



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
MAY 18, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

AGENDA

CALL TO ORDER

INVOCATION-Pastor Peter Migner, The Nazarene Church DeLand

PLEDGE OF ALLEGIANCE

ROLL CALL

PUBLIC HEARING

PRESENTATIONS

1. Presentation on the Expansion of the Halifax Health/UF Health Medical Center of Deltona - Ben Eby, Vice President and Administrator.
2. Introduction of three new Police Officers: Garrett Shurdom, Lucas Formel and Benjamin Orden.
3. Fire promotion to Engineer - Christian Vallejo.
4. Fire promotion to Lieutenant for Raymond Griffin.
5. Presentation of Employee Years of Service Awards.
6. Proclamation re National Public Works Week.
7. Proclamation re Emergency Medical Services Week.
8. Presentation re Quarterly Financial Report for the Period Ending March 31, 2026.

CONSENT AGENDA

1. Consideration re Gateway Grant Request for 336 N. Woodland Blvd.

Matching Grants are available to property owners for improving the appearance of businesses located within DeLand's gateway districts. Eligible projects may receive Grant Awards of up to 75% of total project cost as a reimbursement for expenditures with no single grant exceeding \$7,500.
2. Consideration re Contract Amendment for School Resource Officers.

It is recommended the City Commission approve the SRO Agreement.
3. Approval of Minutes for the regular meetings of January 4, January 19, February 1, and February 15, 2021; Minutes for the regular meetings of June 17, August 19, and September 4, 2024; Minutes for the regular meeting of February 17, 2025, and Minutes for the regular Meeting of May 4, 2026.

Approval of minutes.

4. Resolution Approving Community Development Block Grant (CDBG) Project Request for Fiscal Year 2026-2027.

A Resolution adopting the Community Development Block Grant (“CDBG”) project request for Fiscal Year 2026-2027 is proposed to the City Commission. The CDBG Budget for Fiscal Year 2026-2027 will result in the expenditure of CDBG funds for the benefit of targeted areas of the City of DeLand upon approval of one grant application submitted to Volusia County.

5. Resolution re Surplus Equipment.

Resolution declaring equipment that has reached the end of service life as surplus and authorizing its disposal.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

BOARD APPOINTMENT

OLD BUSINESS

1. Second Reading of Ordinance Changing the Zoning for ±23.33 Acres of Property, Located at the Northeast Corner of International Speedway Blvd. and N. Spring Garden Ave., from VC R-3C (Single Family), to BR (Business Retail).

This is a request to rezone ±23.33 acres of property from VC R-3C to BR, located at the northeast corner of International Speedway Blvd. and N Spring Garden Ave.

NEW BUSINESS

1. Purchase of property adjacent to Public Works & Utilities Campus.

Acquisition of property adjacent to Public Works & Utility Campus.

2. First Reading of Ordinance Abandoning ± 0.89 Acres of Right-of-Way of Bennett Drive, along lots 25-31 of the DeLand Business and Industrial Park plat.

The request is to approve a vacation of a 50' wide, 552.68' long section of the Bennett Drive right-of-way, located along lots 25-31 of the DeLand Business and Industrial Park plat on first reading.

CITY COMMISSION REPORTS

CITY MANAGER REPORT

CITY ATTORNEY REPORT

CITY CLERK REPORT

CITY COMMISSION

ADJOURNMENT

The DeLand City Commission holds its regular meetings on the first and third Mondays of each month at 7:00 p.m. in the DeLand City Commission Chambers, 120 South Florida Avenue, DeLand. Notice of special meetings, workshops, changes in dates, times or locations are provided by separate Public Notices, which are posted at City Hall and on the City's web site.

The City of DeLand may take action on any matter during this meeting, including items that are not set forth within this agenda.

Public participation is encouraged on any matter on the agenda. If you desire to be recognized by the Mayor, please fill out a Speaker's Card and present it to the City Clerk.

Minutes of the DeLand City Commission meetings are not transcribed verbatim. If any person decides to appeal a decision made by the City Commission with respect to any matter considered at a public meeting or hearing, he/she will need a record of the proceedings including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made by a court reporter, at the person's own expense.

In accordance with the American Disabilities Act, persons needing a special accommodation in order to participate in the proceedings should notify the City Clerk's Office at least 48 hours in advance of the meeting: 626-7132.

Assisted Listening System receivers are available for the hearing impaired, and can be obtained from the City Clerk.

If you wish to obtain information regarding the City Commission's Agenda, please call the City Clerk's Office: 626-7132.

We respectfully request that all pagers and cell phones be turned OFF during City Commission meetings.

Electronic Information! City Commission agendas and short form minutes are now available on the City's web page: www.deland.org.

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Presentation of Employee Years of Service Awards.

DEPARTMENT: Human Resources

PREPARED BY: Jeremy Wiggins, HR Director

ATTACHMENTS:

APPROVED BY: Dale Arrington, Interim City Clerk, May 13, 2026

SUMMARY/HIGHLIGHT:

The City of DeLand is proud to recognize employees who have reached significant career milestones and their dedicated service to the City of DeLand and its citizens. It is because of their commitment to serving our community that DeLand continues to be a great place to live and work. For these employees, their years of service are an accomplishment the City is proud to celebrate, and to extend its gratitude for their exceptional dedication.

25 Years of Service

Michael Vazquez, Fire Division Chief

20 Years of Service

Mariellen Calabro, Deputy Public Works Director
Joseph Church, Fire Lieutenant

15 Years of Service

Alberto Cirelli, IT Director

10 Years of Service

Daniel Stauffer, Finance Director
Robert "Brook" Mosness, Chief Water Plant Operator

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None

RECOMMENDATION:

It is recommended the City Commission present the service award.

BACKGROUND/DISCUSSION:

N/A



The CITY OF DELAND

Volusia County, Florida

Proclamation

Whereas, Public Works services provided in our community are an integral part of our citizens' everyday lives; and

Whereas, the support of an understanding and informed citizenry is vital to the efficient operation of public works systems and programs such as stormwater, sewers, streets and highways, public buildings and solid waste collection, parks and canal maintenance; and

Whereas, the health, safety, and comfort of this community greatly depends on these facilities and services; and

Whereas, in time of natural disaster, public works employees are also the first responders to ensure the safety of our citizens; and

Whereas, the quality and effectiveness of these facilities, as well as their planning, design, and construction, is vitally dependent upon the efforts and skill of public works officials; and

Whereas, the efficiency of the qualified and dedicated personnel who staff public works departments, is materially influenced by the people's attitude and understanding of the importance of the work they perform; and

Whereas, this year's theme is "Rooted in Service, Powered by Community" as we celebrate the hard work and dedication of the many public works professionals throughout the nation.

Now, therefore, I Christopher Cloudman, Mayor of the City of DeLand, do hereby proclaim the week of May 17th through May 23, 2026, as:

National Public Works Week

in the City of DeLand and urge all citizens and civic organizations to acquaint themselves with the issues involved in providing our public works and to recognize the contributions which public works officials and employees make every day to our health, safety, comfort, and quality of life.

Done and proclaimed this 18th day of May 2026.

Christopher M. Cloudman, Mayor

Attest:

Dale Arrington, Interim City Clerk



The CITY OF DELAND

Volusia County, Florida

Proclamation

Whereas, Emergency Medical Services is a vital public service; and

Whereas, the members of the DeLand Fire Department Emergency Medical Technicians and Paramedics are ready to provide lifesaving care to those in need 24 hours a day, seven days a week; and

Whereas, access to quality emergency care dramatically improves the survival and recovery rate of those who experience sudden illness or injury; and

Whereas, emergency medical services have grown to fill a gap by providing important, out of hospital care making up over 70% of the DeLand Fire Department's responses; and

Whereas, the emergency medical services systems consist of first responders, emergency medical technicians, paramedics, emergency medical dispatchers, firefighters, police officers, educators, administrators, pre-hospital nurses, emergency physicians, trained members of the public, and other out of hospital medical care providers; and

Whereas, the members of the DeLand Fire Department engage in hundreds of hours of specialized training and continuing education to enhance their lifesaving skills; and

Whereas, it is appropriate to recognize the value and accomplishments of DeLand Fire Department emergency medical services providers by designating the Emergency Medical Services Week,

Now, therefore, I, Christopher M. Cloudman, Mayor of the City of DeLand, do hereby proclaim, May 17 - 23, 2026 as:

“Emergency Medical Services Week”

Done and proclaimed this 18th day of May 2026.

Attest:

Christopher M. Cloudman, Mayor

Dale Arrington, Interim City Clerk

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Presentation re Quarterly Financial Report for the Period Ending March 31, 2026.

DEPARTMENT: Finance

PREPARED BY: Daniel Stauffer, Finance Director

ATTACHMENTS: Quarterly Financial Report 03-31-26

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

Attached is a copy of the City's Quarterly Financial Report for the quarter ended March 31, 2026. The Quarterly Financial Report is a supplemental report intended to provide information regarding the financial position of each fund and includes a review of balance sheets and schedules on revenues and expenditures.

The Quarterly Financial Report is an attempt to bring to you a concise and readable interim report, and is not a substitute for the Annual Comprehensive Financial Report issued at the end of each fiscal year after the independent audit of the City's financial records. This Quarterly Financial Report covers six months of the fiscal year, a representation of fifty percent of the year. A brief presentation will be made regarding the financial position of each of the major funds of the City.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

None

RECOMMENDATION:

Staff recommends the City Commission acknowledge acceptance of the Quarterly Financial Report as presented.

BACKGROUND/DISCUSSION:

General Fund - Revenues total \$33,929,873 as of March 31, 2026, and represent 69% of budgeted revenues, exclusive of those revenues considered non-revenues.

- Property taxes are at 93% realized due to the majority of property owners that avail themselves of the discounts associated with paying their property taxes before the due date. This is compared to the same quarter last year, which was also 93%.

- Other taxes are 23% realized through the end of the second quarter, which include 1st Local Option Gas tax at 47% realized, and Fire and Casualty Insurance Premium taxes at 0% realized due to the timing of payments which come later in the fiscal year.
- Communication service taxes are 48% realized and trending downward compared to one year ago.
- Operating grants include VOCA, HIDTA, bulletproof vests, and FEMA revenue, which operate on a reimbursement basis and are recognized as eligible expenditures are incurred.
- Intergovernmental revenues include state sales tax which is 45% realized and continues to trend downward compared to one year ago.
- Fines and forfeits include parking ticket revenue, which is 26% realized this quarter.

Expenditures total \$26,719,937 or 46% of budgeted funds. Expenditures by category as a percent of appropriated funds are personnel 45%, operating 48%, grants and aid 0%, contingency 0%, and transfers to other funds 51%.

Contingencies include funds for emergency purchases and planned savings of \$200,000 for the Hurricane Reserve.

Undesignated Fund Balance – Available undesignated reserves total \$8,746,223, exceeding the two-month required reserve of \$8,194,900 by \$531,323.

Confiscated Trust Fund - Confiscated Trust Fund revenues are \$1,622 through the end of the second quarter. Expenditures are \$13,406 or 82% of budget, which includes reserve funds budgeted for the purchase of short-barreled rifles for the police department.

Homeless Shelter Fund — Revenues total \$403,722 or 49% of budgeted revenues, which include \$398,822 of general fund transfers and \$4,900 of private donations.

Expenditures total \$385,607 or 47% of budgeted funds. Expenses include payments to the West Volusia Neighborhood Center for operation of the shelter, payments to the First Step Shelter, and property insurance and building maintenance of the facility.

Spring Hill Community Redevelopment Trust Fund — Revenues total \$1,207,256 or 112% of budgeted revenues. Revenues from all taxing agencies have been billed and collected as of March 31, 2026.

Expenditures total \$216,999 or 10% of budgeted funds. Expenditures by category as a percent of appropriated funds are personnel 44%, operating 51%, grants & aid 13%, transfers to other funds 49%, services provided by general government 50%, capital outlay 3%, and contingency 0%.

Governmental Impact Fees Trust Fund – The Governmental Impact Fees Trust Fund was established to budget and account for projects using revenue collected from Police, Fire, Parks and Recreation, and General Government Building Impact Fees paid by new customers. Revenues total \$804,125, or 65% of budgeted operating revenues, excluding use of reserves. Impact fees were increased this fiscal year but continue to trend downward compared to one year ago through the end of the second quarter.

Expenditures total \$863,677 or 36% of budgeted funds with 71% of appropriations budgeted for transfers related to debt payments and impact-funded projects.

Downtown Community Redevelopment Trust Fund — Revenues total \$1,216,057 or 119% of budgeted revenues. Revenues from all taxing agencies have been billed and collected as of March 31, 2026.

Expenditures total \$371,340 or 36% of budgeted funds. Expenditures by category as a percentage of appropriated funds are operating 59%, grants and aid 0%, services provided by general government 50%, transfers to other funds 50%, capital outlay 100%, and contingencies 0%. Capital is 100% expended due to the timing of budget amendments which was approved at the May 4th Downtown CRA meeting.

Grant & Special Revenues Fund - The Grant & Special Revenues Fund was established to budget and account for all capital projects and expenditures relating to grants which fund non-payroll operating expenses. Revenues total \$1,069,687, or 41% of budgeted revenues. Revenue includes tree replacement revenues of \$82,950 and interfund transfers of \$749,628 for road resurfacing and grant matching requirements.

Expenditures are 65% of budget and primarily reflect the timing of capital projects. Activity in this fund does not follow standard quarterly benchmarks.

Debt Service Fund - Revenues consist of interfund transfers and total \$882,051, or 39% of budgeted revenues.

\$2,263,200 has been appropriated for governmental funds' debt payments this fiscal year. Expenditures are 39% of the budget, which is consistent with scheduled debt payments through the end of the second quarter.

Capital Projects Fund - Revenues total \$5,315,948 or 52% of budgeted revenues, excluding use of reserves. Revenue includes .3 mills of ad valorem taxes dedicated for capital expenses, debt proceeds, interest revenue and transfers from other funds, which are recognized when expenses are incurred for each project and will not always follow normal benchmarks for the quarter.

Expenditures are \$5,546,870 or 38% of budgeted funds and reflect the timing of capital projects which don't always follow standard benchmarks for any given quarter.

Water & Sewer Fund - Revenues total \$19,172,899, or 24% of total budgeted revenues. Operating revenues, excluding capital grant proceeds, debt proceeds and use of reserves, are 53% realized as of March 31, 2026. Grant revenues and SRF debt proceeds are reimbursed when expenses are incurred and will not match with expenses until the end of the fiscal year.

Expenses are \$22,046,557 or 28% of budget. Expenses by category as a percentage of appropriated funds are personnel 44%, operating 35%, contingency 0%, services provided by the general government 50%, capital outlay 21% and transfers to other funds 8%.

Water & Sewer Undesignated Reserves – Available reserves total \$8,921,800, exceeding the three-month required reserve balance of \$6,975,882 by \$1,945,919.

Municipal Airport Fund - Revenues total \$1,327,101, or 15% of budgeted revenues. Rental revenues are 60% realized and reflect seven months of billings through the second quarter. Federal and State grant funds are 0.6% realized, mainly because grant-related projects are either in their very early stages or have not started yet.

Expenses total \$945,710 or 11% of budget. Expenditures by category as a percentage of appropriated funds are personnel 41%, operating 32%, services provided by general government 50%, transfers to other funds 10%, contingency 0%, and capital outlay 3%.

Refuse Collection Fund - Revenues total \$3,199,592, 50% of budgeted revenues. A 3.0% CIP rate increase was approved by commission on July 7th, 2025 with an effective date of October 1, 2025.

Expenses are \$3,194,829 or 50% of budget and include contractual payments to the solid waste provider.

Stormwater Fund - Revenues total \$2,029,532, or 73% of budgeted revenues. In addition to billing stormwater fees monthly for property within the City limits to owners of property that have separate water/sewer accounts, an annual stormwater fee is billed at the end of each calendar year for property within the City limits to owners of property that is leased or developed parcels that do not have separate water/sewer accounts. A rate study was completed in July 2025 with proposed rate increases to begin October 1, 2025. Stormwater rates will increase 15% annually through FY 2027, and increase 2% annually through FY 2030.

Stormwater Fund expenditures are \$1,249,864 or 31% of budgeted funds as of March 31, 2026. Expenditures by category as a percentage of appropriated funds are personnel 44%, operating 36%, services provided by the general government 50%, transfers to other funds 50%, and capital outlay 14%.

Permits & Inspections Fund - Revenues total \$779,546, or 33% of operating revenues, excluding use of reserves. Permitting revenues are showing significant declines in the second quarter compared to recent years. Fees were reduced by 50% last fiscal year to comply with state statutes regulating allowable fund balance carryforwards. Due to a significant reduction in building permit activity, a fee increase was approved in February 2026 to restore rates to previous levels. An additional 25% rate increase was approved in May 2026 in an effort to restore operating revenues to the Permits & Inspections Fund.

Permits & Inspection Fund expenditures are \$2,339,948 or 45% of budget. Expenditures by category as a percentage of appropriated funds are personnel 44%, operating 41%, transfers to other funds 22%, services provided by the general government 50%, and capital outlay 89%. Reserves were budgeted to cover a spending deficit this year; however, revenues need to keep pace with expected budget benchmarks to avoid a larger deficit this year.

Cash Management - The investments held by the City at March 31, 2026, have a book value of \$37,151,910, a par value of \$37,140,000 and a market value of \$36,823,845. The blended rate of return as of March 31, 2026, was 3.61% with a weighted average maturity for the portfolio of 3.62. The Investment Policy sets a performance measurement for the City's portfolio with the objective of exceeding the average return on three-month US Treasury Bills or the average rate on federal funds, whichever is higher. The average return on three-month US Treasury Bills was 3.61%, while the average rate on federal funds was 3.64%. As of March 31, 2026, the City has an unrealized loss of \$328,065.

As of March 31, 2026, 70% of the City's portfolio was in liquid assets. The primary liquid investments include the Wells Fargo Pooled Cash account, a money market account at United Community Bank, and a money market account at US Bank.

The City of DeLand, Florida

QUARTERLY FINANCIAL REPORT



FOR THE PERIOD ENDING
March 31, 2026

MEMORANDUM

DATE: 05/18/2026

TO: HONORABLE MAYOR, CITY COMMISSIONERS AND CITY MANAGER

FROM: FINANCE DIRECTOR

SUBJECT: FINANCIAL REPORT, QUARTER ENDING MARCH 31, 2026

The Financial Report for quarter ending March 31, 2026, for the City of DeLand is submitted herewith. The quarterly financial report is a supplemental report intended to provide information regarding the financial position of each fund and includes a review of balance sheets and schedules on revenues and expenditures.

The quarterly financial report is an attempt to bring to you a concise and readable interim report, and is not a substitute for the Annual Comprehensive Financial Report issued at the end of each fiscal year after the independent audit of the City's financial records. This quarterly report covers six months of the fiscal year, a representation of fifty percent of the year.

To provide a more comparable and consistent presentation of fund balance reporting, the Governmental Accounting Standards Board Statement Number 54 – *Fund Balance Reporting and Government Fund Type Definitions* (Statement 54) has been implemented. Previously, fund balance for governmental funds was displayed in two broad components – Reserved and Unreserved. GASB 54 established five classifications comprising a hierarchy based primarily on the extent to which the government is bound to honor constraints for which monies can be spent. The classifications are: Non-spendable, Restricted, Committed, Assigned and Unassigned. This presentation only applies to Governmental Funds. The Proprietary Funds are presented in compliance with the GASB 34 balance sheet format: assets plus deferred outflows of resources equal liabilities plus deferred inflows of resources plus net investment in capital assets where net assets are displayed as Invested in Capital Assets – net of related liabilities, Restricted and Unrestricted.

Non-spendable Fund Balance includes amounts that cannot be spent because they are either not in a spendable form or contractually must be maintained intact. Inventories, prepaid amounts, property acquired for resale, and the principal of a permanent fund are all examples of this type of classification.

Restricted Fund Balance reflects amounts that have externally or legally imposed constraints on their use. This category naturally would include resources subject to externally imposed restrictions (creditors, grantors, contributors, laws/regulations of other governments, constitutional provisions). It also would normally, but not always, include resources resulting from enabling legislation (i.e., legislation authorizing the raising of resources for a specific purpose).

Committed Fund Balance consists of amounts that can only be used for specific purposes pursuant to constraints imposed by formal action of the City Commission, the highest level of decision making in the City. These committed amounts cannot be used for any other purpose unless the government removes or changes the specified use.

Assigned Fund Balance includes amounts that are constrained by the government's intent, but are neither restricted nor committed. The assignment conveys that the intended use of those amounts is for a specific purpose that is narrower than the general purposes of the governmental fund. Intent is not imposed by a formal commission action. Unassigned Fund Balance is the residual classification for the general fund. The General Fund should be the only fund that reports a positive unassigned fund balance, since expenditures associated with other funds are incurred for the specific activity for which the fund is reporting.

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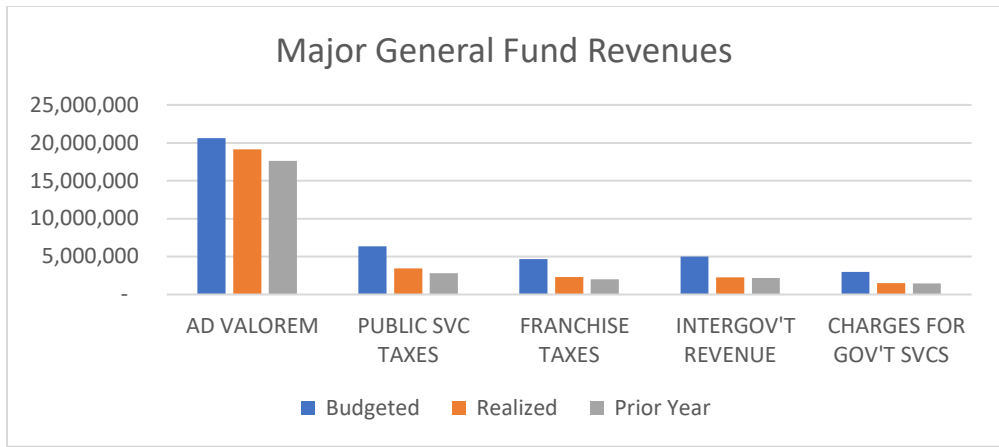
GENERAL FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues of the General Fund are \$33,929,873 as of March 31, 2026 and represent 69% of operating revenues budgeted this fiscal year. Charges for government services represent allocated administrative costs charged out to other funds for governmental services provided. Transfers from other funds include transfers from the GIFT Fund for repayment of Hurricane Reserves and transfers from the Airport Fund for the repayment of debt.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 001 - GENERAL FUND				
AD VALOREM	20,608,904	19,144,652	92.90	17,603,797
OTHER TAXES	1,118,524	255,488	22.84	250,499
PUBLIC SERVICE TAXES	6,370,509	3,441,870	54.03	2,825,919
COMMUNICATION SVC TAX	1,223,979	589,826	48.19	595,541
LOCAL BUSINESS TAXES	240,000	268,323	111.80	277,026
FRANCHISE TAXES	4,649,123	2,301,766	49.51	2,026,815
PERMITS, FEES, & SPECIAL ASSESSMENTS	50,420	29,898	59.30	45,295
OPERATING GRANTS	542,213	512,999	94.61	12,596
INTERGOVERNMENTAL REVENUE	4,996,171	2,267,038	45.38	2,178,954
PAYMENT IN LIEU OF TAXES	3,384,561	1,650,118	48.75	1,591,182
CHARGES FOR SERVICES	945,913	505,217	53.41	530,971
FINES & FORFEITS	130,000	50,577	38.91	44,521
MISCELLANEOUS REVENUES	511,114	428,787	83.89	424,261
INTEREST REVENUES	875,000	611,934	69.94	615,607
RENTAL INCOME	369,313	252,915	68.48	215,619
CHARGES FOR GOVT SERVICES	2,988,504	1,494,252	50.00	1,479,827
TRANSFERS FROM OTHER FUNDS	425,164	124,212	29.22	232,742
	<u>49,429,412</u>	<u>33,929,873</u>	68.64	<u>30,951,170</u>
USE OF RESERVES	8,570,113	-	0.00	-
TOTAL REVENUES	<u>57,999,525</u>	<u>33,929,873</u>	58.50	<u>30,951,170</u>

- Property taxes are 93% realized due to property owners that take advantage of discounts associated with payment their property taxes before the due date. This same quarter last year was also 93%.
- Other taxes include 1st Local Option Gas Tax at 47% realized this quarter. Fire and casualty insurance premium taxes are both at 0% realized due to timing of payments which come in later in the fiscal year.
- Communication service taxes are 48% realized and trending slightly downward compared to one year ago.
- Permits, fees and special assessments are at 60% realized mainly due to special lighting assessments which are collected early in the fiscal year on property tax bills.
- Operating grants include VOCA and FEMA grant revenue which are reimbursements for expenses incurred and will not follow normal benchmarks for any given quarter.
- Charges for services include seasonal revenues for parks and recreation events which do not always follow normal benchmarks for any given quarter.
- Fines and forfeits include parking ticket revenue which is 39% of budget at the end of the second quarter.

