

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, MARCH 2, 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 7:00 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. Mayor Cloudman mentioned there was a record of 29 applicants for two vacancies on the Downtown CRA board and that rules for applicants speaking would be determined at that time.

INVOCATION

Pastor Mark Britner, First Church of DeLand, 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; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Jeremy Wiggins, Human Resources Director; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Public Works 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; Mariellen Calabro, Deputy Public Works Director; Nick Conte, Economic Development Manager; Alberto Cirelli, I.T. Director; Jefferson Borden, Stormwater/Streets Superintendent II; Laurie Windham, Community Information Specialist; members of the public and press.

PRESENTATIONS

1. City of DeLand Super Star Students of the Month.

Mayor Cloudman announced each super star student as Commissioner Dan Reed presented a certificate to each student.

The Super Star Students were as follows: Citrus Grove Elementary: Alanis Martin; DeLand Middle School: Gianelys Colon; DeLand PAL: Jasmarie Baugh; DeLand Preparatory Academy: Elianna Perez Ortiz; Freedom Elementary: Hugo Imana Cabrera; Southwestern Middle School: Jalon Desaussure; St. Barnabas: Dominic Maniscalco; St. Peter's Catholic School: Isabella Seiple; Starke Elementary: Sebastian Hernandez Woodward Avenue: Nathan Finigan.

2. Proclamation for Creative Compass Day.

Dan Reed read the proclamation. Vice-Mayor Davis presented the proclamation to the representatives of Creative Compass.

3. Proclamation - DeLand Breakfast Rotary 50th Anniversary.

Vice Mayor Davis read the proclamation. Commissioner Kevin Reid presented the proclamation to members of the DeLand Breakfast Rotary.

4. Introduction of one new Police Officer: Nicholas Southern.

Chief Umberger introduced Police Officer Nicholas Southern. Ms. Emma Veitch pinned his badge on him.

5. Presentation re Quarterly Financial Report for the Period Ending December 31, 2025.

Dan Stauffer, Finance Director, presented the financial report for the first 3 months of the 2026 fiscal year. Mr. Stauffer provided percentages of revenue and expenditures in comparison to last year. Mayor Cloudman commented about the slower growth and Mr. Stauffer responded that a lot is in the “pipeline” but developers seem to be waiting before moving forward.

CONSENT AGENDA

1. Resolution Approving Final Plat, DeLand Crossings (Yardly), Located at 3800 Viceroy Place.

This is a request for approval of a final plat for one single lot, consisting of ±28.64 acres of property.

2. Approval of purchase contract 401 E. New Hampshire Avenue.
Purchase of property at 401 E. New Hampshire.

3. Approval of Minutes from the regular meeting of the City Commission held on Monday, February 16, 2026.

Commissioner Richard Paiva made a motion to approve consent agenda items 1-3. Commissioner Dan Reed seconded the motion, which carried unanimously, 5-0. Kevin Reid commented that he was happy to see minutes again on the agenda.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

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

BOARD APPOINTMENT

1. Consideration re two Appointments to the Downtown Community Redevelopment Agency (CRA).

Mayor Cloudman announced the 29 applicants for two vacancies and that they could each briefly speak to the Commission if interested.

The applicants were as follows: Jonathan Anderson; Taylor Bass, owner of four businesses downtown, spoke on her interest in addressing the issues downtown; Michael Bowman; Jose Cabrera; Michael Culbertson spoke on his recent completion as Chamber president and wanting to serve the community further with a different perspective; Shameka Davis; Manny De La Vega, owner of De La Vega restaurant for 21 years, spoke on helping and being helped in the community; Jonathan Graf; Amy Harper; Mark Hollman spoke on renovations he's completed at Athens theater and other locations downtown; Mourice Hylton, a former member of a Community Renovation Board from a larger city further south, fell in love with DeLand when he visited and now lives here; Matthew Joyce spoke that he lives downtown, and owns a business and many properties downtown; Daniel Lennon; Brandi Littler, a lifelong DeLand resident, lives and works downtown as a licensed mental health counselor and at Pretty Little Things; Edwin Lorenzo; Kayley Macomber; Fernando Martinez; Robert Melendez; Zachary Moreau; Serusha Naidoo; Amanda Nemchik; Luis Pereyra; Haley Rohde; Scott Sharpe; Jeffrey Shepherd; Elias Tobias chose not to speak but was in the audience; Logan Wakefield spoke on how he'd like to keep development small in downtown DeLand compared to Orlando, where he is from; Tomas Ward; and Marc Whitman.

After selecting their top five choices from the list of 29, Taylor Bass was the only applicant who received a vote from all five Commissioners. Vice Mayor Davis made a motion to appoint Taylor Bass to Seat 6 and Commissioner Paiva seconded the motion, which carried unanimously 5-0. Vice Mayor Davis commented on a report from earlier that day Ms. Bass was a top caterer for the Sanborn Center and welcomed her expertise and experience to the board.

