# MINUTES
# CITY COMMISSION MEETING
# July 7, 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:** City Manager Michael Fowler, City Clerk Cheri Schwab, City Attorney Taylor Simonds, Community Services Director Stewart Cruz, Finance Director Lory Irwin, Community Information Coordinator Madie McCallister, City Planner Gwyn Herstein, Human Resource Manager Susan Martin, and Public Safety LT. Billie Phillips.

## 2. ROLL CALL BY CITY CLERK

## 3. PRAYER

## 4. PLEDGE OF ALLEGIANCE

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

A. Presentation of Domestic Violence Database by County Vice Chair & District 2 Councilman Matt Reinhart

Volusia County Vice Chair Matt Reinhart spoke on the rising statistics regarding domestic violence in the county. He would like a letter of support from the city to create a database that would name offenders with two or more convictions. The database would increase transparency and potentially prevent future harm to individuals.It would be a practical and preventative measure. Rev. Melissa France spoke stating she supported this concept as she volunteers on the Domestic Abuse Council. The City Commission gave consensus to send a letter of support to the County of Volusia.

## 6. APPROVAL OF MINUTES

A. City Commission Minutes June 2, 2026

**COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Approve the City Commission Minutes of June 2, 2026.**
**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 June 18, 2026

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER CHRIS CONOMOS to Approve the City Commission Minutes of June 18, 2026.**
**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 Departmental Report May 2026

B. Community Services Department Monthly Report - May 2026

C. Executive Financial Report-May 2026

**COMMISSIONER STEPHAN DEMBINSKY moved, seconded by COMMISSIONER MARK CARD 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 2026-05: Land Development Code Amendment to Create a Definition for A-Frame Signs and Allow a Daily A-Frame Sign at Each Business After a Permit is Obtained

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein provided a brief background on the ordinance with no changes since first reading. Examples of acceptable A-frame signs were shown. Staff recommended adoption. Comm. Conomos inquired if political speech could be restricted on the signs. City Manager Fowler stated that would be addressed during the review of the code later this year.
**COMMISSIONER CHRIS CONOMOS moved, seconded by VICE MAYOR MICHAEL POLITIS to Adopt Ordinance 2026-05 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. NEW BUSINESS:

A. Ordinance 2026-06 Voluntary Annexation, 3108 Liberty Street

The City Attorney read the ordinance by title only. City Planner Gwyn Herstein provided specifics for the property. It is a one-story, single-family residence and plans to remain the same. All due public notice has been given, and statutory requirements have been met. Staff recommended approval.
**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve Ordinance 2026-06 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 2026-09 PROPOSING AN AMENDMENT TO THE CITY OF DAYTONA BEACH SHORES CITY CHARTER TO CHANGE THE NAME OF THE CITY TO "THE SHORES"

The City Attorney read the ordinance by title only. Community Information Coordinator Madie McCallister provided a brief background on the proposed name change, explaining that it was a community-driven initiative prompted by many residents already referring to the city simply as "The Shores." She reported that a survey conducted earlier in the year found that 65% of respondents supported the change. The estimated cost to update city signage, uniforms, vehicles, and other materials ranges from $244,000 to $277,000, with implementation planned as a phased process. If approved on second reading, the proposed name change would be placed on the November ballot as a Charter Amendment for voter consideration.

During public comment, Anne Harrington expressed concern that changing the city's name could make it more difficult for people to find local businesses through Google searches. Property owner Krista Goodrich spoke in favor of the proposal, stating that the new name could enhance the city's tourism appeal while distinguishing it from negative perceptions associated with Daytona Beach. Commissioner Card said he had spoken with residents who generally supported the proposal but remained concerned about the associated costs. Vice Mayor Politis emphasized that the Commission's vote that evening would not finalize the name change but would instead allow residents to make the decision through the November referendum.

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve Ordinance 2026-09 on first readying.**
**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. Approval To Award RFP 2026-04-03 For The Public Safety HVAC Replacement Project To Air Mechanical & Service Corp & Budget Amendment

The City Attorney read the resolution by title only. Finance Director Lory Irwin explained that staff was requesting Commission approval to award the contract to AMSCO for the Public Safety HVAC project. Because the project exceeded the amount originally budgeted, adoption of the accompanying budget amendment would be necessary once the contract was approved. Three bids were received, with AMSCO submitting the lowest responsive bid.

Commission members questioned the company's experience with coastal projects, noting that AMSCO is based near Orlando. Staff explained that the HVAC system was designed by engineers specifically for the coastal environment and that the contractor would be required to install the system in accordance with the approved design and specifications.

**VICE MAYOR MICHAEL POLITIS moved, seconded by COMMISSIONER STEPHAN DEMBINSKY to Approve the contract for RFP 2026-04-03 to AMSCO For The Public Safety HVAC Replacement Project.**
**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

**COMMISSIONER CHRIS CONOMOS moved, seconded by COMMISSIONER MARK CARD to adopt Resolution 2026-08 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**

D. Resolution 2026-09 Fund Balance Policy Updates

The City Attorney read the resolution by title only. Finance Director Lory Irwin explained that the proposed resolution would amend the City's fund balance policy for the Enterprise (sewer) Fund. Under the current policy, the City Commission must be notified if the fund balance falls below 50% of the current fiscal year's budgeted revenues. Ms. Irwin noted that, with several major sewer projects planned over the next few years, the fund balance could temporarily fall below that threshold despite the fund remaining financially sound.

The proposed amendment would revise the policy so that Commission notification would be required only if the fund balance falls below 50% of the prior fiscal year's actual revenue from charges for services, rather than the current year's budgeted revenues. Staff explained that this change would provide a more stable and meaningful benchmark while continuing to ensure Commission oversight of the Enterprise Fund's financial condition.

**COMMISSIONER CHRIS CONOMOS moved, seconded by COMMISSIONER MARK CARD to Adopt Resolution 2026-09 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

E. Appointment of Voting Delegate for FLC Annual Conference

This item was put on hold to see who will be attending the conference this year.

F. Consideration to cancel the Regular Meeting on August 4th.

The City Manager stated that due to holding the Special Meeting on July 28th, there would be no pressing items for the regular meeting on August 4th. The commission approved the cancellation by consensus.

**10. CITY ATTORNEY COMMENTS**

There were no addtional items from the City Attorney.

**11. CITY MANAGER COMMENTS**

City Manager Michael Fowler reported that the city received $375,000 in a state budget appropriation for a piece of new equipment for Community Services. We are still waiting to see if the Governor will name the city as an opportunity zone for economic development. The presentation by ULI is scheduled for next week.

**12. COMMISSION COMMENTS:**

Mayor Miller stated that Coffee with the Mayor is on summer hiatus and will resume in September. She provided details on upcoming events such as Daytona Tortugas Night and the food truck/concert. Comm. Card gave updates on new businesses opening in the city and one that recently closed.

## 13. AUDIENCE REMARKS/PUBLIC COMMENTS:

Anne Harrington related her past experience with the Public Safety Department.

## 14. ITEMS RECOMMENDED FOR THE NEXT AGENDA:

There were no additional items added to the agenda.

## 15. ADJOURNMENT:

The meeting ended at 7:11 pm.

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| **MAYOR**<br>**NANCY MILLER** | **CITY MANAGER**<br>**MICHAEL FOWLER** |

**ATTEST:**

**CITY CLERK, CHERI SCHWAB**