

MINUTES
CITY COMMISSION MEETING
January 6, 2026
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 Becky Vose, 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 November 25, 2025

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the City Commission Minutes of November 25, 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

B. City Commission Minutes December 2, 2025

COMMISSIONER MARK CARD moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve the City Commission Minutes of December 2, 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 November monthly report

B. Community Services Department Monthly Report - November 2025

C. November 2025 Executive Financial Report

- D. Approval of Law Enforcement Immigration Grant Award
- E. Approval of Public Safety Complex HVAC Design/Engineering Independent Contractor's Agreement With Salas O'Brien Florida, Inc. (RFQ2025-10-01)
- F. Bank of America contract extension through 12/31/2026
- G. Renewal of Non-Exclusive Construction & Demolition Debris And Recyclables Removal Franchise - Samsula Waste, Inc.
- H. Renewal of Non-Exclusive Construction & Demolition Debris And Recyclables Removal Franchise - Creech Enterprises, Inc., dba Southeast Containers
- I. Renewal of Non-Exclusive Construction & Demolition Debris And Recyclables Removal Franchise - Fence Service Inc., dba AAA Dumpster Rentals

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:

9. NEW BUSINESS:

- A. Consideration of City Manager's Contract

Finance Director Lory Irwin presented the contract that was negotiated through VM Politis and Attorney Becky Vose. The total compensation package is \$8,200 less than the previous City Manager's.

VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve the City Manager Contract for Michael Fowler as presented.

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. Consideration of Guy Desai as Regular Member of Planning and Zoning Board

Community Services Director Stewart Cruz provided a brief background on Mr. Desai's board membership. With the recent adoption of Ord. 2025-18, appointees who are non-residents would need a 4-5th vote to waive the residency requirement. The appointee must own real property within the city limits and Mr. Desai owns two. It also must be found that it is in the best interest of the city to appoint the applicant. Mr. Cruz noted that Mr. Desai was first appointed in 2022 to the board after being interviewed by the City Commission. Mayor Miller provided a brief statement in support of Mr. Desai's appointment.

Audience member, Harry Jennings spoke to protest the appointment due to the fact that Mr. Desai

was a non-citizen of the city. He felt that citizens knew what the city needed and was taking the place of true residents.

COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to reaffirm Mr. Desai's Regular Membership on the Planning and Zoning Board based on the following findings: it is in the best interest of the City of Daytona Beach Shores to waive the residency requirement and Mr. Desai is a real property owner located in the city limits of the City of Daytona Beach Shores.

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. Consideration to Appoint Chris Pollard as regular member to the Planning & Zoning Board

Community Services Director Stewart Cruz provided a brief background on Mr. Pollard's board membership. With the recent adoption of Ord. 2025-18, appointees who are non-residents would need a 4-5th vote to waive the residency requirement. The appointee must own real property within the city limits and Mr. Pollard satisfies this. It also must be found that it is in the best interest of the city to appoint the applicant. Mr. Cruz noted that Mr. Pollard was first appointed in 2023 to the board after being interviewed by the City Commission. VM Politis explained that the code was recently amended for this reason, to allow real property owners to be board members.

COMMISSIONER STEPHAN DEMBINSKY moved, seconded by VICE MAYOR MICHAEL POLITIS to reaffirm Mr. Pollard's Regular Membership on the Planning and Zoning Board based on the following findings: it is in the best interest of the City of Daytona Beach Shores to waive the residency requirement and Mr. Pollard is a real property owner located in the city limits of the City of Daytona Beach Shores.

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

Mayor Miller abstained from the vote due to Mr. Pollard's contribution to her County Council Campaign Fund.

D. Petitions submitted by Citizen

Mayor Miller announced the agenda item. She inquired if the petitioner, Lonnie Groot, was present. He was not in the audience to speak, and the commission did not wish to hold a discussion on the item.

E. Discussion of 2026 Meeting Dates

The City Manager presented the upcoming meeting dates for 2026. He noted that two months would need to be changed. In September, two meetings will need to be held for the TRIM process and budget. At this time, the dates can not be chosen as coordination with other governmental agencies needs to occur. The meeting in November is also Election Day. It was decided to meet the following Tuesday, November 10th, instead.

10. CITY ATTORNEY COMMENTS

Attorney Becky Vose officially introduced Attorney Taylor Simonds to the commission. Ms. Simonds will be attending future meetings for the firm.

11. CITY MANAGER COMMENTS

City Manager Fowler had the following announcements: HR Manager Susan Martin attained a certification from SHRM, Permit Clerk Coralys Rodriguez attained a certification from the Intl. Code Council, Josh Hemmerlein acquired both the electrical inspector and electrical plans examiner certifications, Mayor Miller was complimented for mentoring a newly elected official, and PSO Anthony McCully retired at the end of last year.

12. COMMISSION COMMENTS:

Comm. Card stated that he had visited a few new businesses recently with CIC Madie McAllister. Mayor Miller explained that this would be her last year in office. She recognized the former city attorney who provided guidance and introduced her to the Florida League of Cities and its many available programs. The Mayor would like to hold an appreciation dinner for the Planning & Zoning Board. She received consensus approval from the commission. Upcoming events were announced that included - Coffee with Mayor, Better Life Expo, the art festival and food trucks.

13. AUDIENCE REMARKS/PUBLIC COMMENTS:

Emma Clark from the PO/SD Chamber of Commerce provided information on upcoming events. She introduced Stacy Conomos as the new Operations Manager. Goth Stepium, who lives at 129 Esmeralda, was concerned about living near the vacant hotel at 3221 S. Atlantic Avenue. He stated there was a large feral cat problem and vagrants frequented the property. He has spoken with Code Enforcement, but the problem keeps recurring. He and his wife felt unsafe and hoped the city could try to provide additional protection. Sandy Cook inquired when the Economic Development RFP would be on the agenda for approval. The City Manager responded that the study could be done without the RFP process, which would move faster. He thought work could begin in the next few months.

14. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

Vice Mayor Politis would like a discussion or survey on citizen involvement.

15. ADJOURNMENT:

The meeting ended at 7:09 pm.

**MAYOR
NANCY MILLER**

**INTERIM CITY MANAGER
MICHAEL FOWLER**

ATTEST:

CITY CLERK, CHERI SCHWAB