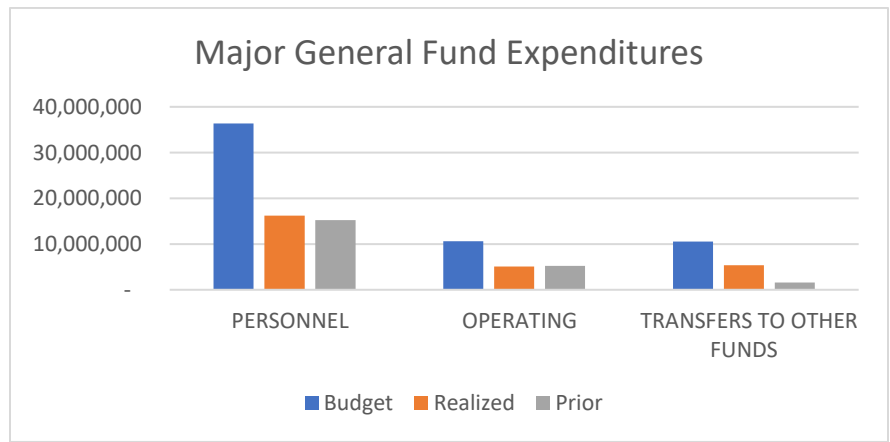


EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

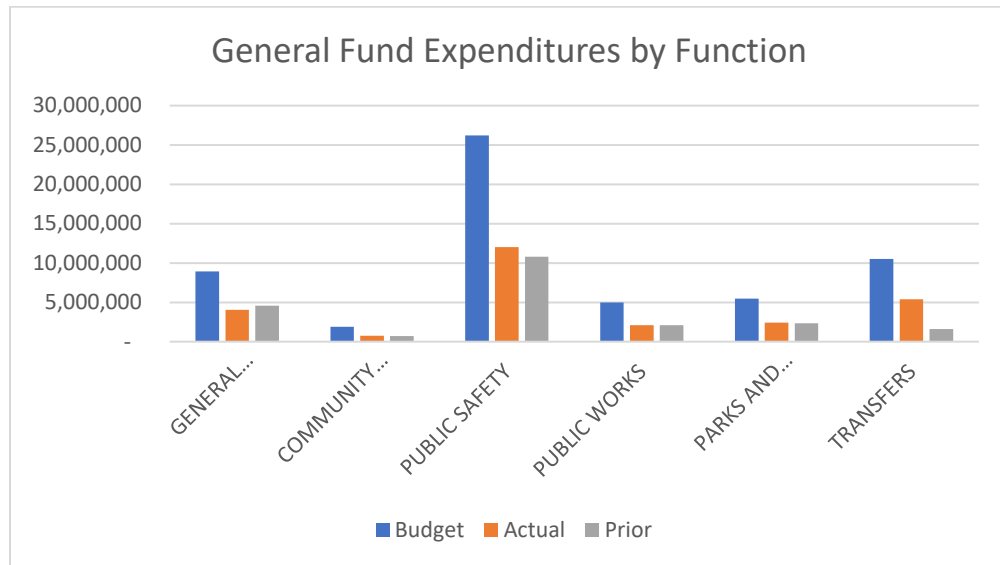
General Fund expenditures are \$26,719,937 or 46% of budgeted funds as of March 31, 2026. Expenditures by category as a percent of appropriated funds are personnel 45%, operating 48%, grants and aid 0%, contingency 0%, and transfers to other funds 51%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 001 - GENERAL FUND				
PERSONNEL	36,374,246	16,228,188	44.61	15,266,005
OPERATING	10,628,766	5,098,394	47.97	5,230,994
GRANTS & AID	50,000	-	0.00	34,000
CONTINGENCY	436,664	-	0.00	-
TRANSFERS TO OTHER FUNDS	10,509,849	5,393,355	51.32	1,620,256
TOTAL EXPENDITURES	57,999,525	26,719,937	46.07	22,151,255

- Contingencies include funds for emergency purchases (\$236,664) and planned savings for the Hurricane Reserve (\$200,000).
- Budgeted transfers to other funds include transfers to Homelessness Fund (\$797,643), transfers to the Grants & Special Revenue Fund (\$836,956), transfers to the Debt Service Fund (\$1,309,347), and transfers to the Capital Projects Fund (\$7,565,903). Transfers for capital are recorded when expenses are incurred which do not always follow normal benchmarks for any given quarter.



Expense by Function	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 001 - GENERAL FUND				
GENERAL GOVERNMENT	8,938,226	4,026,977	45.05	4,592,114
COMMUNITY DEVELOPMENT	1,877,512	767,604	40.88	708,622
PUBLIC SAFETY	26,201,542	12,002,239	45.81	10,781,561
PUBLIC WORKS	4,997,222	2,106,573	42.15	2,105,238
PARKS AND RECREATION	5,475,174	2,423,189	44.26	2,343,464
TRANSFERS	10,509,849	5,393,355	51.32	1,620,256
Fund 001 - GENERAL FUND: TOTAL EXPENDITURES	<u>57,999,525</u>	<u>26,719,937</u>	46.07	<u>22,151,255</u>



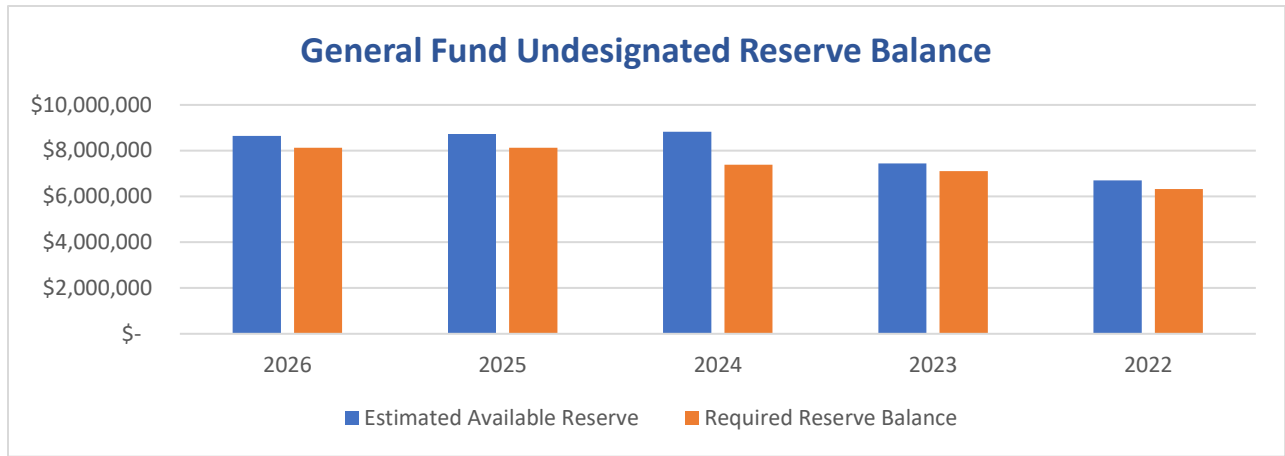
GENERAL FUND CAPITAL PROJECTS

Capital projects other than Subscription Based Information Technology Assets (SBITA's) for the General Fund are recorded in the Grants & Special Revenues Fund and the Capital Projects Fund which are included in a separate section of this report.

GENERAL FUND RESERVE ANALYSIS

According to City policy, the City will manage its fiscal resources to ensure funding for City operations is not disrupted. A reserve equivalent to two month's operating needs shall be maintained in the General Fund. The funds available for this reserve are estimated to be \$8,645,479 which represents a reserve balance of \$523,169 above the two-month required Undesignated Reserve of \$8,122,310 at March 31, 2026.

General Fund				
Fiscal Year 2026 Undesignated Reserve Analysis				
	1st QTR	2nd QTR	3rd QTR	4th QTR
Estimated Available Reserve Funds	\$ 8,726,223	\$ 8,645,479		
Required 2 Month Undesignated Reserve	8,212,690	8,122,310		
Surplus/Deficit	\$ 513,533	\$ 523,169		



CONFISCATED TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Confiscated Trust Fund revenues are \$1,622 or 54% of operating budget, excluding use of reserves. Revenues are budgeted to cover expenses and not based on revenue projections.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Confiscated Trust Fund operating expenditures are at \$13,406 or 82% of budget. Reserve funds were budgeted in the first quarter for the purchase of short-barreled rifles for the Police Department.

HOMELESS SHELTER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

The Homeless Shelter Fund revenues are \$403,722 or 49% of total revenues budgeted this fiscal year. Operating revenues are comprised of private donations totaling \$4,900 and transfers from the General Fund totaling \$398,822 or 50% of budgeted funds which will be used towards operations of the facility.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

The Homeless Shelter expenses are \$385,607 or 47% of budgeted expenses this fiscal year. Expenses include payments to the West Volusia Neighborhood Center for operation of the shelter, payments to the First Step Shelter, and property insurance and building maintenance for the facility. The Homeless Shelter Fund has depleted all reserve funds and relies on donations and transfers from the General Fund to cover expenses this year.

SPRING HILL COMMUNITY REDEVELOPMENT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Spring Hill Community Redevelopment Fund revenues realized at March 31, 2026 are \$1,207,256 or 112% of budgeted revenues, excluding use of reserves. CRA revenues are comprised of ad valorem taxes, intergovernmental revenues from other taxing authorities, miscellaneous revenues, and interest revenue.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 160 - SPRING HILL CRA FUND				
AD VALOREM	369,101	374,557	101.48	349,613
INTERGOVERNMENTAL REVENUE	711,066	783,314	110.16	717,655
MISCELLANEOUS REVENUES	1,200	1,700	141.67	1,289
INTEREST REVENUES	-	47,686	100.00	41,276
OPERATING GRANTS	-	-	0.00	27,802
	<u>1,081,367</u>	<u>1,207,256</u>	111.64	<u>1,137,634</u>
USE OF RESERVES	1,028,315	-	0.00	-
TOTAL REVENUES	<u><u>2,109,682</u></u>	<u><u>1,207,256</u></u>	57.22	<u><u>1,137,634</u></u>

- Ad Valorem and Intergovernmental revenues are 102% and 110% realized due to revenues from all taxing agencies were billed and collected through the second quarter.
- Miscellaneous Revenues are 142% realized mainly due to toy donations from Open Door Christian Church.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Spring Hill Community Redevelopment Fund expenditures are \$216,999 or 10% of total budget, while operating expenses are \$182,840 or 39% of operating budget, excluding contingency savings and capital. Expenditures by category as a percent of appropriated funds are personnel 44%, operating 51%, grants & aid 13%, transfers to other funds 49%, services provided by general government 50%, capital outlay 3%, and contingency 0%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 160 - SPRING HILL CRA FUND				
PERSONNEL	220,424	97,240	44.11	79,785
OPERATING	51,402	26,371	51.30	31,935
GRANTS & AID	110,000	14,459	13.14	-
TRANSFERS TO OTHER FUNDS	54,971	26,714	48.60	18,970
SERVICES PROVIDED BY GEN GOVT	36,112	18,056	50.00	8,738
	<u>472,909</u>	<u>182,840</u>	38.66	<u>139,429</u>
CAPITAL OUTLAY	1,037,315	34,160	3.29	97,604
CONTINGENCY SAVINGS	599,458	-	0.00	-
TOTAL EXPENDITURES	<u><u>2,109,682</u></u>	<u><u>216,999</u></u>	10.29	<u><u>237,033</u></u>

- Services provided by general government represents allocated expenses for services provided by other funds
- Budgeted transfers include transfers to the debt service fund to cover loan payments for construction of the Spring Hill Resource Center (\$36,386) and transfers to the capital project fund for shared cost of projects (\$18,585).

SPRINGHILL CRA FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR- TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
CANDLELIGHT OAKS BASKETBALL COURT	56,725	34,160	0	22,565	39.78
CANDLELIGHT PARK IMPROVEMENTS	116,231	0	0	116,231	100.00
SIDEWALK INSTALLATION AND IMPROVEMENTS	49,000	0	0	49,000	100.00
ADA UPGRADES	13,000	0	0	13,000	100.00
CLARA STREETSCAPE	793,359	0	0	793,359	100.00
COLOR COPIER/PRINTER	9,000	0	0	9,000	100.00
	<u>1,037,315</u>	<u>34,160</u>	<u>0</u>	<u>1,003,155</u>	<u>96.71</u>

GOVERNMENTAL IMPACT FEES TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Governmental Impact Fees Trust Fund revenues realized at March 31, 2026 are \$804,125 or 65% of budgeted operating revenues, excluding use of reserves. The Governmental Impact Fees Trust Fund was established to budget and account for projects using revenue collected from Police, Fire, Parks and Recreation, and General Government Building Impact Fees paid by new customers. A new Impact Fee study was completed in July 2025 with fee increases adopted by ordinance in September 2025. Revenues are budgeted to match expenses and do not reflect planned savings for the fiscal year.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 170 - GIFT FUND				
PERMITS, FEES, & SPECIAL ASSESSMENTS				
IMPACT FEES - POLICE RESIDENTIAL	41,755	92,691	221.99	152,772
IMPACT FEES - FIRE RESIDENTIAL	170,000	131,845	77.56	74,125
IMPACT FEES - POLICE COMMERCIAL	-	4,510	100.00	10,795
IMPACT FEES - FIRE COMMERCIAL	-	8,696	100.00	4,844
IMPACT FEES - RECREATION RESIDENTIAL	865,886	342,196	39.52	343,232
IMPACT FEES - GEN GOVT RESIDENTIAL	167,090	125,855	75.32	132,437
IMPACT FEES - GEN GOVT COMMERCIAL	-	7,296	100.00	9,354
INTEREST REVENUES	-	91,037	100.00	128,054
	<u>1,244,731</u>	<u>804,125</u>	64.60	<u>855,613</u>
USE OF RESERVES	<u>1,132,281</u>	-	0.00	-
TOTAL REVENUES	<u><u>2,377,012</u></u>	<u><u>804,125</u></u>	33.83	<u><u>855,613</u></u>

- Impact fees are trending downward this fiscal year compared to the same period last year. Budgeted impact fees are mainly dedicated to the repayment of debt for impact-related projects. Recreation impact fees are only 40% collected through the end of the second quarter compared to the second quarter benchmark of 50%.
- Budgeted Use of General Gov't reserves is to fund AED upgrades around city (\$20,000), Orange Camp roundabout sign & improvements (\$60,000), Fleet/Maintenance building (\$92,910), six security cameras for downtown (\$30,000), meridian barriers and bollards (\$308,650), and impact fee study (\$698).
- Budgeted Use of Parks & Rec Reserves is to fund the Sperling Sports Complex parking improvements (\$128,367) and impact fee study (\$698).
- Budgeted Use of PD Reserves is to fund six new police vehicles (\$105,012), GETAC tablets (\$46,550), and impact fee study (\$698).
- Budgeted Use of Fire Reserves is to fund design fees for South Station (\$150,000), heavy rescue equipment (\$188,000), and impact fee study (\$698).

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Governmental Impact Fees Trust Fund expenses as of March 31, 2026 are \$863,677 or 36% of budgeted funds. 71% of budgeted expenditures are transfers to other funds to cover project expenses that are funded by more than impact fees.

EXPENDITURES BY CATEGORY	2025-26	YTD QTR BALANCE	% BDGT	YTD QTR BALANCE
	AMENDED BUDGET	03/31/2026	USED	03/31/2025
Fund 170 - GIFT FUND				
OPERATING	69,342	53,817	77.61	4,475
CAPITAL OUTLAY	781,662	197,056	25.21	1,365
TRANSFERS TO OTHER FUNDS	1,526,008	612,804	40.16	665,085
TOTAL EXPENDITURES	<u>2,377,012</u>	<u>863,677</u>	36.33	<u>670,925</u>

- Budgeted operating expenses include funding for an updated impact fee study (\$2,792), citywide AED upgrades (\$20,000) and GETAC Tablets (\$46,550)
- Budgeted transfers to the General Fund include \$200,000 to repay Hurricane Reserves. Budgeted transfers to the Debt Service Fund include \$877,641 for debt funded impact projects such as Earl Brown Park, Sperling Sports Complex, Pickleball Courts, construction of Fire Station #81 and Police Evidence Building. Transfers to the Capital Project Fund include \$60,000 for Orange Camp Road, \$260,000 for the Fleet/Maintenance building and \$128,367 for Sperling Complex parking improvements.
- Capital Outlay is at 40% of budget due to timing of capital purchases and will not follow normal benchmarks each quarter. Detailed expenditures for capital projects are included below.

GOVERNMENTAL IMPACT FEES TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26	YTD QTR BALANCE	ENCUMBERED YEAR-	UNENCUMBERED	% BDGT
	AMENDED BUDGET	03/31/2026	TO-DATE	BALANCE	REMAIN
BOLLARDS	308,650	0	0	308,650	100.00
DOWNTOWN CAMERAS (6)	30,000	0	30,000	0	0.00
DESIGN FEES FOR SOUTH STATION	150,000	3,338	13,163	133,500	89.00
NEW LADDER TRUCK EQUIPMENT	100,000	11,395	79,076	9,529	9.53
MSA G1 SCBA FOR HEAVY RESCUE & LADDER 83	88,000	78,605	0	9,395	10.68
VEHICLE FOR NEW OFFICER (1 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (2 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (3 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (4 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (5 OF 6)	17,502	17,286	215	0	0.00
VEHICLE FOR NEW OFFICER (6 OF 6)	17,502	17,286	215	0	0.00
	<u>781,662</u>	<u>197,056</u>	<u>123,530</u>	<u>461,076</u>	<u>58.99</u>

DOWNTOWN COMMUNITY REDEVELOPMENT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Downtown Community Redevelopment Fund revenues are at \$1,216,057 or 119% of budgeted operating revenues. CRA revenues are comprised of ad valorem taxes, intergovernmental revenue, charges for services, miscellaneous revenues, and interest revenues.

REVENUES BY CATEGORY	2025-2026	YTD QTR BALANCE	% BDGT	YTD QTR BALANCE
	AMENDED BUDGET	3/31/2026	USED	03/31/2025
Fund 180 - DOWNTOWN CRA FUND				
AD VALOREM	554,701	560,904	101.12	398,797
INTERGOVERNMENTAL REVENUE	396,512	561,421	141.59	401,411
CHARGES FOR SERVICES	58,105	42,630	73.37	11,400
MISCELLANEOUS REVENUES	14,618	11,277	77.14	106,904
INTEREST REVENUES	-	39,826	100.00	37,122
TOTAL REVENUES	<u>1,023,936</u>	<u>1,216,057</u>	118.76	<u>955,633</u>

- Ad Valorem and Intergovernmental revenues are 101% and 142% realized due to revenues from all taxing agencies have been billed and collected.
- Charges for services are 73% of budget and include Museum of Arts lease payments. Lease payments are billed in advance and include seven months of billed revenue through the end of the second quarter.
- Miscellaneous revenues are 77% of budget and include Mainstreet DeLand lease and insurance payments.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Downtown Community Redevelopment Fund expenditures are \$371,340 or 36% of total budget funds, while operating expenses are \$357,712 or 41% of operating budget, excluding contingency savings and capital. Expenses by category as a percent of appropriated funds are operating expenses 59%, grants and aid 0%, services provided by general government 50%, transfers to other funds 50%, capital outlay 100%, and contingency 0%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 180 - DOWNTOWN CRA FUND				
OPERATING	556,606	329,399	59.18	361,111
GRANTS & AID	259,500	-	0.00	-
SERVICES PROVIDED BY GEN GOVT	18,056	9,028	50.00	8,738
TRANSFERS TO OTHER FUNDS	38,435	19,285	50.18	19,284
	872,597	357,712	40.99	389,133
CAPITAL OUTLAY	-	13,628	100.00	7,335
CONTINGENCY	151,339	-	0.00	-
TOTAL EXPENDITURES	1,023,936	371,340	36.27	396,468

- Services provided by general government represents allocated expenses for management services provided by the general fund.
- Budgeted transfers include transfers to the debt service fund to cover loan payments for Downtown Parking Improvements (\$38,435).
- Capital Outlay is 100% of budget due to the timing of budget amendments which was approved at the May 4th, 2026 Downtown CRA Meeting. Detailed expenditures for capital projects are included below.

