, it was decided that a new resolution needed to be created to ensure the City’s desire to opt-out is enforceable. Since the Shimberg Report was just released and municipalities must opt-out by January 1, 2025, a special meeting is required.

He concluded with a staff recommendation that the City Council adopt Resolution No. 2024-32 to opt out of the Middle Market Tax Exemption in accordance with HB 7073, making those units ineligible for the 75% tax exemption within the 80-120% AMI. Our goal is to have our opt-out Resolution adopted in advance of the end-of-year deadlines.

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

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

Item 4: ADJOURNMENT: Mayor William C. Hall adjourned the City of South Daytona Regular Meeting of the City Council at 5:32pm.

Deputy City Clerk, Becky Witte

Mayor William C. Hall