

MINUTES
CITY COMMISSION MEETING
July 1, 2025
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

1. CALL TO ORDER BY MAYOR

Mayor Miller announced that Comm. Conomos would need to join the meeting by phone if the commission agreed.

COMMISSIONER MARK CARD moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Allow Comm. Conomos to join the meeting by telephone and to be a voting member.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 4 No = 0).

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

2. ROLL CALL BY CITY CLERK

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 Becky Vose, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Economic Development and Public Affairs Director Nancy Maddox, and Public Safety Director Michael Fowler.

3. PRAYER

4. PLEDGE OF ALLEGIANCE

5. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

A. Service Award for Cindy Robinson 5-years

Public Safety Director Michael Fowler explained that Cindy Robinson was unable to attend the meeting but had earned her 5-year service award.

6. APPROVAL OF MINUTES

A. City Commission Minutes June 3, 2025

COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the City Commission Minutes of June 3, 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 Financial Report for May 2025

B. Community Services Department Monthly Report - May 2025

C. Public Safety Department May monthly report

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by VICE MAYOR MICHAEL POLITIS 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 2025-05: Comprehensive Plan Future Land Use Map amendment for recently annexed single-family residential property located at 3836 S. Atlantic Avenue
The City Attorney read the ordinance by title only. City Planner Gwyn Herstein explained this was for the recently annexed property on April 1st. The property is a single-family home. State law required the city to assign a land use designation of Residential Low Intensity. All required due public notice has been met. Staff recommended adoption of the ordinance.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Adopt Ordinance 2025-05 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

9. QUASI-JUDICIAL HEARING

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

The City Attorney read the ordinance by title only. All witnesses were sworn in for the hearing by the City Clerk. The commission stated there had been no ex-parte communication. City Planner Gwyn Herstein provided a brief staff report. All due public notice requirements had been met. The property is a single-family residence and will be zoned as RSF-2 Urban Single-Family Residential Detached District. Staff recommended approval.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Adopt Ordinance 2025-04 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

10. NEW BUSINESS:

A. Ordinance 2025-08: Voluntary Annexation, 2920 S. Peninsula Drive

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein explained the property owners of 2920 S. Peninsula wished to voluntarily annex into the city. It is a single-family home. Aerial views of the property were shown. All due public notice requirements have been met. Staff recommended approval.

COMMISSIONER MARK CARD moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve Ordinance 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

B. Ordinance 2025-09 Procurement Policy Updates

The City Attorney read the ordinance by title only. Finance Director Lory Irwin explained this would update the current policy that was approved in 2022. It provides for a change in the bid policy to allow electronic submissions, changes the City Manager authority limits by resolution and clarifies other discrepancies.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve Ordinance 2025-09 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. 2025 Annual Conference Voting Delegate

Mayor Miller stated that she was planning to attend the Florida League of Cities Annual Conference next month. At this time, no other commissioner intended to attend.

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by VICE MAYOR MICHAEL POLITIS to designate Mayor Miller as the city's 2025 Annual Conference Voting Delegate.

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. Discussion on City Manager's compensation

Vice Mayor Politis requested this agenda item. After doing research, his recommendation was to have the City Manager treated like all other employees, whether it be for a cost of living increase or a merit increase based on his annual evaluation. The remaining commission were in agreement and requested the City Attorney to draft a resolution for the next regular meeting. This would go into effect on October 1.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to allow the City Manager to be treated as all other employees in regards to wage increases such as cost of living and merit.

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. Adopted Calendar Update

Mayor Miller stated that she was not available on the proposed day of July 29th for the budget workshop. Everyone was in agreement to change the date to July 28th. The workshop will start at 4:00pm and the special meeting will begin at 6:00pm. The remaining meeting dates were not changed.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve the Adopted Calendar Update for the remaining meetings in 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

F. Discussion on presentation of service awards

Mayor Miller began by stating that in the past, service awards were always given out at City Commission meetings. Last year, it changed to being presented at Coffee with the Mayor since the employees were already at work and their peers could attend. It has recently gone back to the City Commission meeting. This can be a hardship at times for employees to return to work in the evening for various reasons. She felt giving the employees the choice of how to receive their award was the best option. The options are: at their Department level, at a City Commission meeting or at Coffee with the Mayor.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to allow employees to choose how to receive their service award by either Department Head, Commission Meeting or Coffee with the Mayor.

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. Discussion on Community Center activities during evening hours

Comm. Card explained that he had spoken to residents who would like more nighttime activities. He didn't realize that the community center was currently open two nights a week. He was concerned about recent widows having some social interaction. It was also discussed that local churches are available as well as SMA (Stewart Marchman Association) for any counseling or mental health needs.

11. CITY ATTORNEY COMMENTS

The City Attorney had no additional items for discussion.

12. CITY MANAGER COMMENTS

City Manager Kurt Swartzlander thanked the commission for their kind words on the previous agenda item. He reported that the state legislature approved the city's ask in their budget for \$900,000 to go toward the Public Works expansion.

13. COMMISSION COMMENTS:

Mayor Miller reviewed upcoming events. She reminded everyone that there would be no Coffee with the Mayor until September. Comm. Card has been speaking with Bliss Beach and they hope to reopen soon.

14. AUDIENCE REMARKS/PUBLIC COMMENTS:

POSD Chamber representative, Barbara Ann Heegan, spoke about upcoming events. They are sponsoring a movie night/ business vendor event on Thursday night. The next Leadership Academy is open for registration.

15. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

There were no additional items for the next agenda.

16. ADJOURNMENT:

The meeting ended at 6:59 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
KURT D. SWARTZLANDER**

ATTEST:

CITY CLERK, CHERI SCHWAB