

MINUTES
CITY COMMISSION MEETING
September 8, 2025
3000 Bellemead Drive, Daytona Beach Shores, FL 32118

1. CALL TO ORDER BY MAYOR

Present: Mayor Nancy Miller, Vice Mayor Michael Politis, Commissioner Mark Card. **Excused:** Commissioner Chris Conomos and 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.

2. ROLL CALL BY CITY CLERK

3. PRAYER

4. PLEDGE OF ALLEGIANCE

5. NEW BUSINESS (TRIM PROCESS ONLY):

- A. Consideration to allow Commissioner Dembinsky to join the meeting via telephone and have voting privileges

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Excuse the absence of both Comm. Conomos and Comm. Dembinsky.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

- B. Resolution 2025-11 Tentative Millage Rate

The City Attorney read the resolution by title only. Finance Director Lory Irwin stated the tentative millage rate would be 4.5880 mills. This is 3.03% greater than the roll-back rate of 4.4529 mills. The final hearing will be held on September 23rd. There were no audience or commission comments.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Adopt Resolution 2025-11 on first reading setting the tentative operating millage rate at the rate approved by commission at the budget hearing on September 8, 2025, for the FY 2025-26 budget.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

- C. Resolution 2025-12 Adoption of the Tentative FY 25-26 Budget

The City Attorney read the resolution by title only. Finance Director Irwin explained that there have been a few changes since the budget workshop in July. The increase of \$560,000 is due to the following: Public Safety a/c replacement, City Hall security upgrades, Public Works building expansion, and Public Safety vehicles. There were no additional comments from the commission or the public.

COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Resolution 2025-12 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

6. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:

A. Senator Wright to Present Appropriations Check

Senator Tom Wright presented the commission with an appropriations check in the amount of \$900,000 for the Public Works building expansion.

Mayor Jason Lesley from the City of Ormond Beach presented CM Kurt Swartzlander with an Ormond Beach challenge coin. He wished him well in his future endeavors.

B. Vice Chair Matt Reinhart update on County items

This item was moved to the September 23rd agenda.

C. Mayor Miller awarded Gold Certificate of Excellence from Florida League of Cities

CM Swartzlander presented Mayor Miller with the gold Certificate of Excellence from the Florida League of Cities.

7. APPROVAL OF MINUTES

A. City Commission Minutes August 5, 2025

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve the City Commission Minutes of August 5, 2025.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

B. City Commission Minutes August 20, 2025

COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the City Commission Minutes of August 20, 2025.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

8. CONSENT AGENDA:

A. Public Safety July monthly report

B. Community Services Department Monthly Report - July 2025

C. July 2025 Executive Financial Report

D. MOU between VSO and DBS for VC3

E. Approval to participate in Purdue Opioid Settlement

F. Approval to participate in Secondary Manufacturers Settlements

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve the consent agenda.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

9. OLD BUSINESS:

A. Ordinance 2025-01: Evaluation and Appraisal Report Comprehensive Plan Amendments

The City Attorney read the ordinance by title only. Director Stewart Cruz explained that, at least once every seven years, the city needs to evaluate and appraise their land use comprehensive plan. This ordinance came before the commission on February 4, 2025, and approved it for transmittal to state agencies for review. The Florida Dept. of Commerce provided their Objections, Recommendations and Comments Report (ORC). The ORC contained one objection and two comments, all of which have been addressed. Both the Planning & Zoning Board and staff recommend approval.

COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Ordinance 2025-01 on second reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

10. NEW BUSINESS:

A. Resolution 2025-13 Approval of Contract #H1215 Hurricane Nicole Hazard Mitigation Grant Program (HMGP) to acquire 3 Sewer Generators

The City Attorney read the resolution by title only. Finance Director Irwin explained this funding from FEMA would go to purchase three generators for the sewer department. This grant began in 2023 and has taken almost two years to secure.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve Resolution 2025-13 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

B. Approve Contract for Michael Fowler as Interim City Manager

Attorney Vose wrote the contract for Director Fowler. It addresses compensation, training, returning to his present position, among other terms. He has begun shadowing the current city manager and will stay with the new one for a short time as well.

COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the Contract for Michael Fowler as Interim City Manager.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

C. Resolution 2025-15 Designating Signatories on City Accounts

The City Attorney read the resolution by title only. Director Irwin stated that all financial accounts would need new signatories with the employment change.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Adopt Resolution 2025-15 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

D. Discussion on Planning & Zoning Board Member Re-Appointments

Mayor Miller stated that board members currently serve 3-year terms and can continue for up to three consecutive terms. There is one Planning & Zoning member who has served for a total of 16 years and will be retiring. Three current members are eligible to serve one more term and all are willing to do so. The most senior alternate would be eligible to move up to regular status. It was decided to re-appoint these board members at the next meeting. The board organization ordinance (2019-05) is unclear as to how long a board member must "sit out" before they can be considered to serve once again. It was decided to place this item on the next agenda.

E. RFQ 2025-17 Bid Selection Committee Summary-Professional Architectural/Engineering Services for the EOC

Finance Director Irwin stated that an RFQ was issued for architectural/engineering services for the Emergency Operations Center Phase 1 (Design). Thirteen qualified bidders responded. The selection committee met and ranked the bidders according to criteria published in the RFQ. The committee's top ranked firm was JL2 and recommended approval for them.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve the RFQ 2025-17 Bid Selection recommendation of the firm JL2.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

F. Approval of Advertisement for City Manager and discussion of next steps

Vice Mayor Politis presented a draft of the text for the City Manager advertisement. All applications will funnel through the employment portal on the city's website. The commission agreed on placing the ad for 90 days beginning September 15th. The ad will be placed on both the Florida League of Cities and ICMA websites. City staff will include pictures in the ad. It was suggested to involve the public in the later stages of the hiring process, perhaps holding a "meet and greet" with the top candidates. Attorney Vose reminded the commission that each step of the hiring process will be done in the sunshine and open to the public. She will advise next steps at the next meeting.

COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the text for the City Manager Advertisement.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

G. Ordinance 2025-10: Comprehensive Plan Future Land Use Map Amendment for recently annexed single-family residential property located at 2920 S. Peninsula Drive

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein provided a brief staff report. The property was recently annexed into the city and requires a future land use designation per FL Statutes. The property is a single-family home and will remain so. The proposed designation

would be Residential Low Intensity which is consistent with the surrounding properties. All public notice and requirements have been met and staff recommended approval.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve Ordinance 2025-10 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

11. QUASI-JUDICIAL HEARING

- A. Ordinance 2025-11: Rezoning application for recently annexed property located at 2920 S. Peninsula Drive

The City Attorney read the ordinance by title only. All witnesses for the hearing were sworn in by the City Clerk. Ms. Herstein provided a brief staff report. The property was recently annexed into the city and needs a city zoning classification per Fl. Statutes. The proposed designation would be RSF-2 Urban Single-Family Residential Detached District. All public notice and requirements have been met and staff recommended approval.

COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve Ordinance 2025-11 on first reading.

Vote: Motion carried by unanimous roll call vote (**summary:** Yes = 3 No = 0).

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

12. CITY ATTORNEY COMMENTS

The City Attorney had no additional comments.

13. CITY MANAGER COMMENTS

The City Manager provided information regarding the upcoming coastal cleanup on September 20th.

14. COMMISSION COMMENTS:

Mayor Miller announced the following upcoming events: Coffee with the Mayor, End of Summer Bash, the Mayor's fitness challenge and the free concert in the park.

15. AUDIENCE REMARKS/PUBLIC COMMENTS:

There were no audience comments.

16. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

The commission requested the following items for the next agenda: next steps for the City Manager hiring process and updating board members terms of office.

17. ADJOURNMENT:

The meeting ended at 7:33 pm.

**MAYOR
NANCY MILLER**

**CITY MANAGER
KURT D. SWARTZLANDER**

ATTEST:
