

**MINUTES**  
**CITY COMMISSION MEETING**  
**November 4, 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:** Interim City Manager Michael Fowler, City Clerk Cheri Schwab, City Attorney Paul Waters, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Recreation Director Nancy Maddox, and Acting Public Safety Director Mark Swanson.

**2. ROLL CALL BY CITY CLERK**

**3. PRAYER**

**4. PLEDGE OF ALLEGIANCE**

**5. CEREMONIAL ITEMS, PRESENTATIONS AND PUBLIC NOTICES:**

**6. APPROVAL OF MINUTES**

A. City Commission Minutes October 7, 2025

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER MARK CARD to Approve the City Commission Minutes of October 7, 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. Public Safety September monthly report

B. Community Services Department Monthly Report - September 2025

C. Executive Summary Financial Reports-September 2025

D. Purchase of PADTrax RFID software program

E. Justice Assistance Grant (JAG) Contract for Services

**COMMISSIONER STEPHAN DEMBINSKY moved, seconded by COMMISSIONER CHRIS CONOMOS 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

**8. OLD BUSINESS:**

- A. Ordinance 2025-17: Vacation of Tuscany Shores Public Beach Access Easement (2901 S. Atlantic Avenue)

The City Attorney read the ordinance by title only. Community Services Director Stewart Cruz explained that this was a second reading and there were no changes to the ordinance from the first reading. The city is still waiting for approval from the DEP to build a walkway near St. Kitts. The cost to build one there is significantly less than to rebuild one at this location. Director Cruz explained that the walkover needs to have minor changes to the design, and it is close to being resubmitted to the DEP.

**COMMISSIONER STEPHAN DEMBINSKY moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Ordinance 2025-17 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. NEW BUSINESS:**

- A. Ordinance 2025-18: Amending Sec. 2-8 of the Daytona Beach Shores Code of Ordinances entitled "General Provisions Relating to City Appointed Boards, Commissions and Committees and Appointments"

The City Attorney read the ordinance by title only. Community Services Director Stewart Cruz stated that at the last commission meeting, they had directed staff to work with the City Attorney to address board composition and board term limits. It had been decided that once a member was termed out, they would need to sit out for one three-year term before they could be considered for another appointment. The commission also determined that no more than two regular members could be considered a non-resident. A non-resident member must own at least 50% of the property in the city limits to be considered. Staff also worked with the attorney's office to recommend additional changes in this section of the code. They included: applicability, residency, vacancies and attendance requirements. Staff recommended approval of the ordinance for first reading.

**COMMISSIONER MARK CARD moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve Ordinance 2025-18 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 2025-21 Investment Policy Update

The City Attorney read the resolution by title only. Finance Director Lory Irwin explained the need for the amendment to the investment policy. Adding the ability to utilize Local Government Investment Pools (LGIP) will allow for short-term investments with a good return. Director Irwin stated the city had many upcoming capital projects and the need to have liquid funds is important.

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Adopt Resolution 2025-21 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. Resolution 2025-22 Waste Pro Amended and Restated Contract

The City Attorney read the resolution by title only. Finance Director Lory Irwin stated that negotiations began back in May to amend the existing contract with Waste Pro. If approved, the amended contract will run through September 2036. Additional components of the contract include: Waste Pro to cover the cost of Trac Eze and the contract supervision fees, cost for the quarterly Pelican newsletter, renegotiation fees, the franchise fee increased to 15%, and other miscellaneous items. Mayor Miller stated that she would be recused from voting as she received a campaign contribution from Waste Pro.

Susie Magendantz, a representative from Waste Pro, thanked the City Commission and staff for having a wonderful business relationship and renewing the contract.

