

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, FEBRUARY 16, 2026, AT 7:00 P.M.
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Cloudman at 7:06 p.m.

Mayor Cloudman requested that anyone present who wished to address the City Commission on an item appearing on the agenda, or with regard to an item not on the agenda, please fill out a Speaker's Card and give it to the City Clerk. He explained the public has a right to speak with regard to an item not on the agenda, or any item on which the City Commission is to take action.

INVOCATION:

Sr. Chaplain Mike Carroll, Volusia County Sheriff's Office, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Cloudman led the Pledge of Allegiance

ROLL CALL

Commissioner Richard Paiva	Present
Vice Mayor Jessica Davis	Present
Commissioner Dan Reed	Present
Commissioner Kevin Reid	Present
Mayor Chris Cloudman	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Dale Arrington, Interim City Clerk-Auditor; Jonathan Jacob, Document Imaging Specialist; Michael Grebosz, Assistant City Manager; Adam Kisthardt, Deputy Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Ray Bahrami, City Engineer; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Carol Kuhn, Planning Director; Sarah Lux, Community Information Manager; Kendall Story, Senior Planner; Emily Kunkel, Planner II;

Jefferson Borden, Stormwater/Streets Superintendent II; Laurie Windham, Community Information Specialist; Kieu Moses, Risk/Safety/Events Manager; Richard Lovett, Code Enforcement Manager; Erin Carello, Administrative Assistant III; Alberto Cirelli, I.T. Director; John Eiff, Airport Manager; members of the public and press.

PRESENTATIONS

1. Resolution No. 2026-07, Honoring the Retirement of Julie A. Hennessy.

Mayor Cloudman invited entire commission to present the resolution to Julie Hennessy honoring her retirement. Mayor Cloudman read the resolution. Vice Mayor Davis made a motion to approve Resolution No. 2026-07. Kevin Reid seconded the motion, which carried by a unanimous vote, 5-0.

Member of FACC (Florida Association of City Clerks) read a speech on Ms. Hennessy's accomplishments and presented her with resolution 2696 from the FACC.

Ms. Hennessy briefly spoke and expressed it was her honor to have served the City and citizens of DeLand.

2. Proclamation for the House Next Door 50th Anniversary.

Vice Mayor Jessica Davis read the proclamation. Commissioner Kevin Reid presented the proclamation to members and board of the House Next Door.

3. Proclamation for Encephalitis Awareness Day.

Richard Paiva read the Proclamation, which will be provided to the recipient at a later time.

4. Presentation re Volunteer of the Year Awards and Certificates.

Courtney Edgecomb, President and CEO of Community Foundation and United Way of Volusia/Flagler Counties and Stephanie Garcia-Mullins Executive Director of Mainstreet DeLand Association; who are committee members for Volunteer of the Year, announced the nominees and winners, and presented recipients with certificates.

Nominees: Tarayn Nix, Nicole Morgan-Mewhorter, Matthew Maniscalco, Lori Smith, Joseph Hearn, Jaclyn Carrell, Derion Johnson, Becky Adesso, Allen Nix, and Abby Marion.

Under 40 Volunteer of the Year winner: Derion Johnson

Volunteer of the Year: Becky Adesso

The entire Commission personally thanked every Volunteer for the work they do.

CONSENT AGENDA

1. Resolution 2026-09 Approving Revised Building Permit Fee Schedule.

Resolution Approving Revised Building Permit Fees.

2. Resolution 2026-10 re Surplus Equipment.

Resolution declaring equipment surplus and authorizing its disposal as set forth therein.

3. Consideration re Ground Lease Agreement between MT Propeller USA, Inc. and the City of DeLand Located, at 1540 Old NDB Road.

Approval of the “Ground Lease Agreement” agreement between Albrecht Investments and the City of DeLand and authorization of the Mayor Commissioner to execute the “Ground Lease” agreement.