DOWNTOWN COMMUNITY REDEVELOPMENT FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR- TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
VOOHRIS AVENUE STREETScape	0	13,628	0	(13,628)	0.00 *
	0	13,628	0	(13,628)	0.00

GRANTS & SPECIAL REVENUES FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Grants and Special Revenues Fund revenues realized at March 31, 2026 are \$1,069,687 or 70% of budgeted revenues, excluding use of reserves and debt proceeds. The Grants and Special Revenues Fund was established to budget and account for all capital projects and expenditures relating to grants and other specific revenues that fund non-payroll operating expenses. Revenues in this fund are based on timing of projects and will not always follow the normal benchmarks for each quarter.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 190 - GRANT & SPECIAL REVENUE FUND				
OTHER TAXES	388,540	188,298	48.46	183,475
CHARGES FOR SERVICES	85,500	82,950	97.02	569,625
INTEREST REVENUES	-	23,810	100.00	28,997
TRANSFERS FROM OTHER FUNDS	836,956	749,628	89.57	75,692
CAPITAL GRANTS	222,890	25,000	11.22	11,943
	<u>1,533,886</u>	<u>1,069,687</u>	69.74	<u>869,732</u>
DEBT PROCEEDS	500,000	-	0.00	-
USE OF RESERVES	544,174	-	0.00	-
TOTAL REVENUES	<u>2,578,060</u>	<u>1,069,687</u>	41.49	<u>869,732</u>

- Charges for Services include Tree Replacement revenue which is 97% of budget.
- Budgeted transfers include transfers from the General Fund for road materials and improvements (\$725,833), Jackson Lane Park improvements (\$23,795), drone replacement (\$5,450) and Tra Thomas Park improvements (\$81,878). Transfers are recorded when expenses are incurred and will not always follow quarterly benchmarks.
- Federal grant revenues include FDLE funds for drone replacement and County of Volusia funds for Zoll Autopulse Devices.
- Debt proceeds include \$500,000 budgeted for a 2025 debt issue to pay for road resurfacing which was carried over to FY 2026.
- Use of Reserves is budgeted for road materials and supplies (\$255,507) and tree revenue projects (\$288,667).

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Grants and Special Revenue Fund expenditures as of March 31, 2026 are \$1,677,239 or 65% of budgeted funds. Expenses by category are operating 69% and capital outlay 57%. Operating expenses include road materials and supplies and tree department operating supplies. Expenditures in this fund are based on timing of projects and will not always follow normal benchmarks for a given quarter.

GRANTS & SPECIAL REVENUES FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26		ENCUMBERED YEAR- TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
	AMENDED BUDGET	YTD QTR BALANCE 03/31/2026			
CO OF VOL - ZOLL AUTOPULSE DEVICES	188,244	0	188,086	158	0.08
FDLE - DRONE REPLACEMENT	30,450	0	30,450	0	0.00
SR44 & KEPLER INTERSECTION IMPROVEMENTS	338,699	338,699	0	0	0.00
REPLACE 1330143 WITH A F550 REGULAR CAB	126,609	95,174	0	31,435	24.83
ATTACHMENTS FOR THE MINI-SKID STEER	16,558	0	8,279	8,279	50.00
CDBG 21&22 - TRA THOMAS PARK IMPROVEMENT	81,878	0	81,878	0	100.00
CDBG 2025 - JACKSON LANE PARK PAVILION	23,795	23,795	0	0	0.00
	806,233	457,668	308,693	39,872	0.05

DEBT SERVICE FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues for the Debt Service Fund consists of transfers from other funds which are used to pay debt payments for the current fiscal year. As of March 31, 2026, \$882,051 or 39% of budgeted funds were transferred from other funds to cover debt payments made by the end of the second quarter. Transfers occur as debt payments are due which will not always follow normal benchmarks each quarter.

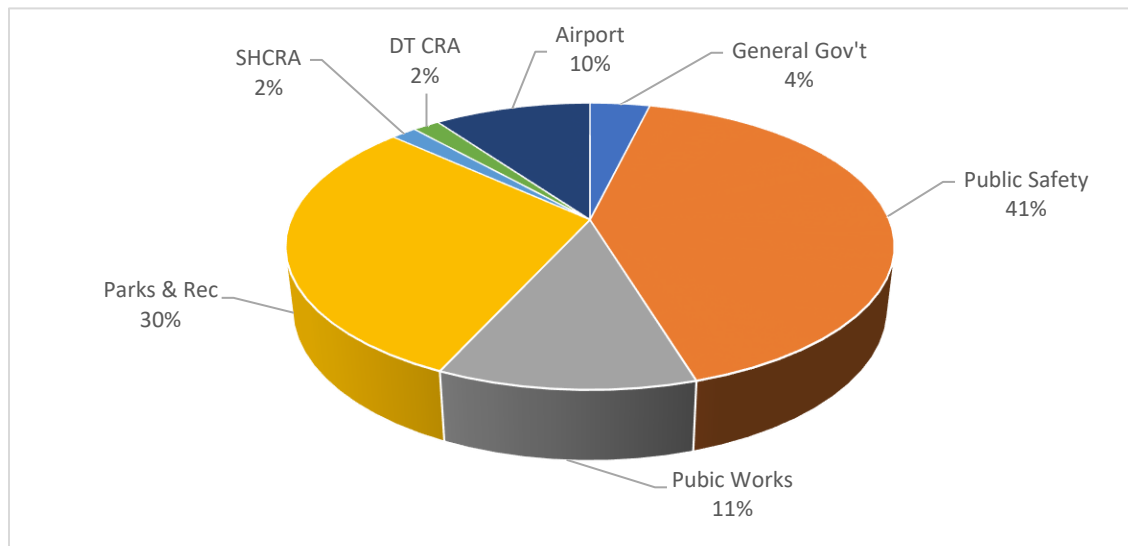
EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Debt Service Fund expenditures are \$882,051 or 39% of budgeted funds at the end of the second quarter. Budgeted expenditures by department for governmental related debt payments include General Government (\$85,781), Public Safety (\$938,950), Public Works (\$261,738), Parks and Recreation (\$676,746), Airport (\$225,164), Downtown CRA (\$38,435), and Springhill CRA (\$36,386). Parks budget includes estimated payments for construction of pickleball courts.

Annual Debt Service Schedule – FY 2026

Debt Instrument	FY 2026			
	Governmental Funds Debt	From Amortization Schedules		
	Principal Payments	Interest Payments	Total Payment Due	Principal Bal Due
2013A Note BB&T - EB Park	141,252	38,591	179,843	1,042,322
2013B Note BB&T - EB Park	53,473	14,609	68,082	394,585
2018A Revenue Note BB&T - Non-taxable	279,900	45,709	325,609	1,236,546
2018B Revenue Note BB&T - Taxable	72,244	26,316	98,560	595,603
2019 Revenue Note - Chase Bank	547,219	107,138	654,357	6,090,665
2020 Truist Bank Lease - Ladder Truck	198,627	5,600	204,227	201,408
2023 Revenue Note - Webster Bank	205,500	218,254	423,754	4,499,400
	1,498,214	456,218	1,954,432	14,060,529

Debt Service by Function – FY 2026



CAPITAL PROJECTS FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Revenues for the Capital Projects Fund total \$5,315,948 or 52% of budgeted funds, excluding use of reserves and debt proceeds. Revenue includes .3 mills of ad valorem taxes dedicated for capital expenses, interest earnings, debt proceeds and transfers from other funds which are recognized when expenses are incurred for each project and will not always follow normal benchmarks each quarter.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 300 - CAPITAL PROJECTS FUND				
AD VALOREM	1,049,209	1,023,782	97.58	1,247,579
MISCELLANEOUS REVENUES	327,778	-	0.00	3,114
INTEREST REVENUES	-	22,701	100.00	53,211
TRANSFERS FROM OTHER FUNDS	8,753,436	4,269,465	48.77	923,833
	<u>10,130,423</u>	<u>5,315,948</u>	<u>52.48</u>	<u>2,227,737</u>
DEBT PROCEEDS	3,191,000	-	0.00	-
USE OF RESERVES	1,379,348	-	0.00	-
TOTAL REVENUES	<u>14,700,771</u>	<u>5,315,948</u>	<u>36.16</u>	<u>2,227,737</u>

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Capital fund expenditures total \$5,546,870 or 38% of budgeted capital expenses. Expenses in this fund are for operating capital and capital projects which are detailed in the section below.

CAPITAL PROJECTS FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
ROOF REPLACEMENT FOR CITY HALL	331,240	0	0	331,240	100.00
CITY HALL MONUMENT SIGNS	23,192	19,974	0	3,218	13.88
FIRE PANEL FOR CITY HALL	29,648	0	0	29,648	100.00
BS&A ONLINE CLOUD BASE	247,000	0	222,470	24,530	9.93
DARKTRACE - INTERNAL NETWORK SECURITY	67,699	0	0	67,699	100.00
PRODUCTION SERVER REFRESH	148,864	117,987	0	30,877	20.74
VX RAIL SERVERS	856,100	719,061	0	137,039	16.01

MOVE FIBER FOR WAN FROM PD TO CH	14,488	0	0	14,488	100.00
SCSI PROTOCOL/SERVER STORAGE HARDWARE	48,876	48,876	0	0	0.00
FIRE STATION 82/83 IMPROVEMENTS	4,328	38	3,114	1,177	27.19
FIRE STATION 83 ADDITION	22,571	18,900	0	3,671	16.26
LAND FOR NEW FIRE STATION NEAR SR44	145,000	0	0	145,000	100.00
FIRE STATION 83 ADDITION	839,933	700,818	14,858	124,257	14.79
STATION 82 UPGRADES	106,608	533	78,775	27,300	25.61
ENGINE REPLACEMENT 2007 CONTENDER	808,781	764,335	43,329	1,116	0.14
LADDER APPARATUS 75' PIERCE ENFORCER	1,288,603	1,288,603	0	0	0.00
MACH ALERT 81-82-83	53,215	0	37,758	15,458	29.05
ZOLL X SERIES ADV MONITOR DEFIB	56,000	48,627	6,992	382	0.68
CONFINED SPACE RESCUE EQUIP	30,000	0	0	30,000	100.00
REPLACEMENT VENTILATION FANS FOR E82	5,500	5,049	0	451	8.20
REPLACEMENT VENTILATION FANS FOR E83	5,500	5,049	0	451	8.20
GENERATOR REPLACEMENT AT FS82	62,666	0	62,666	0	0.00
ENGINE REBUILD ON RESCUE VEHICLE	13,644	13,643	0	1	0.01
ST 82 HARDWIRED FOR KEYCARD SWIPES	14,200	0	0	14,200	100.00
NEW 60 MIL PVC ROOF	237,384	0	0	237,384	100.00
PD PERIMETER SECURITY FENCING AND WALL	178,875	0	21,172	157,703	88.16
REPLACE FAULTY HVAC CHILLER WATER VALVES	12,650	0	0	12,650	100.00
600KW DIESEL GENERATOR FOR POLICE	200,776	200,776	0	0	0.00
2026 CHEVY BLAZER CID 1 OF 2	45,661	41,635	4,026	0	0.00
FORD EXPEDITION WRAPPED COMMUNITY ENGAGE	84,623	7,882	72,894	3,847	4.55
2026 CHEVY BLAZER CID 2 OF 2	45,661	41,635	4,026	0	0.00
2026 FORD INTERCEPTOR SUV PATROL 1 OF 5	81,068	7,826	68,877	4,365	5.38
2026 FORD INTERCEPTOR SUV PATROL 2 OF 5	81,068	7,826	68,877	4,365	5.38
2026 FORD INTERCEPTOR SUV PATROL 3 OF 5	81,068	7,826	68,877	4,365	5.38
2026 FORD INTERCEPTOR SUV PATROL 4 OF 5	81,068	7,826	68,877	4,365	5.38
2026 FORD INTERCEPTOR SUV PATROL 5 OF 5	81,068	7,826	68,877	4,365	5.38
HANDHELD PORTABLE RADIOS	48,019	48,018	0	1	0.00
422 E BERESFORD LAND PURCHASE	846,900	300	6,600	840,000	99.19
COLOR COPIER, FAX AND SCANNER FOR PS	9,000	0	0	9,000	100.00
BADGE ACCESS CONTROL PANEL	7,500	0	0	7,500	100.00
CITY ENTRY FEATURE - DESIGN	47,834	2,697	45,136	0	0.00
BERESFORD EXT. MULTI USE PATH WITH VOLUS	119,819	0	0	119,819	100.00
ARLINGTON SIDEWALK - PLYMOUTH TO OAKDALE	50,000	0	0	50,000	100.00
ORANGE CAMP SIGN AND IMPROVEMENTS	350,000	0	0	350,000	100.00
RRFB SIGN 1 OF 2	9,378	6,651	0	2,727	29.07
RRFB SIGN 2 OF 2	9,379	6,681	0	2,698	28.77
REPLACE 11320124- STERLING DUMP	268,743	0	191,152	77,591	28.87
2025 FORD F550 (REPLACE 132128A)	107,782	90,980	0	16,802	15.59
2025 FORD F250 SUPER CAB	71,570	70,569	0	1,001	1.40
REPLACE 132-INM-524 WITH SCAG TURF 61"	20,400	16,199	0	4,201	20.59
INSTALL CEMETERY FENCE	83,325	0	29,254	54,071	64.89
REPLACE 134182B - F150	54,562	39,582	851	14,129	25.89
REPLACE 134180A - F350	99,259	72,927	0	26,332	26.53
FUEL MASTER LIVE	25,733	19,967	0	5,766	22.41
REPLACE 136195A WITH CHEVY SILVERADO	63,169	45,424	0	17,745	28.09
RESURFACE GYM FLOOR - CHISHOLM	10,680	0	0	10,680	100.00
TERMITE TENTING ADMIN BLDG & LEMON ROOM	13,960	0	0	13,960	100.00
SPEC MARTIN IMPROVEMENTS	4,494	0	0	4,494	100.00
PICKLEBALL/TENNIS COURTS - EARL BROWN	3,710,944	58,457	3,652,487	0	0.00
SKATEPARK DESIGN	100,000	0	0	100,000	100.00
SPEC - DRAINAGE, REPLACE TURF	495,954	0	0	495,954	100.00
PARKING IMPROVEMENTS - SPERLING	305,913	291,362	0	14,551	4.76
PANIC BARS - CONRAD	20,626	16,239	0	4,387	21.27
PANIC BARS - SPEC MARTIN	20,654	0	20,653	1	0.00
NEW PAVILION & REMOVAL OF TENNIS COURTS	15,000	0	0	15,000	100.00
REPLACE BANQUET CHAIRS - SANBORN	73,794	0	0	73,794	100.00
APGAR SPORTS COMPLEX SIGNS	153,220	153,220	0	0	0.00
ROBOT MOWERS	2,777	42,570	(42,570)	(39,793)	100.00
PULL BEHIND LIFT	47,905	47,775	0	130	0.27
REPLACE ROTADARION	21,988	21,988	0	0	0.00
REPLACE TORO TOPDRESSER	19,907	0	18,970	937	4.70
BACKFLOW PREVENTER 1 OF 2	8,988	0	8,648	341	3.79

BACKFLOW PREVENTER 2 OF 2	8,989	248	8,400	342	3.80
PULL BEHIND LEAF & DEBRIS BLOWER	12,495	0	12,014	481	3.85
REPLACE VIDEO BOARD & SOUND SYSTEM -SPEC	527,301	263,651	263,651	0	0.00
NEW HYDRAULIC IN-GROUND CYLINDER CONRAD	80,766	80,765	0	1	0.00
A/C REPLACEMENT AT SPEC MARTIN	59,000	59,000	0	0	0.00
NEW DISHWASHER AT SANBORN	9,047	9,047	0	0	0.00
REEL MOWER	57,356	0	57,356	0	0.00
ICE MACHINE - SPEC MARTIN	6,852	0	6,852	0	0.00
SPEC MARTIN SOUND SYSTEM	185,163	0	0	185,163	100.00
	14,700,771	5,546,870	5,195,917	3,915,414	26.63

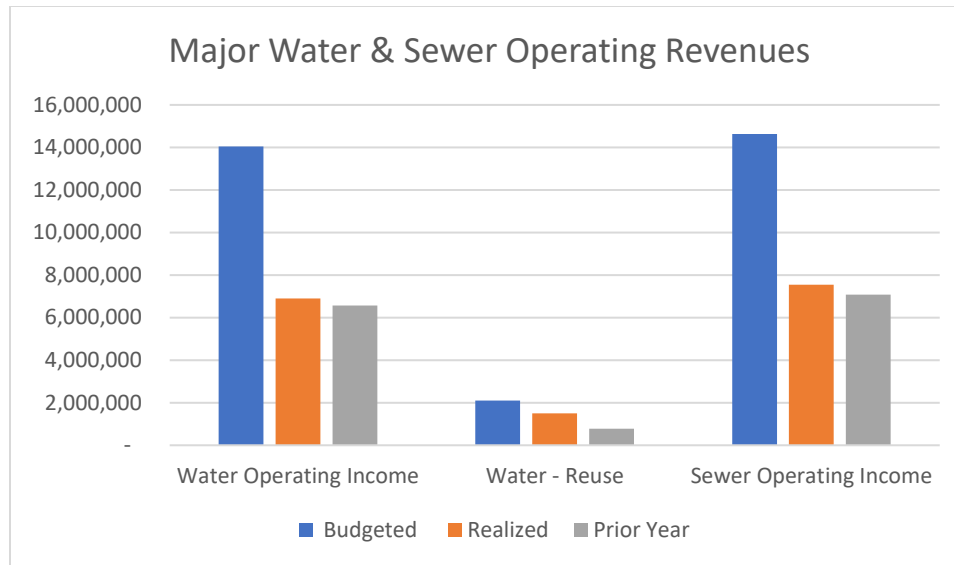
WATER & SEWER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Water & Sewer revenues are \$19,172,899 or 24% of budget. Operating revenues, excluding capital grants, debt proceeds and use of reserves, are 53% realized as of March 31, 2026. Revenue by category as a percent of budget realized is charges for services 51%, miscellaneous revenues 190%, interest revenues 103%, charges for government services 50%, transfers from other funds 12%, capital grants 12%, and debt proceeds 0.25%.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 401 - WATER & SEWER FUND				
CHARGES FOR SERVICES	32,746,876	16,791,869	51.28	15,237,921
MISCELLANEOUS REVENUES	203,505	386,412	189.88	421,531
INTEREST REVENUES	600,000	617,689	102.95	567,054
CHARGES FOR GOVT SERVICES	186,482	92,818	49.77	74,511
TRANSFERS FROM OTHER FUNDS	100,000	12,485	12.49	-
	33,836,863	17,901,274	52.90	16,301,018
CAPITAL GRANTS	10,456,556	1,233,354	11.80	3,900,582
DEBT PROCEEDS	15,104,551	38,271	0.25	6,265,938
USE OF RESERVES	20,580,221	-	0.00	-
TOTAL REVENUES	79,978,191	19,172,899	23.97	26,467,537

- Miscellaneous revenues are 190% realized mainly due to realized and unrealized gains on investments which fluctuate with market value each quarter, insurance proceeds received, and a PFAS settlement.
- Charges for government services includes contributions from Refuse and Stormwater funds for administrative fees provided by those departments. Contributions are based on timing of invoice payments and will not always follow normal benchmarks for any given quarter.
- Capital grants include funding from federal, state and local agencies for approved grant funded projects. Reimbursements are requested when project expenses are incurred and will not always follow normal benchmarks for any given quarter.
- Debt proceeds are the city's portion of SRF funds received this fiscal year. The first semi-annual loan payment will be due in May 2027.



As of March 31, 2026, there are 27,783 water customers and 18,757 sewer customers billed each month. As reclaim lines are installed, irrigation accounts will decrease while reclaim accounts increase. There are 1,412 irrigation meters one year ago compared to 1,396 this quarter.

Based on the last water rate study performed by Raftelis, water rates will increase 4.5% a year and wastewater rates will increase 4.0% a year through FY 2026.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Water and Sewer Fund expenditures total \$22,046,557 or 28% of budget. Operating expenses are 41% of operating budget, excluding capital outlay and transfers for capital. Expenditures by category as a percent of appropriated funds are personnel 44%, operating 35%, services provided by general government 50%, contingency 0%, transfers 8%, and capital outlay 21%,.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 3/31/2025
Fund 401 - WATER & SEWER FUND				
PERSONNEL	12,613,076	5,592,160	44.34	5,349,225
OPERATING	10,666,747	3,728,591	34.96	3,406,808
SERVICES PROVIDED BY GEN GOVT	4,381,699	2,190,850	50.00	2,048,046
CONTINGENCY	305,821	-	0.00	-
	<u>27,967,343</u>	<u>11,511,600</u>	41.16	<u>10,804,078</u>
TRANSFERS TO OTHER FUNDS	3,669,425	281,957	7.68	526,080
CAPITAL OUTLAY	48,341,423	10,253,000	21.21	21,241,644
TOTAL EXPENDITURES	<u>79,978,191</u>	<u>22,046,557</u>	27.57	<u>32,571,802</u>

- Operating expense is 35% of budgeted funds primarily due to chemicals (7%), contractual services (10%), professional services (11%), meter supplies (13%) and power bills (18%) which are significantly below budget at the end of the second quarter. Timing of invoice payments will not always follow benchmarks for any given quarter.
- Budgeted transfers to other funds include transfers to the debt service fund (\$640), transfer to capital project fund to cover allocated costs of governmental capital projects (\$547,997) and transfers to the water trust fund and wastewater trust fund for capital projects not fully funded by impact fees (\$3,120,788). Transfers are recorded when expenses are incurred and will not always follow normal benchmarks for any given quarter.

- Services provided by general government include the 10% PILOT transfer to the general fund (\$1,650,118) and contributions to the general fund for shared administrative costs (\$540,732).