**COMMISSIONER CHRIS CONOMOS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Adopt Resolution 2025-22 on first reading.**

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

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

D. Economic Development Lease Subsidy Grant Application - Revive Salt Lounge

Recreation Director Nancy Maddox spoke on behalf of the Economic Development Committee. They recently met and reviewed the application for Revive Salt Lounge. The committee recommended approval with the funding percentages of first year- 20%, second year - 30% and third year - 10%. After the meeting ended, it was discovered that the recommended percentages did not comply with the grant guidelines of 30%, 20% and 10%. Staff is requesting that the City Commission determine the appropriate award. The mayor stated that the recent lease subsidy grant applications have been for businesses that have already opened. It was her belief that the program was created to help a business start up and open. She requested staff bring back ideas to correct the process. Mayor Miller also mentioned that the city paid the lease subsidy for a few months to Mythios Brew who hadn't opened for business yet. She would like to ensure that guidelines are in place so the city does not pay for rent in advance and that the business needs to be just opening and not a few months in.

**COMMISSIONER MARK CARD moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve the Economic Development Lease Subsidy Grant for Revive Salt Lounge with the percentages of 30%, 20% and 10%.**

**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. Road Closure Approval for Sun and Shores Art Show

Director Maddox requested to close Bellemead Drive and a portion of Oceans West Blvd. for the Sun and Shore art festival. It will be a juried art show that will include food trucks and children's sidewalk art.

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

**approve the Road Closure Approval for the Sun and Shores Art Show.**

**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. Individual Petitions filed by Resident "Lonnie Groot" Related to the following:
  - i) Citizen Boards and Committees
  - ii) Reestablishment of Abandoned Parks & Recreation Programs
  - iii) Use of Community Center and Cost/Benefit Analysis of Programs
  - iv) City Commissioner Time Expended on City Business
  - v) City Commission Transparency
  - vi) Public Safety Administration and Management
  - vii) City Commission Ethics
  - viii) Humility in Government
  - ix) City Awards and Publications
  - x) Support For the Arts Program

This item was withdrawn by the petitioner.

**10. CITY ATTORNEY COMMENTS**

Attorney Waters had no additional comments.

**11. CITY MANAGER COMMENTS**

Interim City Manager Michael Fowler thanked staff for their support. He informed the commission of the following: authorized emergency purchase of \$30,000 to fill a depression in A1A near Perry's; the city received reimbursement for staff being trained for ICE procedures; after the storm last month, six walkovers were temporarily out of service but now are serviceable. He inquired if the commission would approve the purchase of green lights for Operation Green Light for Veteran's Day. He would like to light the main buildings for the next week. The commission approved by voice consent.

**12. COMMISSION COMMENTS:**

Mayor Miller began her comments by stating that she and the Interim City Manager attended the delegation meeting in Deland. She thanked them for awarding the city \$900,000 last year. The city is asking \$325,000 for a piece of equipment in the next cycle. As Co-Chair of the stormwater mitigation committee, they have been meeting in regard to the flooding concerns in Volusia County. Mayor Miller announced the upcoming event for the month of November. Commissioner Dembinsky will not be available to be in person for the December commission meeting and requested permission to call in. Commissioner Card commented on the recent Economic Development Committee meeting. He stated that Mythos Brew was officially open and hoped they did well. Commissioner Conomos thanked all veterans for their sacrifice. Vice Mayer Politis commented on the informative presentations from the directors.

Mayor Miller stated that with Christmas falling on a Thursday this year, she would like to also provide Friday as a holiday with pay for the employees. The City Commission agreed by consensus.

**13. AUDIENCE REMARKS/PUBLIC COMMENTS:**

Norma Chibbaro inquired if a streetlight could be added on the corner of Esperanza and Van Ave. She explained that it is very dark and would enhance safety in that area.

**14. ITEMS RECOMMENDED FOR THE NEXT AGENDA:**

There were no additional items added for the next agenda.

**15. ADJOURNMENT:**

The meeting ended at 7:02 pm.

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**MAYOR  
NANCY MILLER**

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**INTERIM CITY MANAGER  
MICHAEL FOWLER**

**ATTEST:**

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**CITY CLERK, CHERI SCHWAB**