A second round of voting was conducted using a weighted vote system for every applicant who received at least one vote. Matthew Joyce received the highest score. Commissioner Dan Reid made a motion to appoint Matthew Joyce to Seat 7. Commissioner Kevin Reid seconded the motion, which carried unanimously 5-0.

OLD BUSINESS

1. Discussion re Police Security Wall Conceptual Plan.

Ray Bahrami, City Engineer, presented how the security wall for the police station would look with landscaping and some trees removed. Mr. Bahrami also stated that direction is needed from the Commission on whether to remove an historic tree. Mr. Bahrami explained that Chief Umberger is afraid someone may use the tree to go over the wall, whereas Mariellen Calabro, Deputy Public Works Director, advised the tree is healthy, and should remain. Ms. Calabro stated that going before the Tree Advisory Committee is necessary if the Commission would choose to remove it.

Commissioner Kevin Reid stated he was concerned about safety from overflow parking and asked if lighting could be added. Mr. Bahrami stated they could do that but wanted to approve the landscaping and final design so they can proceed. Commissioner Kevin Reid stated he was not in favor of removal of the historic tree.

Commissioner Dan Reed would like the tree to remain. Commissioner Dan Reed stated that he doesn't believe any design of a security wall would be to his liking, but understands the need for it.

Vice Mayor Davis voiced concern over the wall's aesthetics and inquired about options to make it more aesthetically pleasing. Johnnie Lohrum, Architect for the security wall, stated that it's a deceiving angle from the pictures and that the only changes made since the last concept presentation were to create more parking and adjust landscaping to make it look more pleasing.

Commissioner Paiva asked if the historic tree roots would have an effect on the wall. Mr. Bahrami stated that Ms. Calabro doesn't think so as the roots are more toward roadway. After this clarification, Commissioner Paiva stated he wants to keep the historic tree. Commissioner Paiva inquired about putting shrubs instead of grass, in certain areas. Ms. Calabro said she would speak with Public Works staff about additional landscaping. Commissioner Paiva asked about offsetting a few panels of the wall to allow for more shrubbery to make it look better and not reduce parking. Mr. Lohrum stated they would look at that and it shouldn't be a problem.

Mayor Cloudman stated that the consensus amongst the Commission was against removal of the historic tree.

NEW BUSINESS

None

CITY COMMISSION REPORTS

Report re Elected Officials Round Table.

Has not met since last report.

Report re Volusia-Flagler TPO.

Commissioner Kevin Reid reported they met last Wednesday and a few items were discussed. Rehabilitation of the bridge on SR 40 is going to start soon. The Planning Work Program for 2027-2028 and the Flagler County 2026-2035 Transit Development Plan were covered at the meeting. Clyde Morris improvements are being considered for the pedestrian tunnel by Embry Riddle and they discussed costs and safety concerns.

Report re River of Lakes Heritage Corridor.

Has not met since last report.

CITY MANAGER REPORT

Michael Pleus mentioned they held off on submitting the Commissions' letter opposing a truck stop on SR44 due to the fact that a new proposal for it is being submitted for review.

Mr. Pleus proposed three elements to consider when establishing the process for choosing a new City Clerk. First was whether to schedule in the daytime or the nighttime for interviews. Secondly would be the length of the interviews. Third was whether to do the process all in one day or over multiple days.

Jeremy Wiggins, H.R. Director, stated there were a total of five candidates to be considered for the City Clerk position. After discussion from the Commission, Mr. Wiggins stated they have enough direction to present more information for the

coming Special Meeting on Monday after the Commission has had time to review the applications.

CITY ATTORNEY REPORT

Darren Elkind had nothing to report.

CITY CLERK REPORT

Dale Arrington spoke on the current minute's situation and various options on how to rectify the missing minutes from official records.

Darren Elkind spoke that since the inception of rules regarding minutes, technology has progressed such that anyone can listen or potentially even see an entire meeting now. Since there are other options to written minutes, and no clear legal requirement, a short form of minutes would be best to fill any gaps in official records.

Following discussion, Mayor Cloudman stated the consensus appears to be in favor of the short minutes to get caught up, but for a long-form going forward.

CITY COMMISSION

Commissioner Paiva stated Mayor Cloudman and he attended the Annual Awards ceremony for the Fire Department and the West Volusia Chambers Crystal Apple Awards which honors educators in the community.

Vice Mayor Davis, Commissioner Dan Reed and Commissioner Kevin Reid had nothing further to add.

Mayor Cloudman thanked everyone.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:11p.m.

RESPECTFULLY SUBMITTED:

Dale Arrington

APPROVED ON:

3/16/2020

Dale Arrington, Interim City Clerk – Auditor

Date