EXPENDITURES BY DEPARTMENT	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
4201 - UTILITIES ADMIN	6,632,450	3,020,665	45.54	2,688,240
4202 - ENGINEERING	1,631,570	646,852	39.65	612,587
4203 - WATER PRODUCTION	2,048,480	884,004	43.15	777,410
4204 - WATER DISTRIBUTION	5,049,443	1,760,142	34.86	1,572,542
4205 - WASTEWATER TREATMENT	4,416,742	1,602,391	36.28	1,741,500
4206 - UTILITIES MAINTENANCE	2,765,372	1,297,020	46.90	1,104,586
4208 - FACILITIES MAINTENANCE	1,207,910	527,295	43.65	545,297
4209 - CUSTOMER SERVICE	1,945,569	853,722	43.88	798,010
4210 - WASTEWATER COLLECTION	882,523	378,777	42.92	422,717
6666 - CAPITAL OUTLAY	48,341,423	10,253,000	21.21	21,241,644
9990 - CONTINGENCY	305,821	0	0.00	0
9998 - CONTRIBUTIONS	1,081,463	540,732	50.00	541,189
9999 - TRANSFERS	3,669,425	281,957	7.68	526,080
TOTAL EXPENDITURES - FUND 401	<u>79,978,191</u>	<u>22,046,557</u>	27.57	<u>32,571,802</u>

WATER & SEWER FUND CAPITAL PROJECTS

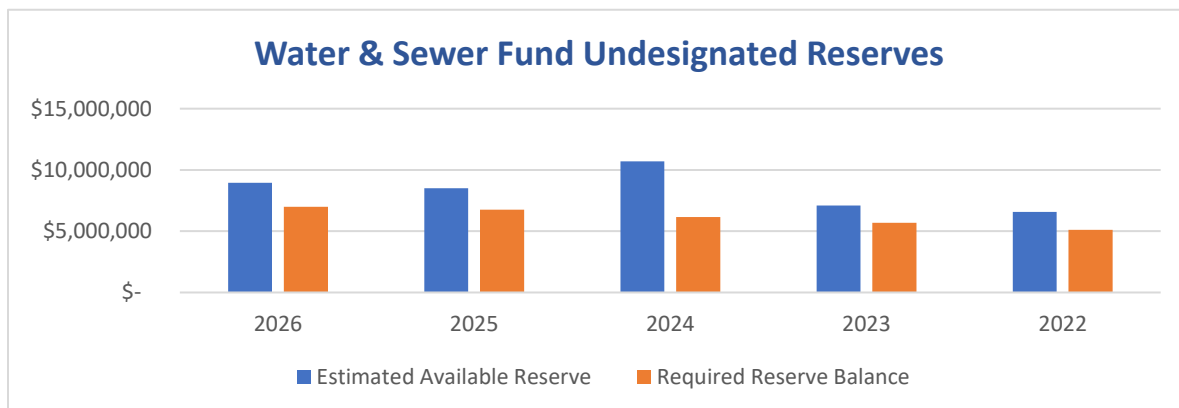
PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
401 E NEW HAMPSHIRE LAND PURCHASE	250,000	4,938	3,438	241,625	96.65
NEW VEHICLE FOR FOG INSPECTOR	45,094	44,826	0	268	0.59
WTP #10 PROJECT A WELL SITE	65,720	2,068	63,652	0	0.00
POTENTIAL WATER PLANT SITE ACQUISITION	16,500	5,288	11,213	0	0.00
WTP #10 PROJECT A WELL SITE	320,616	0	73,497	247,119	77.08
WTP#10 SUPPLY WELLS FG1-2	75,790	1,380	74,410	0	0.00
WATER PLANT #10 WELL FIELD & PLANT UPGRA	13,600,000	0	0	13,600,000	100.00
WATER PLANT PFAS PDR	187,000	21,088	123,757	42,155	22.54
WELL #5 EVALUATION	51,565	0	51,565	0	0.00
WATER PLANT SECURITY CAMERA REPLACEMENTS	2	0	0	2	100.00
WP#1 HIGH SERVICE WELL PUMP DRIVES 1OF3	17,249	175	13,741	3,334	19.33
WP#1 HIGH SERVICE WELL PUMP DRIVES 2OF3	17,249	10,979	2,762	3,508	20.34
WP#1 HIGH SERVICE WELL PUMP DRIVES 3OF3	17,249	4,620	9,121	3,508	20.34
WP#2 HIGH SERVICE WELL PUMP DRIVES 1OF3	17,295	0	0	17,295	100.00
WP#2 HIGH SERVICE WELL PUMP DRIVES 2OF3	17,295	0	0	17,295	100.00
WP#2 HIGH SERVICE WELL PUMP DRIVES 3OF3	17,295	0	0	17,295	100.00
WP#3 HIGH SERVICE WELL PUMP DRIVES 1OF3	17,299	0	0	17,299	100.00
WP#3 HIGH SERVICE WELL PUMP DRIVES 2OF3	17,299	0	0	17,299	100.00
WP#3 HIGH SERVICE WELL PUMP DRIVES 3OF3	17,299	0	0	17,299	100.00
DOWNTOWN WATER IMPROVEMENTS PHASE 1	72,396	17,853	32,617	21,926	30.29
SRF LEAD SERVICE LINE REPLACEMENT	1,183,676	82,558	386,138	714,980	60.40
2027 WATER MAIN IMPROVEMENTS DESIGN	425,700	0	398,103	27,597	6.48
WATER MASTER PLAN	9,156	0	0	9,156	100.00
HYDRAULIC 6" DIESEL PUMP ON TRAILER (ONE	65,512	65,506	0	6	0.01
PICKUP TRUCK UTILITY BODY REPLACE #288	68,209	0	67,078	1,131	1.66
PICKUP TRUCK UTILITY BODY REPLACE #289	68,209	0	67,078	1,131	1.66
BATTERY POWERED HYDRANT & VALVE EXERCISE	7,197	0	0	7,197	100.00
BATTERY POWERED VALVE EXERCISER PACKAGE	6,385	5,877	0	508	7.95
BACKHOE LOADER REPLACE #63	177,502	0	147,714	29,788	16.78
1265 AQUARIUS AVE LAND PURCHASE	5,925	2,325	3,600	0	0.00
NASH WRF ENG, PLANNING & CONSTRUCTION	47,208	498	41,997	4,713	9.98
WMN CAPACITY EXPAN & AWT IMPR CONSTRUCT	21,968,555	8,887,830	11,118,344	1,962,381	8.93
RECLAIM WATER EXPANSION PHASE #7 DESIGN	210,000	30,411	146,962	32,627	15.54
D.O. SENSORS (1 OF 3)	1,189	679	509	1	0.04
D.O. SENSORS (2 OF 3)	3,226	3,226	0	0	0.00
D.O. SENSORS (3 OF 3)	3,226	3,226	0	0	0.00
AQUA DIAMOND FILTER CLOTH REPLACEMENT	13,688	13,688	0	0	0.00
CARROUSEL #3 FLENDER GEARBOX REPLACEMENT	160,000	0	0	160,000	100.00
CARROUSEL #3 FLENDER GEARBOX REBUILD	20,000	0	0	20,000	100.00
GOLF CART REPLACEMENT #252A	13,500	12,292	0	1,208	8.95
BAR SCREEN GEARBOX REPLACEMENT	7,700	0	0	7,700	100.00
LAB AUTO SAMPLER (1 OF 2)	9,800	0	0	9,800	100.00
LAB AUTO SAMPLER (2 OF 2)	9,800	0	0	9,800	100.00
VEHICLE REPLACE #210	52,094	43,918	0	8,176	15.70
L/S #79 REHABILITATION PROJECT	1,290,723	12,204	510,159	768,360	59.53

LS#1 REHABILITATION DESIGN & REPLACEMENT	1,603,365	16,365	1,587,000	1	0.00
LS#82 REPLACEMENT & PANEL BOX	80,189	76,837	0	3,352	4.18
LS#84 REPLACEMENT & PANEL BOX	84,974	77,929	0	7,045	8.29
LS#86 REPLACEMENT & PANEL BOX	80,597	77,351	0	3,246	4.03
LS#111 REPLACEMENT & PANEL BOX	290,215	0	104,010	186,205	64.16
CDBG 2025 - LS#16 GENERATOR	63,807	62,772	0	1,035	1.62
LAWN MOWER REPLACEMENT	10,452	10,451	0	1	0.01
L/S#26 REPLACEMENT & PANEL BOX	121,384	0	95,876	25,508	21.01
L/S#28 REPLACEMENT & PANEL BOX	105,149	0	103,813	1,336	1.27
L/S#83 REPLACEMENT & PANEL BOX	99,880	0	84,583	15,297	15.32
L/S#85 REPLACEMENT & PANEL BOX	99,880	0	90,179	9,701	9.71
L/S#90 REPLACEMENT & PANEL BOX	102,346	5,105	92,528	4,713	4.60
L/S#84 GENERATOR & TRANSFER SWITCH	62,930	9,070	41,982	11,878	18.87
L/S#10 WET WELL RELOCATION DESIGN	103,871	8,881	85,547	9,443	9.09
ENCLOSE EXISTING POLE BARN	5,617	4,986	0	631	11.23
REPLACE 2080111-F550 AERIAL BUCKET TRUCK	504	503	0	1	0.10
NEW FORD F150 SUPER CAB-FOREMAN	60,914	41,278	0	19,636	32.24
REPLACE 208109 WITH CHEVY SILVERADO 2500	84,933	62,472	0	22,461	26.45
Z62/40 ARTICULATION Z-BOOM LIFT	170,388	141,122	0	29,266	17.18
TANDEM AXLE ENCLOSED CARGO TRAILER	7,813	6,089	0	1,724	22.06
NEPTUNE AMI PILOT	208,514	13,892	194,622	1	0.00
EAST REGIONAL FORCE MAIN PART B DESIGN	294,436	75,699	60,883	157,854	53.61
DOWNTOWN LIFT STATION & FM DESIGN	229,201	86,706	142,495	1	0.00
WESTSIDE SEWER INTERCEPTOR 1 OF 4	36,668	0	11,690	24,978	68.12
WESTSIDE SEWER INTERCEPTOR 2 OF 4	36,668	0	11,690	24,978	68.12
WESTSIDE SEWER INTERCEPTOR 3 OF 4	36,668	0	11,690	24,978	68.12
WESTSIDE SEWER INTERCEPTOR 4 OF 4	36,668	0	11,690	24,978	68.12
25/26 SEWER LINE REHABILITATION	275,000	196,812	72,448	5,740	2.09
25/26 MANHOLE REHABILITATION	100,000	1,229	97,566	1,206	1.21
EAST REGIONAL SEWER FORCE MAIN PHASE B-1	3,180,000	0	3,100,000	80,000	2.52
	48,341,423	10,253,000	19,347,746	18,740,677	38.77

WATER & SEWER FUND RESERVE ANALYSIS

According to city policy, the city will manage its fiscal resources to ensure funding for city operations is not disrupted. A reserve equivalent to three months' operating needs shall be maintained in the Water & Sewer Fund. The funds available for this reserve are estimated to be \$8,956,901 which represents a reserve balance of \$1,977,405 above the three-month required Undesignated Reserve of \$6,979,496 at March 31, 2026.

Water & Sewer Fund				
Fiscal Year 2026 Undesignated Reserve Analysis				
	1st QTR	2nd QTR	3rd QTR	4th QTR
Estimated Available Reserve Funds	\$ 8,240,109	\$ 8,956,901		
Required 3 Month Undesignated Reserve	6,904,177	6,979,496		
Surplus/Deficit	\$ 1,335,932	\$ 1,977,405		



WATER TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Water Trust Fund revenues realized are \$888,319 or 56% of budget, excluding use of reserves, as of March 31, 2026. Revenues include impact fees & fair share agreements 49%, miscellaneous revenue 100%, and interest revenue 100%.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Water Trust Fund expenditures are \$285,236 or 4% of budget as of March 31, 2026. Expenses by category are operating 100% and capital outlay 4%. Operating expenses include investment fees.

WATER TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
2024 WATER MAIN IMPROVEMENTS	342,517	79,750	0	262,767	76.72
DOWNTOWN WATER IMPROVEMENTS DESIGN	913,845	950	0	912,895	99.90
2025 WATER MAIN IMPROVEMENTS	2,373,723	28,949	1,932,154	412,620	17.38
2026 WATER MAIN IMPROVEMENTS	2,539,106	175,403	86,896	2,276,807	89.67
DOWNTOWN WATER MAIN CONSTRUCTION	1,000,000	0	0	1,000,000	100.00
	7,169,191	285,052	2,019,051	4,865,088	67.86

WASTEWATER TRUST FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Wastewater Trust Fund revenues realized are \$910,391 or 15% of budget, excluding use of reserves. Revenues include impact fees 42%, miscellaneous revenue 100%, interest revenue 10,371%, and capital grant revenue 0%.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Waste Water Trust Fund expenditures are \$2,006,471 or 20% of budget, excluding planned savings, as of March 31, 2026. Expenses by category are operating 100% and capital outlay 20%.

WASTEWATER TRUST FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
SJRWMD/FDEP - RECLAIM EXP CONST PH 5	38,743	16,785	21,943	15	0.04
EAST REGIONAL FORCE MAIN PART A1 & A2	2,874,306	1,989,572	1,046,555	(161,821)	(5.63) *
RECLAIM WATER EXPANSION CONSTRUC PHASE 6	2,351,575	0	0	2,351,575	100.00
DOWNTOWN LIFT STATION & FORCE MAIN CONST	4,595,000	0	0	4,595,000	100.00
	9,859,624	2,006,357	1,068,498	6,784,770	68.81

*A capital project budget amendment will be presented at the next Commission Meeting.

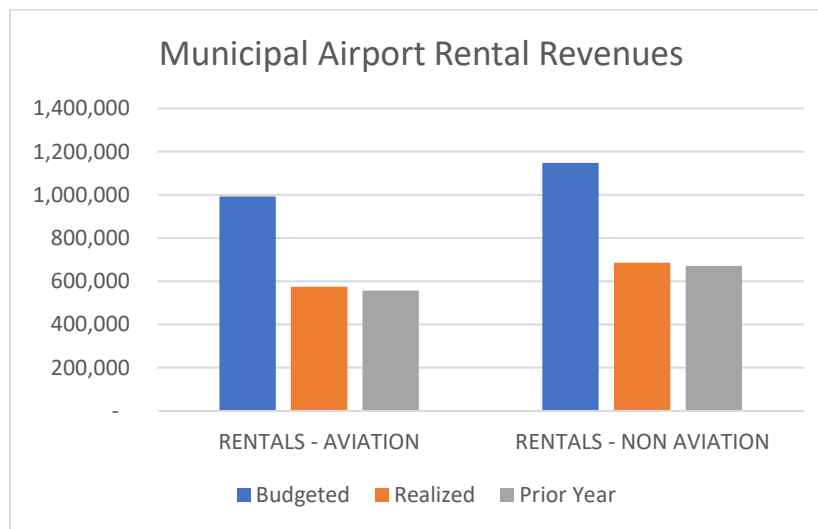
MUNICIPAL AIRPORT FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Municipal Airport revenues total \$1,327,101 or 15% of budget as of March 31, 2026. Operating revenues, excluding use of reserves and capital grants, are 60% realized this quarter. Revenues by category are miscellaneous revenues 29%, interest revenues 232%, rental income 59%, and capital grant revenue 0.6%.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 430 - AIRPORT FUND				
MISCELLANEOUS REVENUES	5,000	1,448	28.96	1,686
INTEREST REVENUES	12,000	27,871	232.26	17,874
RENTAL INCOME	2,140,870	1,262,202	58.96	1,229,393
	2,157,870	1,291,520	59.85	1,248,953
USE OF RESERVES	273,796	-	0.00	-
CAPITAL GRANTS	6,285,993	35,580	0.57	1,335,089
TOTAL REVENUES	8,717,659	1,327,101	15.22	2,584,043

- Rental income includes seven months of billed revenue or 59% of annual revenue through the end of the second quarter.
- Capital grant revenues are 0.6% realized due to the timing of grant funded revenues. Grant revenues are collected after expenses are incurred and eligible for reimbursement which do not always follow normal benchmarks for any given quarter.



EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Municipal Airport Fund expenditures are \$945,710 or 11% of budget for fiscal year ending March 31, 2026. Operating expenses are 33% of the budget, excluding contingency and capital outlay. Expenditures by category are personnel 41%, operating expenses 32%, services provided by general government 50%, transfers to other funds 10%, capital outlay 3%, and contingency 0%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 430 - AIRPORT FUND				
PERSONNEL	605,882	246,931	40.76	291,051
OPERATING	830,782	263,116	31.67	299,405
SERVICES PROVIDED BY GEN GOVT	378,998	189,499	50.00	199,957
TRANSFERS TO OTHER FUNDS	414,950	42,120	10.15	30,320
	2,230,612	741,666	33.25	820,733
CAPITAL OUTLAY	6,485,344	204,044	3.15	2,668,005
CONTINGENCY	1,703	-	0.00	-
TOTAL EXPENDITURES	8,717,659	945,710	10.85	3,488,738

- Operating expenses are at 32% of budget mainly due to professional services, including \$318,174 budgeted for the master plan update which is 26% of budget at the end of the second quarter.
- Budgeted transfers to other funds include transfers to the general fund for repayment of debt (\$225,164), transfers to the debt service fund for copier lease (\$255), transfers to the capital project fund for shared project costs of IT projects (\$39,531) and transfers to the stormwater fund for the Old Daytona Road bridge construction (\$150,000). Transfers are recorded when expenses are incurred and will not always follow normal benchmarks for any given period.
- Capital Outlay is at 3% of budget due to timing of capital projects which occur over multiple budget years and will not follow normal benchmarks for any given period. Most capital projects are funded by grant revenues for the airport. Grant revenues are reimbursed to the City after expenses are incurred.

MUNICIPAL AIRPORT FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
FDOT - EAST HANGAR COMPLEX - PHASE 1B	157,570	36,000	121,570	0	0.00
FAA/FDOT - AIRFIELD MARKINGS	97,344	20,300	65,844	11,200	11.51
FAA/FDOT - W APRON REHAB CONST (NON-AIP)	77,036	40,280	0	36,756	47.71
FDOT - HANGAR ELECTRICAL IMPROV DESIGN	26,278	0	0	26,278	100.00
FDOT - SOUTH CENTRAL APRON REHAB	67,028	27,500	39,528	0	0.00
FDOT - DESIGN RUNWAY 5/23 REHAB	227,100	43,200	183,900	0	0.00
FDOT - DESIGN TAXIWAY E LIGHTING	100,000	0	0	100,000	100.00
FAA/FDOT - CONST REHAB OF RUNWAY 5/23	3,500,000	0	0	3,500,000	100.00
FDOT - CONST T-HANGAR UPGRADES A, B & C	6,818	6,818	0	1	0.01
FDOT - AIRFIELD MARKINGS (NON-AIP)	40,199	0	20,199	20,000	49.75
FDOT- CONSTRUCT EAST HANGAR PHASE 1B	908,174	0	0	908,174	100.00
FAA/FDOT - SOUTH CENTRAL APRON - CONSTRUCT	1,000,000	0	0	1,000,000	100.00
FDOT - TAXIWAY E LIGHT, SIGNAGE, RECONG -DESIGN	125,000	0	0	125,000	100.00
EAST HANGAR COMPLEX DIRECTIONAL SIGN	13,830	0	0	13,830	100.00
FDOT-SECURITY LIGHTING	100,000	0	0	100,000	100.00
FUEL MASTER	15,399	15,399	0	0	0.00
NEW EOC RADIO SET	14,548	14,548	0	0	0.00
MAINT. SHOP GATE CARD READER	9,020	0	0	9,020	100.00
	6,485,344	204,044	431,041	5,850,259	90.21

REFUSE COLLECTION FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Refuse Collection Fund revenues realized on March 31, 2026 are \$3,199,592 or 50% of budgeted revenues. A 5-year solid waste and recycling contract was negotiated with GFL Corporation in FY 2023. A 3.0% CIP rate increase was approved by Resolution on July 7, 2025 to be effective October 1, 2025.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Refuse Collection Fund expenditures are \$3,194,829 or 50% of budgeted funds. Operating expenses are paid when invoices are received during the year and the timing of payments does not always follow benchmarks for any given quarter.

STORMWATER FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Stormwater Fund revenues are \$2,029,532 or 73% of budgeted operating revenues, excluding use of reserves. An annual stormwater fee is billed each year for property within the City limits to owners of property that is leased or developed parcels that do not have separate water/sewer accounts. Stormwater fees are typically billed at the end of the calendar year. A new rate study was completed in July 2025 with proposed rate increases to begin in FY 2026. Beginning in FY 2026, stormwater rates will increase 15% annually through FY 2027, and increase 2% annually through FY 2030.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 450 - STORMWATER FUND				
CHARGES FOR SERVICES	2,605,000	1,999,175	76.74	1,715,062
MISCELLANEOUS REVENUES	-	(5,225)	100.00	23,216
INTEREST REVENUES	35,000	35,583	101.66	32,403
TRANSFERS FROM OTHER FUNDS	150,000	-	0.00	-
	<u>2,790,000</u>	<u>2,029,532</u>	72.74	<u>1,770,681</u>
USE OF RESERVES	1,298,401	1,192,999	-	0.00
TOTAL REVENUES	<u><u>3,982,999</u></u>	<u><u>2,029,532</u></u>	50.95	<u><u>1,770,681</u></u>

- Charges for services are 77% of budget mainly due to timing of annual stormwater bills for property owners which occur early in the fiscal year.
- Miscellaneous revenue is 100% of budget mainly due to realized and unrealized gains on investments. Investments are recorded at fair value which fluctuates with current market conditions.
- Transfers from other funds includes \$150,000 from Water & Sewer Fund for the construction of Old Daytona Rd Bridge.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Stormwater Fund expenditures are \$1,249,864 or 31% of budgeted funds through the end of the second quarter. Expenses by category are personnel 44%, operating 36%, transfers to other funds 50%, capital outlay 14%, and services provided by general government 50%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 450 - STORMWATER FUND				
PERSONNEL	1,486,550	655,722	44.11	671,285
OPERATING	479,800	171,531	35.75	231,816
TRANSFERS TO OTHER FUNDS	29,006	14,569	50.23	2,496
SERVICES PROVIDED BY GEN GOVT	<u>373,862</u>	<u>186,931</u>	50.00	<u>193,153</u>
	2,369,218	1,028,753	43.42	1,098,751
CAPITAL OUTLAY	<u>1,613,781</u>	<u>221,111</u>	13.70	<u>63,848</u>
TOTAL EXPENDITURES	<u><u>3,982,999</u></u>	<u><u>1,249,864</u></u>	31.38	<u><u>1,162,599</u></u>

- Operating expenses are 36% of budget mainly due to contractual services, rentals & leases, operating supplies and gas/oil which are significantly under budget at the end of the second quarter.
- Budgeted transfers to other funds include \$28,848 of shared costs in the Capital Fund and \$158 for the copier lease in the Debt Service fund which will not always follow benchmarks for any given quarter.
- Services Provided by General Government represent shared administrative costs in the General Fund and Water & Sewer Fund.

STORMWATER FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
315 E. TAYLOR ROAD PURCHASE	16,500	5,600	10,900	0	0.00
HUBBARD AVE & HIGH ST DRAINAGE IMPROV	57,130	0	0	57,130	100.00
WISCONSIN AVE PIPELINE IMPROVEMENTS	281,250	6,456	48,161	226,633	80.58
DESIGN OF EARL BROWN POND IMPROVEMENTS	225,000	38,091	69,543	117,366	52.16
MISC CITYWIDE PIPE LINING REPLACEMENT	293,815	0	228,423	65,392	22.26
MISC SW IMPROVEMENTS (NEIGHBORHOOD)	140,000	0	0	140,000	100.00
MISC SW IMPROVEMENTS (POND)	14,112	0	0	14,112	100.00
OLD DAYTONA RD BRIDGE CONSTRUCTION PLANS	150,000	0	0	150,000	100.00
BAY ST SW IMPROVEMENTS PHASE 1 & 2	200,000	0	200,000	0	0.00
E EUCLID AVE STORM DRAIN IMPROVEMENTS	10,000	0	0	10,000	100.00
NEW MANUAL INTAKE GATE-EARL BROWN	34,745	0	9,602	25,143	72.36
NEW F350 REGULAR CAB	99,259	90,980	0	8,279	8.34
FORD F250 SUPER CREW CAB	71,570	63,785	0	7,785	10.88
REPLACE 450-MC-010 WITH SCAG TIGER 6"	20,400	16,199	0	4,201	20.59
	<u>1,613,781</u>	<u>221,111</u>	<u>566,629</u>	<u>826,041</u>	<u>51.19</u>

PERMITS & INSPECTIONS FUND

REVENUES DISCUSSION REGARDING BUDGET VARIATIONS

Permits & Inspections Fund revenue as of March 31, 2026 is \$779,546 or 33% of operating revenues, excluding use of reserves, budgeted this year. Revenues by category are permits, fees & special assessments 28%, charges for services 54%, miscellaneous revenues 123%, and interest revenue 126%.