4. Consideration re Timmons Group Agreement for Professional Services, Geographic Information System (GIS) Utility Network Migration Phase 2, Change Order # 1.

Approve Change Order No. 1 to Timmons Group Professional Services, in the amount of \$18,165.00 for deployment of ArcGIS Enterprise 11.5 to City new servers as part of Utility Network Migration Phase 2 project.

5. Consideration re Task Authorization to Mead & Hunt to Update the Utilities Wastewater/ Reclaim Plan.

Approve a task authorization to Mead & Hunt to update the Utilities Wastewater/ Reclaim Plan.

6. Consideration re Change Order No. 2 to the East Regional Force Main (Part A) Project.

Approve Change Order No. 2 in the amount of \$177,339. 38.

7. Consideration re Change Order No. 1 Reconciliation to the FY 2024 Water Main Improvements Project.

Approve Change Order No. 1 correction in the amount of \$15,502. 00.

Commissioner Richard Paiva made a motion to approve consent agenda items 1-7. Commissioner Dan Reed seconded the motion, which carried unanimously, 5-0.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Gretchen Lind spoke on concerns of property conditions and illegal activity at Super Save convenience store at 223 E Voorhis Ave. Mayor Cloudman said staff would get more information and get back in touch.

Rosemarie Latham spoke on behalf of the Northwest Volusia Democratic Club. She explained club activities and goals of attending meetings and informing on the right to vote.

Kevin Copan, business owner next to Super Save, shared his concerns about illegal activity and conditions of 223 E Voorhis Ave. A daycare is adjacent to the building which causes him an additional concern.

Randy Williams, a homeless man, said a prayer and expressed appreciation for the community that has helped him.

OLD BUSINESS

1. Second Reading of Ordinance No. 2026-05 Amending Chapter 7 - Building and Housing Codes of the Code of Ordinances.

Mr. Elkind read Ordinance No. 2026-05 by title only.

ORDINANCE NO. 2026-05

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING CHAPTER 7 “BUILDING AND HOUSING CODES” OF THE CODE OF ORDINANCES OF THE CITY OF DELAND BY AMENDING SECTION 7-2 “LOCAL SUPPLEMENT TO THE FLORIDA BUILDING CODE”, SUBSECTION 105.3.2 “TIME LIMITATION OF APPLICATION” AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

There was no presentation or any comments from the public.

The public hearing was closed.

Commissioner Richard Paiva moved to approve Ordinance No. 2026-05 on second reading. Commissioner Dan Reed seconded the motion, carried by a unanimous vote of 5-0.

Commissioner Paiva	YES
Vice Mayor Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES
Mayor Cloudman	YES

NEW BUSINESS

1. Discussion Re: Short Term Rentals

Carol Kuhn, Planning Director, presented information on Short Term Rentals (STRs) in DeLand. She explained that because they are not allowed in any zoning district, they are currently prohibited. Code Enforcement has issued 48 notices of violation. There are an estimated 160 STRs currently in DeLand. Ms. Kuhn displayed a chart indicating most cities and the county currently prohibit short term rentals with a few exceptions. Ms. Kuhn presented options to the Commission whether to allow and regulate, or to continue to ban them.

Mayor Cloudman clarified that the Commission has never banned them but current rules do not allow them.

Darren Elkind, City Attorney, clarified the City can't ban them under the current law; but that STRs are prohibited only because they were previously not allowed before a 2011 statute.

Mayor Cloudman opened discussion to the commission and multiple speakers.

Vice Mayor Davis expressed concerns about the potential impact on hotels from short term rentals.

Commissioner Paiva requested information on other cities' rules and regulations that allow short term rentals. He also wanted information about the rates and requirements of the various business platforms related to STRs as they relate to STR owners and operators.

Mayor Cloudman opened up discussion for the public.

Christie Jarrell addressed the commission and stated she is an owner of an STR who also lives on the property. She has had almost no issues with her STR and takes better care of it than most long-term rentals.

