

MINUTES
CITY COMMISSION MEETING
June 3, 2025
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

1. CALL TO ORDER BY MAYOR

Present: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

Staff: City Manager Kurt Swartzlander, City Clerk Cheri Schwab, City Attorney Paul Waters, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Economic Development and Public Affairs Director Nancy Maddox, and Public Safety Director Michael Fowler.

2. ROLL CALL BY CITY CLERK

3. PRAYER

4. PLEDGE OF ALLEGIANCE

5. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

A. Employee Service Award - Steve Wolf 10 years

Community Services Director Stewart Cruz announced Steve Wolf received a 10-year service award.

6. APPROVAL OF MINUTES

A. City Commission Minutes May 6, 2025

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to approve the City Commission Minutes of May 6, 2025.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

7. CONSENT AGENDA:

A. Executive Summary Financial Report for April 2025

B. Community Services Department Monthly Report - April 2025

C. Public Safety Department Monthly Report April 2025

D. Approval for Edward Byrne Memorial Justice Assistance Grant FY 2025-2026

- E. Approval of Tennis Courts Clay Resurfacing Project Independent Contractor's Agreement: J Courts, Inc.

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by COMMISSIONER MARK CARD to Approve the consent agenda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

8. OLD BUSINESS:

- A. Ordinance 2025-07: Towing And Prohibition Of Overnight Parking On City Properties

The City Attorney read the ordinance by title only. Director Cruz explained the issue with unauthorized vehicles parking overnight in city parking lots. Staff recommended approval.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Ordinance 2025-07 on second reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

- B. Ordinance 2025-05: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 3836 S. Atlantic Avenue

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Continue Ordinance 2025-05 to the July 1, 2025, meeting.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

9. QUASI-JUDICIAL HEARING

- A. Ordinance 2025-04: Rezoning application for recently annexed property located at 3836 S. Atlantic Avenue

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by VICE MAYOR MICHAEL POLITIS to Continue Ordinance 2025-04 to the July 1, 2025, meeting.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

10. NEW BUSINESS:

- A. Resolution 2025-06 Budget Amendment #3-Fire Truck Replacement

The City Attorney read the resolution by title only. Finance Director Lory Irwin stated that the resolution was both a budget amendment and a request to purchase a new one.

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to

Adopt Resolution 2025-06 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

B. Resolution 2025-07 Budget Amendment #1-Sewer Lift Station Upgrade Design Contract

The City Attorney read the resolution by title only. Director Irwin stated that the budget amendment encompassed three sewer projects that would be partially grant funded. Having the designs in place with shovel-ready projects would allow the city to apply for additional grant funding.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Resolution 2025-07 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

C. Approval of Sanitary Sewer Design Contract And Task Authorizations For Design Professional Services (RFQ2025-02): Mead & Hunt, Inc.

Director Cruz explained the three components of the design contract. They are: force main, master pump/lift stations and various improvements to manholes/lining gravity mains.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve the Sanitary Sewer Design Contract And Task Authorizations For Design Professional Services (RFQ2025-02): Mead & Hunt, Inc.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

D. Resolution 2025-08 HMGP Application Approval

The City Attorney read the resolution by title only. Director Irwin explained that FEMA funds this grant program. Staff will apply for funding to assist in the sewer upgrades.

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Resolution 2025-08 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

E. Economic Development Lease Subsidy Grant Application - Luna's Cocina LLC.

Director Maddox explained that Luna's was currently open. They do provide breakfast, lunch and dinner on their menu. The economic committee met recently, and provided two options for the lease subsidy funding to be awarded. The total amount that can be funded is \$20,000. The standard formula would only last 10 months. The alternate method of providing 15%, would last 19 months. The committee supported the 15% option to allow more time for rent assistance.

COMMISSIONER MARK CARD moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve the Economic Development Lease Subsidy Grant at 15% for Luna's Cocina LLC.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

F. Approval of Streetlight Poles Holiday Decoration Independent Contractor's Agreement/Lease Agreement: Rileighs Outdoor, LLC dba Holiday Outdoor Decor

Director Cruz explained that the lease agreement for holiday decorations had ended with the current contractor and the city went out for bid. There were five responses with prices ranging from \$17,400 to \$115,000 per year. The selection committee met, and after some discussion selected Rileighs Outdoor dba Holiday Outdoor Decor at a cost of \$23,500 per year. They were the previous contractor and staff never had an issue with their service. The contract would be for three years. The pole decoration is a snowflake with either white/blue lights or white/yellow lights. Samples were lit for the commission to view. It was decided to only choose one color to provide consistency on the poles. After a brief discussion, the snowflake with white/blue lights was chosen. Audience member Jennifer Card inquired if more decorations could be added instead of every third pole. Staff will look into the cost for this.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve the Lease Agreement with Rileighs Outdoor, LLC dba Holiday Outdoor Decor and to use the blue snowflake decoration.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

G. Approval Of Emergency Purchase Contract For Sewer Lift Station 5 Submersible Pump

Director Cruz reported that this pump at Station 5 was installed in 2004 and had been having problems for a while. A quote was obtained to only rehab the pump at a cost of \$102,000. To purchase a new one, the cost is \$129,000. Staff recommended purchasing a new one.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve the Emergency Purchase Contract For Sewer Lift Station 5 Submersible Pump.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 5 No = 0).

Yes: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Chris Conomos, Commissioner Mark Card, Commissioner Stephan Dembinsky

H. Charter required annual review of City Manager performance and compensation.

Mayor Miller stated that the City Charter required that the city manager be evaluated on an annual basis. The average score this year was 4.925. VM Politis inquired if that included a cost of living adjustment. It was decided to put this on the next agenda. The city manager thanked the commission for their remarks and also thanked his management team for their support.

11. CITY ATTORNEY COMMENTS

Attorney Waters had no additional information to discuss.

12. CITY MANAGER COMMENTS

City Manager Kurt Swartzlander announced that Mayor Miller had received the Home Town Hero award for the fourth year in a row from the FLC. He reminded the city commission that their Form 1 is due by July 1st to the Ethics Commission. This year it is completely online. Finally, he noted that

two projects would be starting soon; the odor control system is being replaced for the city sewer near the Burger King and the City Hall parking lot is getting repaved.

13. COMMISSION COMMENTS:

Mayor Miller stated that the recent Armed Forces Day event was very successful. She announced tomorrow's evening event with staff providing an overview of their department. Other upcoming events were mentioned. Commissioner Card explained that as part of this economic development responsibility, he had been looking at vacant properties that were dilapidated. He reached out to the owners, but only two responded back. Of those two, one did spend time cleaning up the property. He mentioned that he had recently spent the day with the Public Works department learning their duties and responsibilities. He requested an item for the next agenda - he would like to have the community center available in the evening for seniors to gather and socialize.

14. AUDIENCE REMARKS/PUBLIC COMMENTS:

Kelly Moore from the PO/SD Chamber of Commerce thanked the commission for their support. She announced a few upcoming events, the mega mixer and casino night.

15. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

The following items were requested for the next agenda: presenting service awards, City Manager compensation, community center activities.

16. ADJOURNMENT:

The meeting ended at 7:06 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
KURT D. SWARTZLANDER**

ATTEST:

CITY CLERK, CHERI SCHWAB