REVENUES BY CATEGORY	2025-2026 AMENDED BUDGET	YTD QTR BALANCE 3/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 480 - PERMITS & INSPECTIONS FUND				
PERMITS, FEES, & SPECIAL ASSESSMENTS	2,005,000	563,408	28.10	880,759
CHARGES FOR SERVICES	330,000	178,468	54.08	190,790
MISCELLANEOUS REVENUES	5,000	6,156	123.12	36,531
INTEREST REVENUES	<u>25,000</u>	<u>31,514</u>	126.06	<u>74,212</u>
	2,365,000	779,546	32.96	1,182,292
USE OF RESERVES	<u>2,846,510</u>	<u>-</u>	0.00	<u>-</u>
TOTAL REVENUES	<u><u>5,211,510</u></u>	<u><u>779,546</u></u>	14.96	<u><u>1,182,292</u></u>

- Permitting revenues are showing significant declines in the second quarter compared to recent years. Fees were reduced by 50% last fiscal year to comply with state statutes regulating allowable fund balance carryforwards. Due to a significant reduction in building permit activity, a fee increase was approved in February 2026 to restore rates to previous levels. An additional 25% rate increase was approved in May 2026 in an effort to restore operating revenues to the Permits & Inspections Fund.
- Miscellaneous revenues are 123% realized at the end of the first quarter mainly due to realized and unrealized gains on investments. Investments are recorded at market value and fluctuate with changes in market conditions.

EXPENDITURES DISCUSSION REGARDING BUDGET VARIATIONS

Permits & Inspections Fund expenditures are \$2,339,948 or 45% of budgeted funds at the end of the second quarter. Expenditures by category as a percentage of appropriated funds are personnel 44%, operating expenses 41%, transfers to other funds 22%, services provided by general government 50%, and capital outlay 89%.

EXPENDITURES BY CATEGORY	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	% BDGT USED	YTD QTR BALANCE 03/31/2025
Fund 480 - PERMITS & INSPECTIONS FUND				
PERSONNEL	2,287,276	1,011,971	44.24	926,293
OPERATING	1,530,883	621,677	40.61	386,324
TRANSFERS TO OTHER FUNDS	204,543	45,859	22.42	72,039
SERVICES PROVIDED BY GEN GOVT	1,019,808	509,904	50.00	487,950
	5,042,510	2,189,412	43.42	1,872,606
CAPITAL OUTLAY	169,000	150,537	89.07	-
TOTAL EXPENDITURES	5,211,510	2,339,948	44.90	1,872,606

- Operating expenses are 41% of budgeted funds mainly due to professional services and contractual services which are 32% and 19% expensed at the end of the second quarter.
- Budgeted transfers to other funds include \$104,205 of shared costs in the Capital Fund, \$100,000 for 50% of the GIS Migration and \$338 for the copier lease in the Debt Service fund. Transfers will not always follow benchmarks for any given quarter.
- Capital Outlay is at 89% of budget due to timing of capital projects below.

PERMITS & INSPECTIONS FUND CAPITAL PROJECTS

PROJECT DESCRIPTION	2025-26 AMENDED BUDGET	YTD QTR BALANCE 03/31/2026	ENCUMBERED YEAR-TO-DATE	UNENCUMBERED BALANCE	% BDGT REMAIN
TRUCK FOR FIRE PREVENTION	32,000	29,832	0	2,168	6.77
DRONE 1 OF 2	16,000	14,800	0	1,200	7.50
DRONE 2 OF 2	16,000	14,800	0	1,200	7.50
NEW VEHICLE FOR DEPUTY FIRE MARSHAL	45,000	36,309	0	8,691	19.31
VEHICLE - NEW LEAD CODE ENFORCE OFFICER	30,000	27,398	0	2,602	8.67
VEHICLE FOR NEW CODE ENFORCEMENT OFFICER	30,000	27,398	0	2,602	8.67
	169,000	150,537	0	18,463	10.93

HEALTH INSURANCE COST CONTAINMENT FUND

The Health Insurance Cost Containment Fund (HICC) was created to account for the operation of a health center in an attempt to defray the rising costs of health insurance. The center provides free health care to all employees and dependents who are currently insured through the City's health plan. The HICC Fund results in reduced costs compared to regular health provider services and benefits employees by minimizing the annual increase in health insurance.

Total revenue as of March 31, 2026 is \$374,841 or 50% of budgeted revenues. The majority of revenue reflected in this fund represents transfers made from all other funds and totals \$372,379 or 50% of budget at the end of the second quarter.

Expended funds are \$303,539 or 41% of budget at the end of the second quarter. Expenditures by category as a percentage of appropriated funds are operating expenses 40% and services provided by general government 50%.

WORKERS' COMPENSATION SELF-INSURANCE FUND

Worker's Comp Revenue as of March 31, 2026 totals \$558,830 or 62% of budgeted revenues. Premium revenues reflected in the Workers' Compensation Self-Insurance Fund represent transfers made from all other funds and totals \$454,094 or 50% at the end of the second quarter. Miscellaneous revenue from excess recovery checks is \$51,334 and interest income is \$53,403.

Expended funds are \$295,201 or 33% of budget at the end of the second quarter. Expenditures by category as a percentage of appropriated funds are operating 31% and services provided by general government 50%.

The City received an updated actuarial report in July 2025 which increased the necessary reserve amount to \$1,927,000 to maintain a confidence level of 90% with a \$100,000 deductible, as determined by the City's actuary, Cornerstone Actuarial Solutions. As of March 31, 2026, the fund had a recorded liability in the amount of \$1,608,281 for claims incurred but not reported, and a liability for reported losses of \$318,719.

CASH MANAGEMENT

The primary objectives of the City's investment activities are defined in the Investment Policy adopted by the City Commission. Those objectives are safety of principal, diversification to avoid incurring unreasonable risks and maintaining a portfolio sufficiently liquid to enable the City to meet all operating requirements, which may be reasonably anticipated.

The City's cash balance is \$86,283,429 which is 70% of the total cash and investment portfolio. March's annualized yield on pooled cash sweep balances is 3.54%. The investments held by the City as of this reporting period have a par value of \$37,140,000, a book value of \$37,151,910 and a market value of \$36,823,845. The blended rate of return at the end of this reporting period was 3.61% with a weighted average maturity for the portfolio of 3.62. The Investment Policy sets a performance measurement for the City's portfolio with the objective of exceeding the average return on three-month US Treasury Bills or the average rate on federal funds, whichever is higher. The average three-month Treasury bill rate was 3.61% and the average rate on federal funds was 3.64%.

The City's investment portfolio is managed by Morgan Stanley. The primary liquid investments of the City are the Wells Fargo pooled cash account, money market account at United Community Bank, and a money market account at US Bank.

Governmental Accounting Standards Board (GASB) Statement No. 31 Accounting and Financial Reporting for Certain Investments and for External Investment Pools establish the accounting and financial reporting standards for

governmental investments. Investments should be reported at fair value in the balance sheet and changes in the fair value of investments should be reported in the operating statement. As of March 31, 2026, the City has an unrealized loss of (\$328,065). An unrealized loss is defined as the decrease in fair value of investments under the book value. The investment policy requires investments be structured within portfolio percentage limitations. Below are those limitations, along with comparisons of investments held in the City's portfolio at March 31, 2026:

	Policy Limitations	Investment Percentages	Market Value of Investments
Us Treasuries & Agencies	70 - 80%	0%	-
Step Up / Callable Notes & Bonds	60 - 70%	31%	36,823,845
Single Index Variable Rate	20 - 30%	0%	-
Banker's Acceptances	15 - 25%	0%	-
Commercial Paper	15 - 25%	0%	-
CD's, CDARS and Other Time Deposits	60 - 70%	69%	81,845,428
Mutual Funds	20 - 30%	0%	-
Local Government Surplus Fund (SBA)	65 - 75%	0%	-
		100%	\$ 118,669,272

A list of the City 's investment portfolio as of March 31, 2026 is included in this report.

CONCLUSION

The attached Financial Report is a presentation of the City's financial position and results of operation through March 31, 2026. Revenues for all funds are within an acceptable range for this reporting period except for those where concern was specifically expressed in this report. Expenditures for all funds are in line with what we would anticipate for this reporting period except for those where concern was specifically expressed in this report.

Please contact Daniel Stauffer, Finance Director, at 386-626-7079 or staufferd@deland.org should you have any questions or comments regarding this memorandum or the enclosed financial report.

Cash & Investments Portfolio Summary
March 2026

Investment	Type	Callable Date	Maturity Date	Current Yield to Maturity	Face Value	Book Value	Market Value	Unrealized Gain/Loss	Interest Receivable	
General Investments:										
Pooled Interest Bearing Checking Account			Next Day	3.54%	75,426,976	75,426,976	75,426,976	-	-	
Money Market - United Community Bank			Next Day	2.75%	6,306,577	6,306,577	6,306,577	-	-	
Money Market - US Bank			Next Day	3.27%	4,549,877	4,549,877	4,549,877	-	-	
Total General Investments					86,283,429	86,283,429	86,283,429	-	-	
Short Term Operating Investments:										
FHLMC	Call	09/04/26	3134HCWX3	03/04/30	3.876%	2,000,000.00	2,000,000.00	1,971,060.00	(28,940.00)	5,651.51
FHLMC	Call	05/18/26	3134HB6Z9	11/18/30	4.105%	4,000,000.00	4,000,000.00	3,965,920.00	(34,080.00)	59,321.64
FHLMC	Call	04/15/26	3134HBX97	10/15/30	4.141%	1,350,000.00	1,350,000.00	1,336,473.00	(13,527.00)	25,324.52
FHLMC	Call	08/28/26	3134HBK34	08/28/30	4.217%	3,000,000.00	3,000,000.00	2,988,090.00	(11,910.00)	10,701.37
FNMA	Call	05/06/26	3136GC3V5	11/06/30	4.158%	3,000,000.00	3,012,000.00	2,976,420.00	(35,580.00)	49,160.96
FFCB	Call	06/17/26	3133ET4S3	12/17/30	3.929%	2,100,000.00	2,100,000.00	2,079,189.00	(20,811.00)	23,276.05
FFCB	Call	04/29/26	3133ENT94	10/29/30	3.984%	3,000,000.00	2,999,910.00	2,974,140.00	(25,770.00)	49,672.60
FHLB	Call	04/29/26	3130ALZA5	04/29/26	3.002%	2,000,000.00	2,000,000.00	1,998,800.00	(1,200.00)	55,232.88
FHLB	Call	09/17/26	3130ANRU6	09/17/26	1.032%	1,000,000.00	1,000,000.00	987,900.00	(12,100.00)	391.23
FHLB	Call	09/25/26	3130B9VZ0	03/25/30	4.056%	3,000,000.00	3,000,000.00	2,988,450.00	(11,550.00)	1,992.33
FHLB	Call	04/08/26	3130B7X90	10/08/30	4.188%	5,000,000.00	5,000,000.00	4,954,200.00	(45,800.00)	98,917.81
Total Short Term Operating Investments				3.913%	29,450,000.00	29,461,910.00	29,220,642.00	(241,268.00)	379,642.90	
Long Term Operating Reserve Investments:										
FHLMC	Call	05/18/26	3134HB6Z9	11/18/30	4.105%	500,000.00	500,000.00	495,740.00	(4,260.00)	7,415.21
FNMA	Call	09/03/26	3136GAR35	09/03/30	4.294%	2,000,000.00	2,000,000.00	1,984,320.00	(15,680.00)	6,535.89
FFCB	Call	09/11/26	3133EL7D0	09/11/26	0.751%	2,000,000.00	2,000,000.00	1,971,620.00	(28,380.00)	810.96
FFCB	Call	06/30/26	3133ETMX2	06/30/28	4.308%	1,190,000.00	1,190,000.00	1,187,762.80	(2,237.20)	12,757.45
FHLB	Call	04/19/26	3130AKC46	10/19/26	0.733%	2,000,000.00	2,000,000.00	1,963,760.00	(36,240.00)	13,650.41
Total Long Term Operating Reserve Investments				2.445%	7,690,000.00	7,690,000.00	7,603,202.80	(86,797.20)	41,169.92	
Total Investments including cash & paper					123,423,429.46	123,435,339.46	123,107,274.26	(328,065.20)	420,812.82	
Total L/T & S/T Investments Only					37,140,000.00	37,151,910.00	36,823,844.80	(328,065.20)	420,812.82	
Total Value - Morgan Stanley Assets							41,794,534.47			
Average Call/Maturity:				0.24						
Blended Investment Portfolio Rate of Return				3.61%						
			3 Mnth T Bill	3.61%						
			Fed Funds	3.64%						

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GOVERNMENTAL FUND TYPES

GENERAL FUND

The General Fund serves as the primary reporting vehicle for current government operations. The General Fund, by definition, accounts for all current financial resources not required by law or administrative action to be accounted for in another fund.

User: graham
DB: Deland

Fund 001 GENERAL FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
102.000	CASH ON HAND	9,125.00	9,125.00
104.000	EQUITY IN POOLED CASH	27,503,995.78	27,150,336.27
105.000	TAXES RECEIVABLE	0.00	0.00
107.000	DELINQUENT TAXES RECEIVABLE	64,121.79	43,611.88
115.100	ACCOUNTS RECEIVABLE	1,510,887.44	1,304,157.17
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(27,076.25)	(32,841.21)
121.000	ASSESSMENTS RECEIVABLE	19,639.52	21,792.16
131.000	DUE FROM OTHER FUNDS	0.00	0.00
132.000	ADVANCES TO OTHER FUNDS	1,430,432.17	1,255,183.22
133.000	DUE FROM OTHER GOVERNMENTS	1,237,392.47	1,247,787.04
135.000	INTEREST & DIVIDENDS REC	42,820.07	60,732.65
141.000	INVENTORIES	39,360.56	34,397.30
142.000	INVENTORIES - FOR SALE	614.74	614.74
151.900	INVESTMENTS - NON-CURRENT	8,777,776.77	9,118,108.86
155.000	PREPAID ITEMS	2,194,339.96	2,315,693.06
156.900	OTHER ASSETS - NONCURRENT	1,556,702.08	1,468,271.42
101.000	CASH IN BANK	2,819,677.50	3,504,329.69
	Total Assets	47,179,809.60	47,501,299.25
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
201.000	VOUCHERS PAYABLE	512.46	1,431.36
202.000	ACCOUNTS PAYABLE	867,090.00	954,123.82
205.000	CONTRACTS PAYABLE	0.00	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	658.60	133.89
216.000	ACCRUED SALARIES & WAGES	0.00	(38,845.18)
220.000	DEPOSITS	175,405.01	139,943.67
223.000	DEFERRED REVENUE	89,108.31	65,238.46
229.000	OTHER CURRENT LIABILITIES	0.00	0.00
290.000	DEFERRED INFLOW	1,524,417.48	1,397,972.97
	Total Liabilities	2,657,191.86	2,519,998.99
*** Fund Balance ***			
251.000	PRIOR PERIOD ADJUSTMENT	0.00	0.00
280.000	FUND BALANCE - NONSPENDABLE	1,694,402.42	1,524,754.72
281.000	FUND BALANCE - RESTRICTED	1,172,663.78	1,308,587.48
282.000	FUND BALANCE - COMMITTED	3,628,530.05	2,906,801.50
283.000	FUND BALANCE - ASSIGNED	20,433,890.20	23,401,572.86
284.000	FUND BALANCE - UNASSIGNED	8,793,216.66	8,629,647.67
	Total Fund Balance	35,722,703.11	37,771,364.23
	Beginning Fund Balance	35,722,703.11	37,771,364.23
	Net of Revenues VS Expenditures	8,799,914.63	7,209,936.03
	Ending Fund Balance	44,522,617.74	44,981,300.26
	Total Liabilities And Fund Balance	47,179,809.60	47,501,299.25

User: graham
DB: Deland

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
AD VALOREM	20,608,904.00	20,608,904.00	19,144,652.02	92.90	1,464,251.98	17,603,797.49
OTHER TAXES	1,118,524.00	1,118,524.00	255,487.95	22.84	863,036.05	250,498.74
PUBLIC SERVICE TAXES	6,027,918.00	6,370,509.00	3,441,870.45	54.03	2,928,638.55	2,825,918.76
COMMUNICATION SVC TAX	1,223,979.00	1,223,979.00	589,825.60	48.19	634,153.40	595,540.84
LOCAL BUSINESS TAXES	240,000.00	240,000.00	268,323.32	111.80	(28,323.32)	277,025.99
FRANCHISE TAXES	4,649,123.00	4,649,123.00	2,301,766.26	49.51	2,347,356.74	2,026,814.80
PERMITS, FEES, & SPECIAL ASSESSMENTS	50,420.00	50,420.00	29,897.73	59.30	20,522.27	45,294.52
OPERATING GRANTS	50,000.00	542,213.00	512,999.03	94.61	29,213.97	12,595.68
INTERGOVERNMENTAL REVENUE	4,996,171.00	4,996,171.00	2,267,037.95	45.38	2,729,133.05	2,178,953.63
PAYMENT IN LIEU OF TAXES	3,384,561.00	3,384,561.00	1,650,118.00	48.75	1,734,443.00	1,591,182.00
CHARGES FOR SERVICES	942,913.00	945,913.00	505,216.61	53.41	440,696.39	530,971.23
FINES & FORFEITS	130,000.00	130,000.00	50,576.98	38.91	79,423.02	44,521.01
MISCELLANEOUS REVENUES	451,016.00	511,114.00	428,787.23	83.89	82,326.77	424,260.78
INTEREST REVENUES	875,000.00	875,000.00	611,934.20	69.94	263,065.80	615,606.61
RENTAL INCOME	369,313.00	369,313.00	252,915.33	68.48	116,397.67	215,618.93
USE OF RESERVES	3,856,770.00	8,570,113.00	0.00	0.00	8,570,113.00	0.00
0000	48,974,612.00	54,585,857.00	32,311,408.66	59.19	22,274,448.34	29,238,601.01
CHARGES FOR GOVT SERVICES	2,988,504.00	2,988,504.00	1,494,252.00	50.00	1,494,252.00	1,479,827.00
9998 - CONTRIBUTIONS	2,988,504.00	2,988,504.00	1,494,252.00	50.00	1,494,252.00	1,479,827.00
TRANSFERS FROM OTHER FUNDS	425,164.00	425,164.00	124,212.45	29.22	300,951.55	232,741.96
9999 - TRANSFERS	425,164.00	425,164.00	124,212.45	29.22	300,951.55	232,741.96
TOTAL REVENUES	52,388,280.00	57,999,525.00	33,929,873.11	58.50	24,069,651.89	30,951,169.97
PERSONNEL	88,758.00	88,758.00	42,058.66	47.39	46,699.34	39,502.15
OPERATING	62,094.00	62,094.00	24,074.76	38.77	38,019.24	34,224.67
0100 - CITY COMMISSION	150,852.00	150,852.00	66,133.42	43.84	84,718.58	73,726.82
PERSONNEL	384,893.00	384,893.00	176,574.89	45.88	208,318.11	172,876.20
OPERATING	20,741.00	20,741.00	9,180.41	44.26	11,560.59	6,661.31
0101 - CITY MANAGER	405,634.00	405,634.00	185,755.30	45.79	219,878.70	179,537.51
PERSONNEL	405,440.00	405,440.00	178,070.50	43.92	227,369.50	190,733.36
OPERATING	67,259.00	67,259.00	22,497.53	33.45	44,761.47	20,841.67
0102 - CITY CLERK	472,699.00	472,699.00	200,568.03	42.43	272,130.97	211,575.03
PERSONNEL	1,025,733.00	1,025,733.00	481,969.13	46.99	543,763.87	468,199.69
OPERATING	106,409.00	106,409.00	51,637.36	48.53	54,771.64	51,351.39
0103 - FINANCE	1,132,142.00	1,132,142.00	533,606.49	47.13	598,535.51	519,551.08
PERSONNEL	102,009.00	102,009.00	46,504.03	45.59	55,504.97	45,384.58
OPERATING	398,950.00	398,950.00	144,168.74	36.14	254,781.26	121,515.37
0104 - LEGAL	500,959.00	500,959.00	190,672.77	38.06	310,286.23	166,899.95
PERSONNEL	1,435,588.00	1,435,588.00	720,967.81	50.22	714,620.19	635,321.79
OPERATING	1,143,238.00	1,190,470.00	608,146.77	51.08	582,323.23	1,242,426.33
0106 - ADMINISTRATIVE SERVICES	2,578,826.00	2,626,058.00	1,329,114.58	50.61	1,296,943.42	1,877,748.12

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
 COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
PERSONNEL	788,375.00	788,375.00	349,927.25	44.39	438,447.75	398,080.93
OPERATING	1,699,839.00	1,761,841.00	866,913.13	49.20	894,927.87	829,415.01
0110 - INFORMATION TECHNOLOGY	2,488,214.00	2,550,216.00	1,216,840.38	47.72	1,333,375.62	1,227,495.94
PERSONNEL	488,112.00	488,112.00	218,306.75	44.72	269,805.25	251,880.32
OPERATING	174,890.00	174,890.00	85,979.65	49.16	88,910.35	83,698.76
0115 - HUMAN RESOURCES	663,002.00	663,002.00	304,286.40	45.90	358,715.60	335,579.08
PERSONNEL	336,889.00	336,889.00	157,290.31	46.69	179,598.69	152,485.33
OPERATING	89,856.00	111,835.00	75,077.04	67.13	36,757.96	73,901.80
GRANTS & AID	50,000.00	50,000.00	0.00	0.00	50,000.00	34,000.00
1117 - COMMUNITY DEVELOPMENT	476,745.00	498,724.00	232,367.35	46.59	266,356.65	260,387.13
PERSONNEL	1,021,696.00	1,021,696.00	360,523.73	35.29	661,172.27	402,465.55
OPERATING	83,515.00	273,932.00	130,999.84	47.82	142,932.16	5,236.50
1118 - PLANNING	1,105,211.00	1,295,628.00	491,523.57	37.94	804,104.43	407,702.05
PERSONNEL	40,292.00	40,292.00	18,047.98	44.79	22,244.02	29,973.16
OPERATING	33,237.00	42,868.00	25,664.77	59.87	17,203.23	10,559.98
1119 - LICENCES & ENFORCEMENT	73,529.00	83,160.00	43,712.75	52.56	39,447.25	40,533.14
PERSONNEL	9,360,088.00	9,619,257.00	4,237,787.48	44.06	5,381,469.52	4,072,596.66
OPERATING	947,315.00	1,113,220.00	563,628.01	50.63	549,591.99	457,191.95
1222 - FIRE	10,307,403.00	10,732,477.00	4,801,415.49	44.74	5,931,061.51	4,529,788.61
PERSONNEL	761,916.00	761,916.00	346,155.55	45.43	415,760.45	305,854.72
OPERATING	66,397.00	66,397.00	15,011.16	22.61	51,385.84	16,855.41
1223 - FIRE PREVENTION	828,313.00	828,313.00	361,166.71	43.60	467,146.29	322,710.13
PERSONNEL	12,564,762.00	12,730,365.00	5,810,318.77	45.64	6,920,046.23	5,006,980.75
OPERATING	1,849,670.00	1,824,693.00	997,368.56	54.66	827,324.44	911,641.75
1226 - POLICE	14,414,432.00	14,555,058.00	6,807,687.33	46.77	7,747,370.67	5,918,622.50
PERSONNEL	65,999.00	65,999.00	26,918.29	40.79	39,080.71	9,005.82
OPERATING	19,695.00	19,695.00	5,050.71	25.64	14,644.29	1,433.59
1228 - PARKING SERVICES	85,694.00	85,694.00	31,969.00	37.31	53,725.00	10,439.41
PERSONNEL	405,665.00	405,665.00	190,933.49	47.07	214,731.51	198,723.34
OPERATING	153,342.00	246,718.00	78,438.99	31.79	168,279.01	96,988.73
1301 - PUBLIC WORKS ADMIN	559,007.00	652,383.00	269,372.48	41.29	383,010.52	295,712.07
PERSONNEL	949,793.00	949,793.00	416,979.22	43.90	532,813.78	438,349.44
OPERATING	926,882.00	930,882.00	379,169.26	40.73	551,712.74	422,972.74
1302 - STREETS	1,876,675.00	1,880,675.00	796,148.48	42.33	1,084,526.52	861,322.18
PERSONNEL	725,923.00	725,923.00	300,140.86	41.35	425,782.14	295,787.57
OPERATING	150,010.00	150,010.00	50,402.90	33.60	99,607.10	52,759.73
1303 - TREES	875,933.00	875,933.00	350,543.76	40.02	525,389.24	348,547.30