Georgia Turner of the West Volusia Tourism Advertising Authority expressed her support for STRs and the revenue they bring the community. She advised of the economic impact that STRs provide and offered her help in any way she can.

Gene Perkins has operated short term rentals commercially in the Garden District for more than 2 years. He stated he follow all laws, strict standards, monitoring and has a 5-star rating. He is concerned STRs may be shut down even though his STRs are not much different than a Bed and Breakfast, which are currently allowed.

Robert “Bob” Levings is in favor of short-term rentals as he enjoys running one and maintaining it with 5-star rating. He enjoys using STRs and their uniqueness when he travels.

Kaley Macomber, owner of an STR that was her former home, explained the unique uses her property provides that can't be matched at a hotel.

Peggy Smith explained the rating system importance, and the cleanliness and cameras needed to run her STR successfully. She further explained the economic importance to the community and the benefits that hotels can't provide.

Ken Goldberg stated he supports STRs and provided national and international statistics on the large number of STRs available and the revenue they provide.

In response to a question, Darren Elkind advised that he would research the rental platform issue for more accurate answers as to owner/operator requirements.

Commissioner Dan Reed enjoyed staying in STRs and feels there is a place for them, but has concerns about impact on housing affordability due to increased profitability of STR's and their impact on long term housing if STR's are predominate in neighborhoods.

Commissioner Kevin Reid had similar concerns regarding neighborhoods if neighbors are more transient in nature due to STRs. He also looks to see what type of regulations should be enacted as not every owner/operator may be as meticulous as the STR owners speaking this evening.

Commissioner Dan Reed questioned whether current STR operators could be “grand-fathered” in before a new ordinance or new zoning changes are made to allow STRs. Darren Elkind responded with No to both questions and explained the law.

Vice Mayor Davis advised that she uses both STRs and hotels depending on the situation and both are important to DeLand. She further advised she would like more information to discuss potential rules, regulations and all aspects of STRs.

Commissioner Paiva expressed concerns if the City allowed STRs, they would increase in the community and might not be as responsible as the ones that spoke tonight that are currently in operation. He would like more information before making a decision and would like to establish a low tolerance for violations and swift action for any violations that may occur.

Mayor Cloudman expressed the consensus of the Commission is to hear more information and data on STRs.

Rick Werbiskis stated that they have guidance from the Commission to further review and answer more questions at a later time on the topic of STRs. While any vote on issue is delayed there will be a grace period past June before any enforcement is taken. Vice Mayor Davis expressed agreement on the delay until more guidance is brought to Commission.

Michael Pleus recommended more discussion before any ordinance is drafted and presented to the Commission.

Commissioner Paiva would like a strong public notice made to DeLand residents so they are aware the Commission is considering allowing STRs.

2. Consideration re Scott Price Appeal.

Discussion regarding the Mac McBride mural at 102 ½ W. Rich Avenue.

Kieu Moses updated the Commission on the Mac McBride mural appeal by Scott Price from Sept. 2025. The mural displays a Thin Blue Line Flag that is the point of contention. Mr. Price would like to leave it the same.

Mayor Cloudman advised the Mural Committee made a decision for a replacement of the American flag while Mr. Price would like to leave the Thin Blue Line Flag as is. The piece of art is up for view and shows Mac McBride downtown with Thin Blue Line Flag next to him.

Darren Elkind advised how having Thin Blue Line Flag may be considered a political statement to some people compared to an American Flag.

Mr. Price explained history of this issue related to the artwork which has been there for three years with no issues.

In response to a question from Mayor Cloudman, Mr. Price responded "Absolutely" twice; indicating he would sign the needed easement if he were allowed to keep the Thin Blue Line Flag depiction.

Commissioner Paiva advised that he didn't notice the flag initially and that he is "on the fence" with the issue.

