

**MINUTES**  
**CITY COMMISSION MEETING**  
**December 2, 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. **Excused:** 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:**

Mayor Miller and the City Commissioners presented certificates to RJ Longstreet students.

A. Presentation of Ralph Wheeler Volunteer of the Year Award

Mayor Miller and resident Marilyn Wheeler presented this year's award to Chuck and Denise Horion.

B. Presentation by Jordan Snipes for Speak Up: Tomorrow Needs You

Jordan Snipes thanked Officers Ashley Epling, Jacob Smith, Whitney Egan and Lt. Mark Swanson for participating in the recent walk for wounded veterans. This was the fourth year for the 22 mile walk.

**6. APPROVAL OF MINUTES**

A. City Commission Minutes November 4, 2025

**COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the City Commission Minutes of November 4, 2025.**

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

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

**7. CONSENT AGENDA:**

A. Community Services Department Monthly Report - October 2025

B. Public Safety Monthly Report October 2025

- C. October Executive Summary Report
- D. Purchase of approved mobile radios
- E. Approval of Internal Operating Policies: Pelican Newsletter Content, LED Sign Content
- F. Award of Public Safety HVAC Design Request For Proposal (RFP 2025-10-01) & Authorization of City Manager to negotiate contract with Salas O'Brien Florida, Inc.
- G. Approval of Internal Operating Policies: Purchasing Card Policy and Procedures Manual

**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 = 4 No = 0).

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

**8. OLD 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. Comm. Conomos had a concern that the word commission was included in the type of board appointment. It was decided to remove that word from the ordinance.

**COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Ordinance 2025-18 on second reading to include removing the word commission from the type of board appointment.**

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

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

**9. NEW BUSINESS:**

- A. Resolution 2025-23: Exempting Daytona Beach Shores from the requirements to exempt property taxes for certain affordable housing for those rented to households who earn between 80-120% of the Area Median Income pursuant to Section 196.1978(3)(o), Florida Statutes

The City Attorney read the resolution by title only. City Planner Gwyn Herstein provided a short presentation with statistics from the Shimberg Report. The proposed resolution would allow the city to opt out of the Live Local Act. This is an annual requirement that needs to be transmitted to the County of Volusia.

**COMMISSIONER CHRIS CONOMOS moved, seconded by COMMISSIONER MARK CARD to Adopt Resolution 2025-23 on first reading.**

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

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

**B. 2025 Concurrency Management Report**

Community Services Director Stewart Cruz presented the annual Concurrency Management Report that is required by the Land Development Code. The report concludes that the city has adequate capacity and no new schedule of improvement is required. The facilities mentioned in the report include: road, sewer, solid waste, schools, recreation and outdoor space. It was noted that, due to the city population demographics and land availability compared to the level of service standards, there is currently no need for additional amenities.

**C. Individual Petitions filed by Resident "Lonnie Groot" Related to the following:**

- i) Petition to designate day after Christmas as paid holiday and provide loyalty award to Public Safety employees
- ii) Petition for City Commission Action Relating to Policies Pertaining to Commissioners Relating to Attending and Voting at Meetings
- iii) Petition for City Commission Action Relating to Enhancements to Ethics in City Government
- iv) Petition for City Commission Action Relating to the Absence of Commissioner Dembinsky from Office as City Commissioner and Payment of Commissioner Dembinsky while Absent from Office

Attorney Waters instructed the commission that no action was required unless a commissioner would like to act on one of the petitions. A memo from Attorney Becky Vose regarding the Petition IV was read for the record.

**10. CITY ATTORNEY COMMENTS**

There were no additional comments from the City Attorney.

**11. CITY MANAGER COMMENTS**

City Manager Michael Fowler explained that staff had initiated a review of internal policies. All the departments have audited their purchasing cards and there was no misconduct found. Public Safety had a spot inspection by juvenile justice and received a perfect score. The sewer repair is now complete near Perry's and all traffic lanes are open. He noted that he had recently met with the sewer department and toured the facilities and was very impressed with the cleanliness and organization. Staff is keeping tabs on the future legislation and possible elimination of property taxes. As part of the strategic plan that was updated earlier in the year, staff would like to prepare an RFP for an Economic Development Plan. The commission agreed by a consensus vote.

**12. COMMISSION COMMENTS:**

Mayor Miller announced that the city was awarded a Transform 386 grant for a stormwater project from the County of Volusia. She announced upcoming holiday events and reiterated that the City Commission granted all city employees an extra holiday with pay for December 26th. Comm. Card explained that he had stopped by three new businesses, but they were all closed. The businesses

were a laundromat, wine store and the Palma House Restaurant. The City Commission wished everyone Happy Holiday and looked forward to the new year.

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

There were no audience comments at the meeting.

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

Mayor Miller requested a calendar of meeting dates for 2026.

**15. ADJOURNMENT:**

The meeting ended at 7:09 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**