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
 COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2025-26 ORIGINAL BUDGET	2025-26 AMENDED BUDGET	YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
PERSONNEL	827,247.00	827,247.00	352,260.60	42.58	474,986.40	306,658.48
OPERATING	136,411.00	136,411.00	57,577.10	42.21	78,833.90	52,659.72
1304 - URBAN BEAUTIFICATION	963,658.00	963,658.00	409,837.70	42.53	553,820.30	359,318.20
PERSONNEL	546,860.00	546,860.00	246,432.31	45.06	300,427.69	212,058.94
OPERATING	77,713.00	77,713.00	34,238.65	44.06	43,474.35	28,279.36
1306 - VEHICLE MAINTENANCE	624,573.00	624,573.00	280,670.96	44.94	343,902.04	240,338.30
PERSONNEL	399,209.00	399,209.00	174,544.40	43.72	224,664.60	174,186.33
OPERATING	92,774.00	122,218.00	102,157.12	83.59	20,060.88	63,287.36
1401 - PARKS & REC ADMIN	491,983.00	521,427.00	276,701.52	53.07	244,725.48	237,473.69
PERSONNEL	438,546.00	438,546.00	190,180.50	43.37	248,365.50	163,943.65
OPERATING	141,355.00	141,355.00	39,036.64	27.62	102,318.36	44,654.22
1402 - RECREATION	579,901.00	579,901.00	229,217.14	39.53	350,683.86	208,597.87
PERSONNEL	2,021,218.00	2,021,218.00	838,179.78	41.47	1,183,038.22	963,328.45
OPERATING	578,230.00	647,222.00	233,058.84	36.01	414,163.16	242,893.02
1403 - PARKS	2,599,448.00	2,668,440.00	1,071,238.62	40.14	1,597,201.38	1,206,221.47
OPERATING	16,413.00	16,413.00	4,736.90	28.86	11,676.10	5,546.51
1404 - INTERMODAL TRANSPORTATION	16,413.00	16,413.00	4,736.90	28.86	11,676.10	5,546.51
OPERATING	44,278.00	44,278.00	26,102.31	58.95	18,175.69	26,295.05
1405 - TRAILER PARK	44,278.00	44,278.00	26,102.31	58.95	18,175.69	26,295.05
OPERATING	17,577.00	18,777.00	5,577.79	29.71	13,199.21	6,484.20
1406 - DELAND HOUSE	17,577.00	18,777.00	5,577.79	29.71	13,199.21	6,484.20
PERSONNEL	368,964.00	368,964.00	170,144.22	46.11	198,819.78	166,603.72
OPERATING	153,495.00	196,940.00	108,484.81	55.09	88,455.19	55,974.24
1407 - SANBORN ACTIVITY CENTER	522,459.00	565,904.00	278,629.03	49.24	287,274.97	222,577.96
OPERATING	186,391.00	176,570.00	90,997.10	51.54	85,572.90	77,668.11
1408 - STADIUM	186,391.00	176,570.00	90,997.10	51.54	85,572.90	77,668.11
OPERATING	72,000.00	72,000.00	12,714.05	17.66	59,285.95	5,068.11
1409 - SPECIAL EVENTS	72,000.00	72,000.00	12,714.05	17.66	59,285.95	5,068.11
PERSONNEL	395,499.00	395,499.00	176,971.15	44.75	218,527.85	165,024.48
OPERATING	174,904.00	178,129.00	84,865.92	47.64	93,263.08	58,703.11
1410 - CHISHOLM CENTER	570,403.00	573,628.00	261,837.07	45.65	311,790.93	223,727.59
OPERATING	97,295.00	97,295.00	52,473.96	53.93	44,821.04	54,881.39
1411 - SPERLING SPORTS COMPLEX	97,295.00	97,295.00	52,473.96	53.93	44,821.04	54,881.39
OPERATING	86,091.00	140,541.00	112,963.59	80.38	27,577.41	68,922.54
1412 - CONRAD/MELCHING	86,091.00	140,541.00	112,963.59	80.38	27,577.41	68,922.54

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
 COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT DESCRIPTION	2025-26	2025-26	YTD BALANCE	% BDGT	AVAILABLE	YTD BALANCE
	ORIGINAL BUDGET	AMENDED BUDGET	03/31/2026	USED	BALANCE	03/31/2025
CONTINGENCY	999,772.00	436,664.00	0.00	0.00	436,664.00	0.00
9990 - CONTINGENCY	999,772.00	436,664.00	0.00	0.00	436,664.00	0.00
TRANSFERS TO OTHER FUNDS	5,520,768.00	10,509,849.00	5,393,355.05	51.32	5,116,493.95	1,620,256.30
9999 - TRANSFERS	5,520,768.00	10,509,849.00	5,393,355.05	51.32	5,116,493.95	1,620,256.30
TOTAL EXPENDITURES	52,388,280.00	57,999,525.00	26,719,937.08	46.07	31,279,587.92	22,151,255.34
TOTAL REVENUES - FUND 001	52,388,280.00	57,999,525.00	33,929,873.11	58.50	24,069,651.89	30,951,169.97
TOTAL EXPENDITURES - FUND 001	52,388,280.00	57,999,525.00	26,719,937.08	46.07	31,279,587.92	22,151,255.34
NET OF REVENUES & EXPENDITURES	0.00	0.00	7,209,936.03	100.00	(7,209,936.03)	8,799,914.63

GOVERNMENTAL FUND TYPES

SPECIAL REVENUE FUNDS

A special revenue fund is used when legal requirements restrict specific resources to be expended for specified purposes, with the exception of trust, capital projects or debt service. The confiscated Fund accounts for the receipts and disbursements of forfeited funds for law enforcement purposes. The Spring Hill Community Redevelopment Fund accounts for the revenues and expenditures of the Spring Hill Tax Increment District. The Downtown Community Redevelopment Fund accounts for the revenues and expenditures of the Downtown Tax Increment District. The Governmental Impact Fees Trust Fund accounts for projects using revenue collected from Police, Fire, Parks & Recreation and General Government Building Impact Fees paid by new construction. The Grant & Other Special Revenues Fund accounts for all capital projects and expenditures relating to grants which fund non-payroll operating expenses.

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Fund 109 CONFISCATED FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	111,434.21	82,097.05
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	0.00	0.00
	Total Assets	111,434.21	82,097.05
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	1,552.50	0.00
	Total Liabilities	1,552.50	0.00
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	154,866.18	93,881.63
	Total Fund Balance	154,866.18	93,881.63
	Beginning Fund Balance	154,866.18	93,881.63
	Net of Revenues VS Expenditures	(44,984.47)	(11,784.58)
	Ending Fund Balance	109,881.71	82,097.05
	Total Liabilities And Fund Balance	111,434.21	82,097.05

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 109 - CONFISCATED FUND							
	FINES & FORFEITS	3,000.00	3,000.00	0.00	0.00	3,000.00	0.00
	INTEREST REVENUES	0.00	0.00	1,621.82	100.00	(1,621.82)	2,173.23
	USE OF RESERVES	0.00	13,407.00	0.00	0.00	13,407.00	0.00
	TOTAL REVENUES	<u>3,000.00</u>	<u>16,407.00</u>	<u>1,621.82</u>	<u>9.88</u>	<u>14,785.18</u>	<u>2,173.23</u>
	OPERATING	3,000.00	16,407.00	13,406.40	81.71	3,000.60	47,157.70
	TOTAL EXPENDITURES	<u>3,000.00</u>	<u>16,407.00</u>	<u>13,406.40</u>	<u>81.71</u>	<u>3,000.60</u>	<u>47,157.70</u>
Fund 109 - CONFISCATED FUND:							
	TOTAL REVENUES	3,000.00	16,407.00	1,621.82	9.88	14,785.18	2,173.23
	TOTAL EXPENDITURES	<u>3,000.00</u>	<u>16,407.00</u>	<u>13,406.40</u>	<u>81.71</u>	<u>3,000.60</u>	<u>47,157.70</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(11,784.58)	100.00	11,784.58	(44,984.47)

Fund 120 HOMELESSNESS FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	(1,292.97)	20,201.04
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
	Total Assets	(1,292.97)	20,201.04
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	2,015.89
	Total Liabilities	0.00	2,015.89
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	70.92	70.92
	Total Fund Balance	70.92	70.92
	Beginning Fund Balance	70.92	70.92
	Net of Revenues VS Expenditures	(1,363.89)	18,114.23
	Ending Fund Balance	(1,292.97)	18,185.15
	Total Liabilities And Fund Balance	(1,292.97)	20,201.04

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 120 - HOMELESSNESS FUND							
	INTEREST REVENUES	0.00	0.00	0.00	0.00	0.00	2.92
	MISCELLANEOUS REVENUES	20,000.00	20,000.00	4,900.00	24.50	15,100.00	15,500.00
	TRANSFERS FROM OTHER FUNDS	797,643.00	797,643.00	398,821.50	50.00	398,821.50	347,697.50
	TOTAL REVENUES	<u>817,643.00</u>	<u>817,643.00</u>	<u>403,721.50</u>	<u>49.38</u>	<u>413,921.50</u>	<u>363,200.42</u>
	OPERATING	817,643.00	812,089.00	380,053.27	46.80	432,035.73	364,564.31
	CAPITAL OUTLAY	0.00	5,554.00	5,554.00	100.00	0.00	0.00
	TOTAL EXPENDITURES	<u>817,643.00</u>	<u>817,643.00</u>	<u>385,607.27</u>	<u>47.16</u>	<u>432,035.73</u>	<u>364,564.31</u>
Fund 120 - HOMELESSNESS FUND:							
	TOTAL REVENUES	817,643.00	817,643.00	403,721.50	49.38	413,921.50	363,200.42
	TOTAL EXPENDITURES	<u>817,643.00</u>	<u>817,643.00</u>	<u>385,607.27</u>	<u>47.16</u>	<u>432,035.73</u>	<u>364,564.31</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	18,114.23	100.00	(18,114.23)	(1,363.89)

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Fund 160 SPRING HILL CRA FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	2,295,001.76	3,129,701.51
115.100	ACCOUNTS RECEIVABLE	106.50	106.50
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
155.000	PREPAID ITEMS	0.00	0.00
	Total Assets	2,295,108.26	3,129,808.01
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	2,378.42	1,174.86
205.000	CONTRACTS PAYABLE	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	6.65	6.72
216.000	ACCRUED SALARIES & WAGES	0.00	0.00
236.900	ADVANCES FROM OTHER FUNDS	0.00	0.00
	Total Liabilities	2,385.07	1,181.58
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	1,392,121.38	2,138,369.40
	Total Fund Balance	1,392,121.38	2,138,369.40
	Beginning Fund Balance	1,392,121.38	2,138,369.40
	Net of Revenues VS Expenditures	900,601.81	990,257.03
	Ending Fund Balance	2,292,723.19	3,128,626.43
	Total Liabilities And Fund Balance	2,295,108.26	3,129,808.01

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 160 - SPRING HILL CRA FUND							
	INTEREST REVENUES	0.00	0.00	47,685.65	100.00	(47,685.65)	41,275.76
	USE OF RESERVES	0.00	1,028,315.00	0.00	0.00	1,028,315.00	0.00
	MISCELLANEOUS REVENUES	1,200.00	1,200.00	1,700.00	141.67	(500.00)	1,288.71
	AD VALOREM	369,101.00	369,101.00	374,557.00	101.48	(5,456.00)	349,613.00
	CAPITAL GRANTS	0.00	0.00	0.00	0.00	0.00	27,802.00
	INTERGOVERNMENTAL REVENUE	711,066.00	711,066.00	783,313.79	110.16	(72,247.79)	717,654.94
	TOTAL REVENUES	<u>1,081,367.00</u>	<u>2,109,682.00</u>	<u>1,207,256.44</u>	<u>57.22</u>	<u>902,425.56</u>	<u>1,137,634.41</u>
	OPERATING	51,402.00	51,402.00	26,371.00	51.30	25,031.00	31,935.42
	CAPITAL OUTLAY	9,000.00	1,037,315.00	34,159.84	3.29	1,003,155.16	97,604.00
	PERSONNEL	220,424.00	220,424.00	97,239.86	44.11	123,184.14	79,785.47
	GRANTS & AID	110,000.00	110,000.00	14,459.14	13.14	95,540.86	0.00
	CONTINGENCY	599,458.00	599,458.00	0.00	0.00	599,458.00	0.00
	SERVICES PROVIDED BY GEN GOVT	36,112.00	36,112.00	18,056.00	50.00	18,056.00	8,738.00
	TRANSFERS TO OTHER FUNDS	54,971.00	54,971.00	26,713.57	48.60	28,257.43	18,969.71
	TOTAL EXPENDITURES	<u>1,081,367.00</u>	<u>2,109,682.00</u>	<u>216,999.41</u>	<u>10.29</u>	<u>1,892,682.59</u>	<u>237,032.60</u>
Fund 160 - SPRING HILL CRA FUND:							
	TOTAL REVENUES	1,081,367.00	2,109,682.00	1,207,256.44	57.22	902,425.56	1,137,634.41
	TOTAL EXPENDITURES	<u>1,081,367.00</u>	<u>2,109,682.00</u>	<u>216,999.41</u>	<u>10.29</u>	<u>1,892,682.59</u>	<u>237,032.60</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	990,257.03	100.00	(990,257.03)	900,601.81

Fund 170 GIFT FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	5,804,394.85	4,971,792.89
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
131.000	DUE FROM OTHER FUNDS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
155.000	PREPAID ITEMS	0.00	0.00
	Total Assets	5,804,394.85	4,971,792.89
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	4,315.55
207.000	DUE TO OTHER FUNDS	0.00	0.00
	Total Liabilities	0.00	4,315.55
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	5,619,706.69	5,027,028.92
	Total Fund Balance	5,619,706.69	5,027,028.92
	Beginning Fund Balance	5,619,706.69	5,027,028.92
	Net of Revenues VS Expenditures	184,688.16	(59,551.58)
	Ending Fund Balance	5,804,394.85	4,967,477.34
	Total Liabilities And Fund Balance	5,804,394.85	4,971,792.89

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 170 - GIFT FUND							
	INTEREST REVENUES	0.00	0.00	91,036.85	100.00	(91,036.85)	128,053.92
	USE OF RESERVES	410,000.00	1,132,281.00	0.00	0.00	1,132,281.00	0.00
	PERMITS, FEES, & SPECIAL ASSESSMENTS	1,065,353.00	1,244,731.00	713,088.62	57.29	531,642.38	727,558.98
	TOTAL REVENUES	<u>1,475,353.00</u>	<u>2,377,012.00</u>	<u>804,125.47</u>	<u>33.83</u>	<u>1,572,886.53</u>	<u>855,612.90</u>
	OPERATING	20,000.00	69,342.00	53,816.73	77.61	15,525.27	4,475.00
	CAPITAL OUTLAY	330,000.00	781,662.00	197,056.34	25.21	584,605.66	1,365.00
	TRANSFERS TO OTHER FUNDS	1,125,353.00	1,526,008.00	612,803.98	40.16	913,204.02	665,084.74
	TOTAL EXPENDITURES	<u>1,475,353.00</u>	<u>2,377,012.00</u>	<u>863,677.05</u>	<u>36.33</u>	<u>1,513,334.95</u>	<u>670,924.74</u>
Fund 170 - GIFT FUND:							
	TOTAL REVENUES	1,475,353.00	2,377,012.00	804,125.47	33.83	1,572,886.53	855,612.90
	TOTAL EXPENDITURES	<u>1,475,353.00</u>	<u>2,377,012.00</u>	<u>863,677.05</u>	<u>36.33</u>	<u>1,513,334.95</u>	<u>670,924.74</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(59,551.58)	100.00	59,551.58	184,688.16

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Fund 180 DOWNTOWN CRA FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	2,037,322.94	2,603,270.03
115.100	ACCOUNTS RECEIVABLE	1,129.78	6,124.26
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	2,373.58	2,246.38
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	717,052.57	676,544.60
101.000	CASH IN BANK	0.00	0.00
	Total Assets	2,757,878.87	3,288,185.27
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	4,211.72	2,730.77
205.000	CONTRACTS PAYABLE	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	0.06	0.00
216.000	ACCRUED SALARIES & WAGES	0.00	0.00
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
290.000	DEFERRED INFLOW	649,077.77	591,277.01
	Total Liabilities	653,289.55	594,007.78
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	1,545,423.83	1,849,460.17
	Total Fund Balance	1,545,423.83	1,849,460.17
	Beginning Fund Balance	1,545,423.83	1,849,460.17
	Net of Revenues VS Expenditures	559,165.49	844,717.32
	Ending Fund Balance	2,104,589.32	2,694,177.49
	Total Liabilities And Fund Balance	2,757,878.87	3,288,185.27

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 180 - DOWNTOWN CRA FUND							
	INTEREST REVENUES	0.00	0.00	39,825.64	100.00	(39,825.64)	37,121.90
	MISCELLANEOUS REVENUES	14,618.00	14,618.00	11,276.86	77.14	3,341.14	106,903.51
	AD VALOREM	554,701.00	554,701.00	560,904.00	101.12	(6,203.00)	398,797.00
	INTERGOVERNMENTAL REVENUE	396,512.00	396,512.00	561,420.84	141.59	(164,908.84)	401,410.78
	RENTAL INCOME	58,105.00	58,105.00	42,630.02	73.37	15,474.98	11,400.16
	TOTAL REVENUES	<u>1,023,936.00</u>	<u>1,023,936.00</u>	<u>1,216,057.36</u>	<u>118.76</u>	<u>(192,121.36)</u>	<u>955,633.35</u>
	OPERATING	556,606.00	556,606.00	329,398.95	59.18	227,207.05	361,111.35
	CAPITAL OUTLAY	0.00	0.00	13,628.10	100.00	(13,628.10)	7,334.64
	GRANTS & AID	259,500.00	259,500.00	0.00	0.00	259,500.00	0.00
	CONTINGENCY	151,339.00	151,339.00	0.00	0.00	151,339.00	0.00
	SERVICES PROVIDED BY GEN GOVT	18,056.00	18,056.00	9,028.00	50.00	9,028.00	8,738.00
	TRANSFERS TO OTHER FUNDS	38,435.00	38,435.00	19,284.99	50.18	19,150.01	19,283.87
	TOTAL EXPENDITURES	<u>1,023,936.00</u>	<u>1,023,936.00</u>	<u>371,340.04</u>	<u>36.27</u>	<u>652,595.96</u>	<u>396,467.86</u>
Fund 180 - DOWNTOWN CRA FUND:							
	TOTAL REVENUES	1,023,936.00	1,023,936.00	1,216,057.36	118.76	(192,121.36)	955,633.35
	TOTAL EXPENDITURES	<u>1,023,936.00</u>	<u>1,023,936.00</u>	<u>371,340.04</u>	<u>36.27</u>	<u>652,595.96</u>	<u>396,467.86</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	844,717.32	100.00	(844,717.32)	559,165.49

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Fund 190 GRANT & SPECIAL REVENUE FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,475,561.50	1,367,510.18
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	1,193,462.25	186,605.52
101.000	CASH IN BANK	0.00	0.00
	Total Assets	2,669,023.75	1,554,115.70
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	2,352.13	223.84
205.000	CONTRACTS PAYABLE	0.00	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
223.000	DEFERRED REVENUE	96,564.17	0.00
	Total Liabilities	98,916.30	223.84
*** Fund Balance ***			
251.000	PRIOR PERIOD ADJUSTMENT	0.00	0.00
281.000	FUND BALANCE - RESTRICTED	110,868.66	464,531.13
282.000	FUND BALANCE - COMMITTED	1,697,011.54	1,696,912.91
	Total Fund Balance	1,807,880.20	2,161,444.04
	Beginning Fund Balance	1,807,880.20	2,161,444.04
	Net of Revenues VS Expenditures	762,227.25	(607,552.18)
	Ending Fund Balance	2,570,107.45	1,553,891.86
	Total Liabilities And Fund Balance	2,669,023.75	1,554,115.70

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 190 - GRANT & SPECIAL REVENUE FUND							
	INTEREST REVENUES	0.00	0.00	23,810.02	100.00	(23,810.02)	28,996.82
	USE OF RESERVES	348,734.00	544,174.00	0.00	0.00	544,174.00	0.00
	TRANSFERS FROM OTHER FUNDS	0.00	836,956.00	749,628.00	89.57	87,328.00	75,692.34
	CAPITAL GRANTS	0.00	222,890.00	25,000.00	11.22	197,890.00	11,943.00
	OTHER TAXES	388,540.00	388,540.00	188,298.48	48.46	200,241.52	183,475.21
	CHARGES FOR SERVICES	25,000.00	85,500.00	82,950.00	97.02	2,550.00	569,625.00
	DEBT PROCEEDS	0.00	500,000.00	0.00	0.00	500,000.00	0.00
	TOTAL REVENUES	<u>762,274.00</u>	<u>2,578,060.00</u>	<u>1,069,686.50</u>	<u>41.49</u>	<u>1,508,373.50</u>	<u>869,732.37</u>
	OPERATING	419,540.00	1,771,827.00	1,219,570.41	68.83	552,256.59	28,128.21
	CAPITAL OUTLAY	342,734.00	806,233.00	457,668.27	56.77	348,564.73	79,376.91
	TOTAL EXPENDITURES	<u>762,274.00</u>	<u>2,578,060.00</u>	<u>1,677,238.68</u>	<u>65.06</u>	<u>900,821.32</u>	<u>107,505.12</u>
Fund 190 - GRANT & SPECIAL REVENUE FUND:							
	TOTAL REVENUES	762,274.00	2,578,060.00	1,069,686.50	41.49	1,508,373.50	869,732.37
	TOTAL EXPENDITURES	<u>762,274.00</u>	<u>2,578,060.00</u>	<u>1,677,238.68</u>	<u>65.06</u>	<u>900,821.32</u>	<u>107,505.12</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(607,552.18)	100.00	607,552.18	762,227.25

GOVERNMENTAL FUND TYPES

DEBT SERVICE FUND

A debt service fund is used to account for the accumulation of financial resources to be used the payment of general long-term debt principal and interest. The Debt Service Fund accounts for the revenues and expenditures for all Governmental Fund payments on long-term debt and is funded through transfers from other funds.