Commissioner Kevin Reid tended to agree with multiple Committees' decision that decided to proceed with the mural painting with an American Flag.

Kieu Moses stated that the Historic Preservation Board, the Mural Art Board, and a separate committee that worked up a draft, all recommended the American Flag.

Commissioner Kevin Reid stated any of the Committees' decisions must remain apolitical on similar issues and he respected those Committee's decision.

Commissioner Dan Reed indicated it should be painted as is; based on it is a Police flag and Mac McBride was a Police officer.

Vice-Mayor Davis was happy the mural was much improved visually. She researched the issue seeing both the positive and negatives of the current flag. She advised the mural should be mostly about McBrides' picture and that she would support the committee's decision to have the American Flag.

Commissioner Dan Reed asked if there was any consideration on removing the flag completely. Kieu Moses stated that she had suggested that but Mr. Price wanted to keep elements from original mural including the Thin Blue Line Flag, bench and Mac McBride in uniform.

Mayor Cloudman outlined the Commissions' viewpoint, with Commissioner Paiva on the fence. Commissioner Paiva asked Mr. Price if he would be ok with the American Flag.

After further discussion Mr. Price stated he agrees to the American flag. Mr. Price advised he will sign the easement and have the mural painted on his building with the American Flag.

3. Report with Recommendations for Ordinance Revision and Proposed New Ordinance for Bicycles or Other Wheeled Devices on Streets and Sidewalks

Lieutenant Stacy spoke on bicycle and particularly e-bike ordinance changes based on statistics previously provided to the Commission. He recommends creating an ordinance for those under 18 to require wearing a helmet while operating an e-bike.

Commissioner Kevin Reid asked if micro-mobility devices like scooters and segway devices would be included in ordinance. Lieutenant Stacy stated they are focusing on the 3 levels of e-bikes due to potential for high speeds for the helmet ordinance.

Vice Mayor Davis expressed her concerns regarding the dangers with these devices and the need to make things safer for young people.

Commissioner Paiva expressed his belief that helmets on micro-mobility devices are needed. He also thinks the ordinance should name all the devices under micro-mobility to avoid confusion.

Lieutenant Stacy proposed adding a micro-mobility devices ban on downtown streets and sidewalks to the current ordinance for downtown wheeled devices. He also explained that the other change to the ordinance would be establishing a monetary fine, rather than arrest on a first offense, for a bit more discretion.

Darren Elkind recommended bringing these changes to the ordinance to the commission. He also recommends a separate ordinance regarding helmet requirement for ages 18 and under, as it's a separate issue to the current ordinance.

CITY MANAGERS REPORT

Michael Pleus reminded the Commission that Strategic Planning is scheduled for February 28th at 8:30 am. Commissioner Dan Reed is unable to attend. Michael Pleus will meet with him to discuss what is in the Strategic Planning materials and obtain his thoughts.

CITY ATTORNEY REPORT

Darren Elkind had nothing to report.

CITY CLERK REPORT

Dale Arrington had nothing to report.

CITY COMMISSION REPORTS

Commissioner Paiva had nothing to Report.

Vice Mayor Davis advised that she represented the City at the Hulley Tower Day of Celebration. There was a book vending machine donated to Starke Elementary that students can get a free book by inserting a token.

Commissioner Kevin Reid commented he heard how great Vice Mayor Davis did at the Hulley Tower Day of Celebration. He is happy Starke elementary got a book vending machine. Commissioner Kevin Reid would like the Commission to issue a letter of opposition for the potential truck stop/travel center at Interstate I4 and SR 44. If the Commission could come together, he believes it would hold more weight.

Commissioner Dan Reed commented he enjoyed the 29th annual Dog Parade on the Saturday the 14th.

Mayor Cloudman thanked everyone for their patience and input tonight.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:56 p.m.

RESPECTFULLY SUBMITTED:

APPROVED ON:

Dale Arrington
Interim City Clerk – Auditor

Date