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Fund 200 DEBT SERVICE FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	0.00	(3,299.78)
	Total Assets	0.00	(3,299.78)
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	(3,299.78)
	Total Liabilities	0.00	(3,299.78)
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	0.00	0.00
	Total Fund Balance	0.00	0.00
	Beginning Fund Balance	0.00	0.00
	Net of Revenues VS Expenditures	0.00	0.00
	Ending Fund Balance	0.00	0.00
	Total Liabilities And Fund Balance	0.00	(3,299.78)

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 200 - DEBT SERVICE FUND							
	TRANSFERS FROM OTHER FUNDS	2,263,199.00	2,263,200.00	882,051.26	38.97	1,381,148.74	898,484.73
TOTAL REVENUES		<u>2,263,199.00</u>	<u>2,263,200.00</u>	<u>882,051.26</u>	<u>38.97</u>	<u>1,381,148.74</u>	<u>898,484.73</u>
PRINCIPAL & INTEREST		2,263,199.00	2,263,200.00	882,051.26	38.97	1,381,148.74	898,484.73
TOTAL EXPENDITURES		<u>2,263,199.00</u>	<u>2,263,200.00</u>	<u>882,051.26</u>	<u>38.97</u>	<u>1,381,148.74</u>	<u>898,484.73</u>
Fund 200 - DEBT SERVICE FUND:							
TOTAL REVENUES		2,263,199.00	2,263,200.00	882,051.26	38.97	1,381,148.74	898,484.73
TOTAL EXPENDITURES		<u>2,263,199.00</u>	<u>2,263,200.00</u>	<u>882,051.26</u>	<u>38.97</u>	<u>1,381,148.74</u>	<u>898,484.73</u>
NET OF REVENUES & EXPENDITURES		0.00	0.00	0.00	0.00	0.00	0.00

GOVERNMENTAL FUND TYPES

CAPITAL PROJECTS FUNDS

A capital projects fund is used to account for financial resources to be used for the acquisition or construction of major capital facilities other than those financed by proprietary funds or trust funds. The Capital Projects Fund accounts for the revenues and expenditures for all General Fund capital projects.

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Fund 300 CAPITAL PROJECTS FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	3,085,067.52	1,779,386.55
131.000	DUE FROM OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
101.000	CASH IN BANK	0.00	0.00
	Total Assets	3,085,067.52	1,779,386.55
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	84,026.92	221,543.20
205.000	CONTRACTS PAYABLE	0.00	48,492.95
207.000	DUE TO OTHER FUNDS	0.00	0.00
	Total Liabilities	84,026.92	270,036.15
*** Fund Balance ***			
281.000	FUND BALANCE - RESTRICTED	2,363,599.48	1,740,272.96
283.000	FUND BALANCE - ASSIGNED	0.00	0.00
	Total Fund Balance	2,363,599.48	1,740,272.96
	Beginning Fund Balance	2,363,599.48	1,740,272.96
	Net of Revenues VS Expenditures	637,441.12	(230,922.56)
	Ending Fund Balance	3,001,040.60	1,571,011.79
	Total Liabilities And Fund Balance	3,085,067.52	1,779,386.55

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 300 - CAPITAL PROJECTS FUND							
	INTEREST REVENUES	0.00	0.00	22,701.25	100.00	(22,701.25)	53,211.38
	USE OF RESERVES	0.00	1,379,348.00	0.00	0.00	1,379,348.00	0.00
	MISCELLANEOUS REVENUES	327,778.00	327,778.00	0.00	0.00	327,778.00	3,114.00
	TRANSFERS FROM OTHER FUNDS	4,185,434.00	8,753,436.00	4,269,464.83	48.77	4,483,971.17	923,833.05
	AD VALOREM	1,049,209.00	1,049,209.00	1,023,781.69	97.58	25,427.31	1,247,578.88
	DEBT PROCEEDS	0.00	3,191,000.00	0.00	0.00	3,191,000.00	0.00
	TOTAL REVENUES	<u>5,562,421.00</u>	<u>14,700,771.00</u>	<u>5,315,947.77</u>	<u>36.16</u>	<u>9,384,823.23</u>	<u>2,227,737.31</u>
	OPERATING	0.00	26,899.00	61,507.45	228.66	(34,608.45)	0.00
	CAPITAL OUTLAY	5,562,421.00	14,673,872.00	5,485,362.88	37.38	9,188,509.12	1,590,296.19
	TOTAL EXPENDITURES	<u>5,562,421.00</u>	<u>14,700,771.00</u>	<u>5,546,870.33</u>	<u>37.73</u>	<u>9,153,900.67</u>	<u>1,590,296.19</u>
Fund 300 - CAPITAL PROJECTS FUND:							
	TOTAL REVENUES	5,562,421.00	14,700,771.00	5,315,947.77	36.16	9,384,823.23	2,227,737.31
	TOTAL EXPENDITURES	<u>5,562,421.00</u>	<u>14,700,771.00</u>	<u>5,546,870.33</u>	<u>37.73</u>	<u>9,153,900.67</u>	<u>1,590,296.19</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(230,922.56)	100.00	230,922.56	637,441.12

PROPRIETARY FUND TYPES

ENTERPRISE FUNDS

Enterprise funds are used to account for operations that are financed and operated in a manner similar to private business enterprises, where the intent is that the costs of providing goods or services to the general public on a continuing basis should be financed or recovered through user charges. Currently there are five enterprise funds which consist of the Water & Sewer Revenue Fund, Municipal Airport Fund, Refuse Collection Fund, Stormwater Revenue Fund and Permits & Inspections Fund.

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Fund 401 WATER & SEWER FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
102.000	CASH ON HAND	3,300.00	3,300.00
104.000	EQUITY IN POOLED CASH	18,172,373.45	12,265,205.99
115.100	ACCOUNTS RECEIVABLE	3,710,495.48	4,010,708.20
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(771,505.79)	(820,559.12)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
131.000	DUE FROM OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	27,417.63	72,291.85
151.900	INVESTMENTS - NON-CURRENT	20,252,062.04	20,862,412.84
155.000	PREPAID ITEMS	231,783.26	206,744.75
161.900	LAND	2,921,972.03	2,461,462.76
162.900	BUILDINGS	11,089,739.42	13,235,902.77
163.900	ACCUM DEPREC - BUILDINGS	(8,125,164.40)	(8,280,035.36)
164.900	INFRASTRUCTURE	159,364,550.45	114,799,098.03
165.900	ACCUM DEPREC - INFRASTRUCTURE	(42,785,950.74)	(42,100,833.11)
166.900	EQUIPMENT & FURNITURE	21,966,243.48	23,027,299.09
167.900	ACCUM DEPREC - EQUIPMENT	(13,981,476.09)	(14,752,852.36)
168.950	ACCUM DEPREC - CAPITAL LEASES	0.00	108,396.42
169.900	CONSTRUCTION WORK IN PROGRESS	67,187,134.68	98,330,066.37
190.000	DEFERRED OUTFLOW	1,190,171.00	193,787.00
101.000	CASH IN BANK	3,653,147.09	5,191,807.85
	Total Assets	244,106,292.99	228,814,203.97
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	2,431,968.79	315,030.10
203.900	NOTES & LOANS PAYABLE - LT	17,601,050.73	45,001,014.53
205.000	CONTRACTS PAYABLE	2,489,250.36	2,240,689.08
207.000	DUE TO OTHER FUNDS	0.00	0.00
215.000	ACCRUED INTEREST PAYABLE	0.00	702.93
216.000	ACCRUED SALARIES & WAGES	868,627.45	940,703.92
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	80,101.66
229.000	OTHER CURRENT LIABILITIES	786,390.72	798,178.13
238.000	PENSION LIABILITIES	3,387,980.00	1,973,141.00
290.000	DEFERRED INFLOW	39,019.00	396,555.00
	Total Liabilities	27,604,287.05	51,746,116.35
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(26,856,431.98)	(50,027,384.63)
274.000	NET ASSETS, INVEST IN CAPITAL	197,955,247.31	186,828,504.61
275.000	NET ASSETS, RESTRICTED	0.00	0.00
276.000	NET ASSETS, UNRESTRICTED	51,749,307.11	43,140,624.86
	Total Fund Balance	222,848,122.44	179,941,744.84
	Beginning Fund Balance	198,572,134.75	215,807,602.79
	Net of Revenues VS Expenditures	(6,346,116.50)	(2,873,657.22)
	Fund Balance Adjustments	24,275,987.69	(35,865,857.95)
	Ending Fund Balance	216,502,005.94	177,068,087.62
	Total Liabilities And Fund Balance	244,106,292.99	228,814,203.97

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
 COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT PROJECT DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BGD USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
	ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 401 - WATER & SEWER FUND						
CAPITAL GRANTS	0.00	10,456,556.00	1,233,354.19	11.80	9,223,201.81	3,900,581.59
CHARGES FOR SERVICES	32,746,876.00	32,746,876.00	16,791,869.40	51.28	15,955,006.60	15,237,921.39
INTEREST REVENUES	600,000.00	600,000.00	617,689.22	102.95	(17,689.22)	567,054.32
MISCELLANEOUS REVENUES	128,000.00	203,505.00	386,411.89	189.88	(182,906.89)	421,530.67
USE OF RESERVES	3,637,310.00	20,580,221.00	0.00	0.00	20,580,221.00	0.00
DEBT PROCEEDS	0.00	15,104,551.00	38,271.07	0.25	15,066,279.93	6,265,937.66
0000	37,112,186.00	79,691,709.00	19,067,595.77	23.93	60,624,113.23	26,393,025.63
CHARGES FOR GOVT SERVICES	186,482.00	186,482.00	92,818.46	49.77	93,663.54	74,511.16
9998 - CONTRIBUTIONS	186,482.00	186,482.00	92,818.46	49.77	93,663.54	74,511.16
TRANSFERS FROM OTHER FUNDS	100,000.00	100,000.00	12,485.05	12.49	87,514.95	0.00
9999 - TRANSFERS	100,000.00	100,000.00	12,485.05	12.49	87,514.95	0.00
TOTAL REVENUES	37,398,668.00	79,978,191.00	19,172,899.28	23.97	60,805,291.72	26,467,536.79
PERSONNEL	1,551,215.00	1,551,215.00	633,594.97	40.85	917,620.03	535,126.16
OPERATING	1,715,171.00	1,780,999.00	736,952.22	41.38	1,044,046.78	646,257.29
SERVICES PROVIDED BY GEN GOVT	3,300,236.00	3,300,236.00	1,650,118.00	50.00	1,650,118.00	1,506,857.00
CAPITAL OUTLAY	67,615.00	295,094.00	49,763.81	16.86	245,330.19	758,455.67
4201 - UTILITIES ADMIN	6,634,237.00	6,927,544.00	3,070,429.00	44.32	3,857,115.00	3,446,696.12
PERSONNEL	1,362,755.00	1,362,755.00	621,224.69	45.59	741,530.31	583,523.25
OPERATING	268,815.00	268,815.00	25,626.95	9.53	243,188.05	29,063.46
4202 - ENGINEERING	1,631,570.00	1,631,570.00	646,851.64	39.65	984,718.36	612,586.71
PERSONNEL	730,701.00	730,701.00	326,638.69	44.70	404,062.31	325,874.98
OPERATING	1,159,370.00	1,317,779.00	557,365.39	42.30	760,413.61	451,534.74
CAPITAL OUTLAY	438,519.00	14,472,722.00	45,596.60	0.32	14,427,125.40	419,279.01
4203 - WATER PRODUCTION	2,328,590.00	16,521,202.00	929,600.68	5.63	15,591,601.32	1,196,688.73
PERSONNEL	2,182,245.00	2,182,245.00	1,011,282.48	46.34	1,170,962.52	997,065.14
OPERATING	2,388,443.00	2,867,198.00	748,859.79	26.12	2,118,338.21	575,477.19
CAPITAL OUTLAY	1,074,322.00	2,083,942.00	171,794.54	8.24	1,912,147.46	403,166.72
4204 - WATER DISTRIBUTION	5,645,010.00	7,133,385.00	1,931,936.81	27.08	5,201,448.19	1,975,709.05
PERSONNEL	1,525,016.00	1,525,016.00	629,153.66	41.26	895,862.34	638,130.83
OPERATING	2,649,172.00	2,891,726.00	973,237.76	33.66	1,918,488.24	1,103,368.91
CAPITAL OUTLAY	482,894.00	22,525,911.00	8,998,091.25	39.95	13,527,819.75	18,666,429.96
4205 - WASTEWATER TREATMENT	4,657,082.00	26,942,653.00	10,600,482.67	39.34	16,342,170.33	20,407,929.70
PERSONNEL	2,057,402.00	2,057,402.00	934,666.59	45.43	1,122,735.41	838,270.86
OPERATING	699,535.00	707,970.00	362,353.06	51.18	345,616.94	266,315.59
CAPITAL OUTLAY	694,725.00	4,199,762.00	356,965.66	8.50	3,842,796.34	531,120.59
4206 - UTILITIES MAINTENANCE	3,451,662.00	6,965,134.00	1,653,985.31	23.75	5,311,148.69	1,635,707.04
PERSONNEL	1,132,602.00	1,132,602.00	501,622.50	44.29	630,979.50	515,211.97
OPERATING	73,687.00	75,308.00	25,672.67	34.09	49,635.33	30,084.90
CAPITAL OUTLAY	324,048.00	330,169.00	256,451.59	77.67	73,717.41	103,590.75

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES, AND CHANGES IN FUND BALANCES
 COMPARISON WITH BUDGET AND FY 2024 ACTUAL

ACCOUNT PROJECT DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
	ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 401 - WATER & SEWER FUND						
4208 - FACILITIES MAINTENANCE	1,530,337.00	1,538,079.00	783,746.76	50.96	754,332.24	648,887.62
PERSONNEL	1,410,555.00	1,410,555.00	626,654.86	44.43	783,900.14	596,138.08
OPERATING	497,085.00	535,014.00	227,066.70	42.44	307,947.30	201,872.24
CAPITAL OUTLAY	32,229.00	208,514.00	13,891.50	6.66	194,622.50	5,149.60
4209 - CUSTOMER SERVICE	1,939,869.00	2,154,083.00	867,613.06	40.28	1,286,469.94	803,159.92
PERSONNEL	660,585.00	660,585.00	307,321.07	46.52	353,263.93	319,883.25
OPERATING	219,126.00	221,938.00	71,456.40	32.20	150,481.60	102,833.58
CAPITAL OUTLAY	3,555,000.00	4,225,309.00	360,444.60	8.53	3,864,864.40	354,451.30
4210 - WASTEWATER COLLECTION	4,434,711.00	5,107,832.00	739,222.07	14.47	4,368,609.93	777,168.13
CONTINGENCY	400,000.00	305,821.00	0.00	0.00	305,821.00	0.00
9990 - CONTINGENCY	400,000.00	305,821.00	0.00	0.00	305,821.00	0.00
SERVICES PROVIDED BY GEN GOVT	1,081,463.00	1,081,463.00	540,731.50	50.00	540,731.50	541,188.50
9998 - CONTRIBUTIONS	1,081,463.00	1,081,463.00	540,731.50	50.00	540,731.50	541,188.50
TRANSFERS TO OTHER FUNDS	3,664,137.00	3,669,425.00	281,957.00	7.68	3,387,468.00	526,080.00
9999 - TRANSFERS	3,664,137.00	3,669,425.00	281,957.00	7.68	3,387,468.00	526,080.00
TOTAL EXPENDITURES	37,398,668.00	79,978,191.00	22,046,556.50	27.57	57,931,634.50	32,571,801.52
Fund 401 - WATER & SEWER FUND:						
TOTAL REVENUES	37,398,668.00	79,978,191.00	19,172,899.28	23.97	60,805,291.72	26,467,536.79
TOTAL EXPENDITURES	37,398,668.00	79,978,191.00	22,046,556.50	27.57	57,931,634.50	32,571,801.52
NET OF REVENUES & EXPENDITURES	0.00	0.00	(2,873,657.22)	100.00	2,873,657.22	(6,104,264.73)

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Fund 403 WATER TRUST FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	2,729,707.20	5,295,924.35
115.100	ACCOUNTS RECEIVABLE	12,621.26	227,986.25
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	256.81	10,229.96
151.900	INVESTMENTS - NON-CURRENT	3,309,326.65	3,393,460.93
155.000	PREPAID ITEMS	0.00	0.00
161.900	LAND	0.00	779,621.50
162.900	BUILDINGS	0.00	0.00
163.900	ACCUM DEPREC - BUILDINGS	0.00	0.00
164.900	INFRASTRUCTURE	0.00	4,909,048.67
165.900	ACCUM DEPREC - INFRASTRUCTURE	0.00	(341,453.82)
166.900	EQUIPMENT & FURNITURE	0.00	0.00
167.900	ACCUM DEPREC - EQUIPMENT	0.00	0.00
169.900	CONSTRUCTION WORK IN PROGRESS	0.00	2,925,258.88
101.000	CASH IN BANK	348,523.24	633,572.22
	Total Assets	6,400,435.16	17,833,648.94
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	0.00	0.00
205.000	CONTRACTS PAYABLE	90,571.66	0.00
	Total Liabilities	90,571.66	0.00
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(311,829.13)
274.000	NET ASSETS, INVEST IN CAPITAL	(1,593,010.90)	8,272,475.23
275.000	NET ASSETS, RESTRICTED	7,947,046.13	9,269,920.17
276.000	NET ASSETS, UNRESTRICTED	0.00	0.00
	Total Fund Balance	6,354,035.23	17,230,566.27
	Beginning Fund Balance	6,354,035.23	8,958,091.04
	Net of Revenues VS Expenditures	(44,171.73)	603,082.67
	Fund Balance Adjustments	0.00	8,272,475.23
	Ending Fund Balance	6,309,863.50	17,833,648.94
	Total Liabilities And Fund Balance	6,400,435.16	17,833,648.94

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 403 - WATER TRUST FUND							
	INTEREST REVENUES	0.00	0.00	125,243.95	100.00	(125,243.95)	89,055.33
	USE OF RESERVES	1,650,000.00	5,569,191.00	0.00	0.00	5,569,191.00	0.00
	MISCELLANEOUS REVENUES	0.00	0.00	(16,440.04)	100.00	16,440.04	45,822.71
	TRANSFERS FROM OTHER FUNDS	0.00	0.00	0.00	0.00	0.00	476,080.00
	PERMITS. FEES, & SPECIAL ASSESSMENTS	1,600,000.00	1,600,000.00	779,514.96	48.72	820,485.04	777,041.07
	TOTAL REVENUES	<u>3,250,000.00</u>	<u>7,169,191.00</u>	<u>888,318.87</u>	<u>12.39</u>	<u>6,280,872.13</u>	<u>1,387,999.11</u>
	OPERATING	0.00	0.00	184.41	100.00	(184.41)	40,502.60
	CAPITAL OUTLAY	3,250,000.00	7,169,191.00	285,051.79	3.98	6,884,139.21	1,391,668.24
	TOTAL EXPENDITURES	<u>3,250,000.00</u>	<u>7,169,191.00</u>	<u>285,236.20</u>	<u>3.98</u>	<u>6,883,954.80</u>	<u>1,432,170.84</u>
Fund 403 - WATER TRUST FUND:							
	TOTAL REVENUES	3,250,000.00	7,169,191.00	888,318.87	12.39	6,280,872.13	1,387,999.11
	TOTAL EXPENDITURES	<u>3,250,000.00</u>	<u>7,169,191.00</u>	<u>285,236.20</u>	<u>3.98</u>	<u>6,883,954.80</u>	<u>1,432,170.84</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	603,082.67	100.00	(603,082.67)	(44,171.73)

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Fund 404 WASTEWATER TRUST FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	7,389,082.49	8,822,549.67
115.100	ACCOUNTS RECEIVABLE	320,125.90	114,254.90
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	6,904.64	6,344.93
151.900	INVESTMENTS - NON-CURRENT	2,052,544.17	2,104,726.81
161.900	LAND	0.00	22,958.87
162.900	BUILDINGS	0.00	0.00
163.900	ACCUM DEPREC - BUILDINGS	0.00	0.00
164.900	INFRASTRUCTURE	0.00	23,083,571.24
165.900	ACCUM DEPREC - INFRASTRUCTURE	0.00	(3,904,369.30)
166.900	EQUIPMENT & FURNITURE	0.00	100,925.42
167.900	ACCUM DEPREC - EQUIPMENT	0.00	(8,434.60)
169.900	CONSTRUCTION WORK IN PROGRESS	0.00	8,298,731.09
101.000	CASH IN BANK	215,904.29	390,965.34
	Total Assets	9,984,561.49	39,032,224.37
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
202.000	ACCOUNTS PAYABLE	1,328,601.64	0.00
205.000	CONTRACTS PAYABLE	106,454.36	158,118.06
223.000	DEFERRED REVENUE	320,044.00	320,044.00
	Total Liabilities	1,755,100.00	478,162.06
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	0.00	(1,257,841.56)
274.000	NET ASSETS, INVEST IN CAPITAL	1,593,010.90	27,593,382.72
275.000	NET ASSETS, RESTRICTED	7,408,501.50	13,314,600.67
276.000	NET ASSETS, UNRESTRICTED	0.00	0.00
	Total Fund Balance	9,001,512.40	39,650,141.83
	Beginning Fund Balance	9,001,512.40	12,056,759.11
	Net of Revenues VS Expenditures	(772,050.91)	(1,096,079.52)
	Fund Balance Adjustments	0.00	27,593,382.72
	Ending Fund Balance	8,229,461.49	38,554,062.31
	Total Liabilities And Fund Balance	9,984,561.49	39,032,224.37

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 404 - WASTEWATER TRUST FUND							
	INTEREST REVENUES	0.00	1,600.00	165,931.42	10,370.7	(164,331.42)	173,917.19
	USE OF RESERVES	850,000.00	3,761,449.00	0.00	0.00	3,761,449.00	0.00
	MISCELLANEOUS REVENUES	0.00	0.00	(10,196.61)	100.00	10,196.61	28,420.62
	TRANSFERS FROM OTHER FUNDS	3,120,788.00	3,120,788.00	0.00	0.00	3,120,788.00	0.00
	CAPITAL GRANTS	1,175,787.00	1,175,787.00	0.00	0.00	1,175,787.00	2,487.58
	PERMITS. FEES, & SPECIAL ASSESSMENTS	1,800,000.00	1,800,000.00	754,656.60	41.93	1,045,343.40	1,299,345.65
	TOTAL REVENUES	<u>6,946,575.00</u>	<u>9,859,624.00</u>	<u>910,391.41</u>	<u>9.23</u>	<u>8,949,232.59</u>	<u>1,504,171.04</u>
	OPERATING	0.00	0.00	114.38	100.00	(114.38)	102,751.89
	CAPITAL OUTLAY	6,946,575.00	9,859,624.00	2,006,356.55	20.35	7,853,267.45	2,173,470.06
	TOTAL EXPENDITURES	<u>6,946,575.00</u>	<u>9,859,624.00</u>	<u>2,006,470.93</u>	<u>20.35</u>	<u>7,853,153.07</u>	<u>2,276,221.95</u>
Fund 404 - WASTEWATER TRUST FUND:							
	TOTAL REVENUES	6,946,575.00	9,859,624.00	910,391.41	9.23	8,949,232.59	1,504,171.04
	TOTAL EXPENDITURES	<u>6,946,575.00</u>	<u>9,859,624.00</u>	<u>2,006,470.93</u>	<u>20.35</u>	<u>7,853,153.07</u>	<u>2,276,221.95</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(1,096,079.52)	100.00	1,096,079.52	(772,050.91)

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Fund 430 AIRPORT FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
102.000	CASH ON HAND	0.00	0.00
104.000	EQUITY IN POOLED CASH	102,083.76	1,562,344.91
115.100	ACCOUNTS RECEIVABLE	132,696.18	205,970.97
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(7,863.86)	(20,858.75)
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	1,160,146.93	1,315,461.89
141.000	INVENTORIES	1,121.88	498.05
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
155.000	PREPAID ITEMS	33,169.50	18,978.98
156.900	OTHER ASSETS - NONCURRENT	38,306,149.02	37,613,952.98
161.900	LAND	3,935,210.59	3,935,210.59
162.900	BUILDINGS	10,489,339.96	10,480,839.96
163.900	ACCUM DEPREC - BUILDINGS	(2,417,996.68)	(2,668,435.28)
164.900	INFRASTRUCTURE	42,179,359.94	40,126,681.09
165.900	ACCUM DEPREC - INFRASTRUCTURE	(13,945,806.26)	(14,770,600.91)
166.900	EQUIPMENT & FURNITURE	724,357.65	765,571.05
167.900	ACCUM DEPREC - EQUIPMENT	(610,474.14)	(629,387.83)
169.900	CONSTRUCTION WORK IN PROGRESS	565,052.26	2,771,083.48
101.000	CASH IN BANK	0.00	0.00
Total Assets		80,646,546.73	80,707,311.18
*** Liabilities ***			
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
201.000	VOUCHERS PAYABLE	0.00	0.00
202.000	ACCOUNTS PAYABLE	22,230.61	26,487.00
203.900	NOTES & LOANS PAYABLE - LT	0.00	0.00
205.000	CONTRACTS PAYABLE	129,310.38	8,548.50
207.000	DUE TO OTHER FUNDS	0.00	0.00
208.000	DUE TO OTHER GOVERNMENTS	6,724.47	4,655.37
215.000	ACCRUED INTEREST PAYABLE	0.00	0.00
216.000	ACCRUED SALARIES & WAGES	67,701.96	62,042.82
220.000	DEPOSITS	123,976.57	123,846.66
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	0.00
236.900	ADVANCES FROM OTHER FUNDS	1,430,432.17	1,255,183.22
290.000	DEFERRED INFLOW	35,979,192.41	34,670,152.11
Total Liabilities		37,759,568.57	36,150,915.68
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(1,880,263.67)	(1,431,768.17)
274.000	NET ASSETS, INVEST IN CAPITAL	40,932,202.03	40,010,962.15
275.000	NET ASSETS, RESTRICTED	18,555.14	18,555.14
276.000	NET ASSETS, UNRESTRICTED	4,734,338.83	5,577,255.49
Total Fund Balance		43,804,832.33	44,175,004.61
Beginning Fund Balance		41,137,163.72	44,175,004.61
Net of Revenues VS Expenditures		(917,854.17)	381,390.89
Fund Balance Adjustments		2,667,668.61	0.00
Ending Fund Balance		42,886,978.16	44,556,395.50
Total Liabilities And Fund Balance		80,646,546.73	80,707,311.18

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 430 - AIRPORT FUND							
	INTEREST REVENUES	12,000.00	12,000.00	27,870.67	232.26	(15,870.67)	17,874.10
	USE OF RESERVES	0.00	273,796.00	0.00	0.00	273,796.00	0.00
	MISCELLANEOUS REVENUES	5,000.00	5,000.00	1,447.95	28.96	3,552.05	1,685.99
	CAPITAL GRANTS	1,902,500.00	6,285,993.00	35,580.43	0.57	6,250,412.57	1,335,089.49
	RENTAL INCOME	2,140,870.00	2,140,870.00	1,262,201.84	58.96	878,668.16	1,229,393.06
	TOTAL REVENUES	<u>4,060,370.00</u>	<u>8,717,659.00</u>	<u>1,327,100.89</u>	<u>15.22</u>	<u>7,390,558.11</u>	<u>2,584,042.64</u>
	OPERATING	502,482.00	830,782.00	263,115.56	31.67	567,666.44	299,404.70
	CAPITAL OUTLAY	2,147,850.00	6,485,344.00	204,043.89	3.15	6,281,300.11	2,668,005.01
	PERSONNEL	605,882.00	605,882.00	246,931.10	40.76	358,950.90	291,051.43
	CONTINGENCY	16,943.00	1,703.00	0.00	0.00	1,703.00	0.00
	SERVICES PROVIDED BY GEN GOVT	378,998.00	378,998.00	189,499.00	50.00	189,499.00	199,957.00
	TRANSFERS TO OTHER FUNDS	408,215.00	414,950.00	42,120.45	10.15	372,829.55	30,319.96
	TOTAL EXPENDITURES	<u>4,060,370.00</u>	<u>8,717,659.00</u>	<u>945,710.00</u>	<u>10.85</u>	<u>7,771,949.00</u>	<u>3,488,738.10</u>
Fund 430 - AIRPORT FUND:							
	TOTAL REVENUES	4,060,370.00	8,717,659.00	1,327,100.89	15.22	7,390,558.11	2,584,042.64
	TOTAL EXPENDITURES	<u>4,060,370.00</u>	<u>8,717,659.00</u>	<u>945,710.00</u>	<u>10.85</u>	<u>7,771,949.00</u>	<u>3,488,738.10</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	381,390.89	100.00	(381,390.89)	(904,695.46)

Fund 440 REFUSE COLLECTION FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	260,920.32	281,340.82
115.100	ACCOUNTS RECEIVABLE	638,494.63	678,538.80
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(38,418.67)	(50,849.70)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
151.900	INVESTMENTS - NON-CURRENT	0.00	0.00
	Total Assets	860,996.28	909,029.92
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	308,646.73	861,521.13
207.000	DUE TO OTHER FUNDS	0.00	0.00
220.000	DEPOSITS	0.00	0.00
	Total Liabilities	308,646.73	861,521.13
*** Fund Balance ***			
276.000	NET ASSETS, UNRESTRICTED	40,390.28	42,745.64
	Total Fund Balance	40,390.28	42,745.64
	Beginning Fund Balance	40,390.28	42,745.64
	Net of Revenues VS Expenditures	511,959.27	4,763.15
	Ending Fund Balance	552,349.55	47,508.79
	Total Liabilities And Fund Balance	860,996.28	909,029.92

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 440 - REFUSE COLLECTION FUND							
	INTEREST REVENUES	0.00	0.00	4,869.01	100.00	(4,869.01)	5,639.04
	CHARGES FOR SERVICES	6,421,500.00	6,421,500.00	3,194,722.65	49.75	3,226,777.35	3,011,573.36
	TOTAL REVENUES	<u>6,421,500.00</u>	<u>6,421,500.00</u>	<u>3,199,591.66</u>	<u>49.83</u>	<u>3,221,908.34</u>	<u>3,017,212.40</u>
	OPERATING	6,251,018.00	6,251,018.00	3,110,010.05	49.75	3,141,007.95	2,438,741.97
	SERVICES PROVIDED BY GEN GOVT	170,482.00	170,482.00	84,818.46	49.75	85,663.54	66,511.16
	TOTAL EXPENDITURES	<u>6,421,500.00</u>	<u>6,421,500.00</u>	<u>3,194,828.51</u>	<u>49.75</u>	<u>3,226,671.49</u>	<u>2,505,253.13</u>
Fund 440 - REFUSE COLLECTION FUND:							
	TOTAL REVENUES	6,421,500.00	6,421,500.00	3,199,591.66	49.83	3,221,908.34	3,017,212.40
	TOTAL EXPENDITURES	<u>6,421,500.00</u>	<u>6,421,500.00</u>	<u>3,194,828.51</u>	<u>49.75</u>	<u>3,226,671.49</u>	<u>2,505,253.13</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	4,763.15	100.00	(4,763.15)	511,959.27

User: graham
DB: Deland

Fund 450 STORMWATER FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,182,569.03	1,019,147.66
115.100	ACCOUNTS RECEIVABLE	435,925.73	501,002.88
117.000	ALLOWANCE FOR UNCOLLECTIBLE AR	(105,089.33)	(111,970.39)
121.000	ASSESSMENTS RECEIVABLE	0.00	0.00
128.900	NOTES RECEIVABLE - NON-CURRENT	0.00	0.00
132.000	ADVANCES TO OTHER FUNDS	0.00	0.00
133.000	DUE FROM OTHER GOVERNMENTS	9,250.00	0.00
135.000	INTEREST & DIVIDENDS REC	39,222.00	45,756.85
151.900	INVESTMENTS - NON-CURRENT	1,290,809.70	1,323,626.46
155.000	PREPAID ITEMS	23,998.50	7,255.50
161.900	LAND	1,076,393.39	1,076,393.39
162.900	BUILDINGS	316,191.74	316,191.74
163.900	ACCUM DEPREC - BUILDINGS	(46,529.10)	(54,433.89)
164.900	INFRASTRUCTURE	5,531,858.84	6,873,989.26
165.900	ACCUM DEPREC - INFRASTRUCTURE	(1,266,914.50)	(1,445,917.84)
166.900	EQUIPMENT & FURNITURE	3,280,113.87	3,299,823.43
167.900	ACCUM DEPREC - EQUIPMENT	(1,933,110.12)	(2,136,453.39)
169.900	CONSTRUCTION WORK IN PROGRESS	792,896.23	0.00
190.000	DEFERRED OUTFLOW	142,662.00	28,260.00
101.000	CASH IN BANK	94,910.73	200,466.23
Total Assets		10,865,158.71	10,943,137.89
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	26,114.26	99,701.68
203.900	NOTES & LOANS PAYABLE - LT	0.00	0.00
205.000	CONTRACTS PAYABLE	0.00	0.00
207.000	DUE TO OTHER FUNDS	0.00	0.00
215.000	ACCRUED INTEREST PAYABLE	0.00	0.00
216.000	ACCRUED SALARIES & WAGES	61,356.38	78,289.07
220.000	DEPOSITS	0.00	0.00
223.000	DEFERRED REVENUE	0.00	0.00
225.900	CAPITAL LEASES - LONG TERM	0.00	0.00
229.000	OTHER CURRENT LIABILITIES	114,016.00	115,256.00
236.900	ADVANCES FROM OTHER FUNDS	0.00	0.00
238.000	PENSION LIABILITIES	383,383.00	218,330.00
290.000	DEFERRED INFLOW	5,707.00	45,400.00
Total Liabilities		590,576.64	556,976.75
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(108,338.36)	(156,875.02)
274.000	NET ASSETS, INVEST IN CAPITAL	7,781,353.29	7,929,592.70
276.000	NET ASSETS, UNRESTRICTED	2,023,938.18	1,833,775.41
Total Fund Balance		9,696,953.11	9,606,493.09
Beginning Fund Balance		9,635,076.48	9,606,493.09
Net of Revenues VS Expenditures		577,628.96	779,668.05
Fund Balance Adjustments		61,876.63	0.00
Ending Fund Balance		10,274,582.07	10,386,161.14
Total Liabilities And Fund Balance		10,865,158.71	10,943,137.89

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 450 - STORMWATER FUND							
	INTEREST REVENUES	35,000.00	35,000.00	35,582.59	101.66	(582.59)	32,402.74
	USE OF RESERVES	555,170.00	1,192,999.00	0.00	0.00	1,192,999.00	0.00
	MISCELLANEOUS REVENUES	0.00	0.00	(5,225.46)	100.00	5,225.46	23,215.64
	TRANSFERS FROM OTHER FUNDS	150,000.00	150,000.00	0.00	0.00	150,000.00	0.00
	CHARGES FOR SERVICES	2,605,000.00	2,605,000.00	1,999,174.88	76.74	605,825.12	1,715,062.31
	TOTAL REVENUES	<u>3,345,170.00</u>	<u>3,982,999.00</u>	<u>2,029,532.01</u>	<u>50.95</u>	<u>1,953,466.99</u>	<u>1,770,680.69</u>
	OPERATING	409,523.00	479,800.00	171,530.99	35.75	308,269.01	231,816.22
	CAPITAL OUTLAY	1,046,229.00	1,613,781.00	221,111.39	13.70	1,392,669.61	63,848.25
	PERSONNEL	1,486,550.00	1,486,550.00	655,721.58	44.11	830,828.42	671,285.32
	SERVICES PROVIDED BY GEN GOVT	373,862.00	373,862.00	186,931.00	50.00	186,931.00	193,153.00
	TRANSFERS TO OTHER FUNDS	29,006.00	29,006.00	14,569.00	50.23	14,437.00	2,496.00
	TOTAL EXPENDITURES	<u>3,345,170.00</u>	<u>3,982,999.00</u>	<u>1,249,863.96</u>	<u>31.38</u>	<u>2,733,135.04</u>	<u>1,162,598.79</u>
Fund 450 - STORMWATER FUND:							
	TOTAL REVENUES	3,345,170.00	3,982,999.00	2,029,532.01	50.95	1,953,466.99	1,770,680.69
	TOTAL EXPENDITURES	<u>3,345,170.00</u>	<u>3,982,999.00</u>	<u>1,249,863.96</u>	<u>31.38</u>	<u>2,733,135.04</u>	<u>1,162,598.79</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	779,668.05	100.00	(779,668.05)	608,081.90

User: graham
DB: Deland

Fund 480 PERMITS & INSPECTIONS FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
102.000	CASH ON HAND	100.00	100.00
104.000	EQUITY IN POOLED CASH	1,945,226.78	2,264,682.27
133.000	DUE FROM OTHER GOVERNMENTS	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	2,678.36	6,198.95
151.900	INVESTMENTS - NON-CURRENT	2,005,322.29	0.00
155.000	PREPAID ITEMS	0.00	8,921.91
164.900	INFRASTRUCTURE	1,168,350.63	1,233,581.69
165.900	ACCUM DEPREC - INFRASTRUCTURE	(844,251.90)	(1,053,445.21)
166.900	EQUIPMENT & FURNITURE	484,178.06	461,690.88
167.900	ACCUM DEPREC - EQUIPMENT	(270,964.42)	(318,974.69)
168.950	ACCUM DEPREC - CAPITAL LEASES	246,444.98	846,356.89
169.900	CONSTRUCTION WORK IN PROGRESS	65,231.06	0.00
190.000	DEFERRED OUTFLOW	35,253.00	30,732.00
101.000	CASH IN BANK	664,135.65	0.00
	Total Assets	5,501,704.49	3,479,844.69
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	3,453.61	21,072.03
205.000	CONTRACTS PAYABLE	14,557.95	21,774.27
208.000	DUE TO OTHER GOVERNMENTS	11,893.05	12,208.97
215.000	ACCRUED INTEREST PAYABLE	3,690.81	10,832.72
216.000	ACCRUED SALARIES & WAGES	115,676.70	115,001.71
225.900	CAPITAL LEASES - LONG TERM	143,909.69	717,876.95
229.000	OTHER CURRENT LIABILITIES	113,953.00	125,338.00
290.000	DEFERRED INFLOW	5,704.00	6,854.00
	Total Liabilities	412,838.81	1,030,958.65
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(145,574.69)	(717,876.95)
274.000	NET ASSETS, INVEST IN CAPITAL	854,168.41	1,169,209.56
275.000	NET ASSETS, RESTRICTED	66,833.98	65,241.48
276.000	NET ASSETS, UNRESTRICTED	5,008,932.00	3,492,713.96
	Total Fund Balance	5,784,359.70	4,009,288.05
	Beginning Fund Balance	5,784,359.70	4,009,288.05
	Net of Revenues VS Expenditures	(695,494.02)	(1,560,402.01)
	Ending Fund Balance	5,088,865.68	2,448,886.04
	Total Liabilities And Fund Balance	5,501,704.49	3,479,844.69

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 480 - PERMITS & INSPECTIONS FUND							
	INTEREST REVENUES	25,000.00	25,000.00	31,514.27	126.06	(6,514.27)	74,211.95
	USE OF RESERVES	2,403,434.00	2,846,510.00	0.00	0.00	2,846,510.00	0.00
	MISCELLANEOUS REVENUES	5,000.00	5,000.00	6,156.06	123.12	(1,156.06)	36,531.24
	PERMITS. FEES, & SPECIAL ASSESSMENTS	2,005,000.00	2,005,000.00	563,408.03	28.10	1,441,591.97	880,758.64
	CHARGES FOR SERVICES	330,000.00	330,000.00	178,467.66	54.08	151,532.34	190,790.47
	TOTAL REVENUES	<u>4,768,434.00</u>	<u>5,211,510.00</u>	<u>779,546.02</u>	<u>14.96</u>	<u>4,431,963.98</u>	<u>1,182,292.30</u>
	OPERATING	1,123,007.00	1,530,883.00	621,677.01	40.61	909,205.99	386,323.84
	CAPITAL OUTLAY	137,000.00	169,000.00	150,536.53	89.07	18,463.47	0.00
	PERSONNEL	2,287,276.00	2,287,276.00	1,011,971.44	44.24	1,275,304.56	926,293.48
	SERVICES PROVIDED BY GEN GOVT	1,019,808.00	1,019,808.00	509,904.00	50.00	509,904.00	487,950.00
	TRANSFERS TO OTHER FUNDS	201,343.00	204,543.00	45,859.05	22.42	158,683.95	72,039.00
	TOTAL EXPENDITURES	<u>4,768,434.00</u>	<u>5,211,510.00</u>	<u>2,339,948.03</u>	<u>44.90</u>	<u>2,871,561.97</u>	<u>1,872,606.32</u>
Fund 480 - PERMITS & INSPECTIONS FUND:							
	TOTAL REVENUES	4,768,434.00	5,211,510.00	779,546.02	14.96	4,431,963.98	1,182,292.30
	TOTAL EXPENDITURES	<u>4,768,434.00</u>	<u>5,211,510.00</u>	<u>2,339,948.03</u>	<u>44.90</u>	<u>2,871,561.97</u>	<u>1,872,606.32</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	(1,560,402.01)	100.00	1,560,402.01	(690,314.02)

PROPRIETARY FUND TYPES

INTERNAL SERVICE FUNDS

Internal service funds are used to account for the financing of goods or services provided by one department or agency to other departments or agencies of the governmental unit, or to other governmental units, on a cost reimbursement basis. Currently there are two internal service funds which consists of the Health Insurance Cost Containment Fund and the Workers' Compensation Self-Insurance Fund.

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Fund 500 HEALTH INSUR COST CONTAINMENT

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	225,897.89	306,003.03
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	0.00	0.00
156.900	OTHER ASSETS - NONCURRENT	5,000.00	5,000.00
166.900	EQUIPMENT & FURNITURE	9,542.00	9,542.00
167.900	ACCUM DEPREC - EQUIPMENT	(9,542.00)	(9,542.00)
168.950	ACCUM DEPREC - CAPITAL LEASES	7,529.38	370,524.82
	Total Assets	238,427.27	681,527.85
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	3,613.98	109,047.27
215.000	ACCRUED INTEREST PAYABLE	20.99	1,214.92
225.900	CAPITAL LEASES - LONG TERM	9,158.96	383,660.51
	Total Liabilities	12,793.93	493,922.70
*** Fund Balance ***			
273.000	DEBT USED TO ACQUIRE FA	(9,158.96)	(383,660.52)
274.000	NET ASSETS, INVEST IN CAPITAL	7,529.38	378,072.89
284.000	FUND BALANCE - UNASSIGNED	182,701.99	121,890.81
	Total Fund Balance	181,072.41	116,303.18
	Beginning Fund Balance	181,072.41	116,303.18
	Net of Revenues VS Expenditures	44,560.93	71,301.97
	Ending Fund Balance	225,633.34	187,605.15
	Total Liabilities And Fund Balance	238,427.27	681,527.85

PERIOD ENDING 03/31/2026

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES

COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 500 - HEALTH INSUR COST CONTAINMENT							
INTEREST REVENUES		0.00	1,800.00	2,462.24	136.79	(662.24)	4,749.55
USE OF RESERVES		0.00	3,352.00	0.00	0.00	3,352.00	0.00
CHARGES FOR GOVT SERVICES		744,755.00	744,755.00	372,378.66	50.00	372,376.34	367,351.56
TOTAL REVENUES		<u>744,755.00</u>	<u>749,907.00</u>	<u>374,840.90</u>	<u>49.98</u>	<u>375,066.10</u>	<u>372,101.11</u>
OPERATING		712,550.00	717,702.00	287,436.43	40.05	430,265.57	311,437.68
SERVICES PROVIDED BY GEN GOVT		32,205.00	32,205.00	16,102.50	50.00	16,102.50	16,102.50
TOTAL EXPENDITURES		<u>744,755.00</u>	<u>749,907.00</u>	<u>303,538.93</u>	<u>40.48</u>	<u>446,368.07</u>	<u>327,540.18</u>
Fund 500 - HEALTH INSUR COST CONTAINMENT:							
TOTAL REVENUES		744,755.00	749,907.00	374,840.90	49.98	375,066.10	372,101.11
TOTAL EXPENDITURES		<u>744,755.00</u>	<u>749,907.00</u>	<u>303,538.93</u>	<u>40.48</u>	<u>446,368.07</u>	<u>327,540.18</u>
NET OF REVENUES & EXPENDITURES		0.00	0.00	71,301.97	100.00	(71,301.97)	44,560.93

Fund 510 WORK COMP SELF INS FUND

GL Number	Description	PERIOD ENDED 03/31/2025	PERIOD ENDED 03/31/2026
*** Assets ***			
104.000	EQUITY IN POOLED CASH	1,494,085.35	1,695,301.77
115.100	ACCOUNTS RECEIVABLE	0.00	0.00
135.000	INTEREST & DIVIDENDS REC	1,637.38	3,789.65
151.900	INVESTMENTS - NON-CURRENT	1,225,926.87	1,257,094.09
155.000	PREPAID ITEMS	0.00	0.00
101.000	CASH IN BANK	792,461.02	975,247.28
	Total Assets	3,514,110.62	3,931,432.79
*** Liabilities ***			
202.000	ACCOUNTS PAYABLE	3,507.53	3,700.06
205.000	CONTRACTS PAYABLE	0.00	0.00
229.000	OTHER CURRENT LIABILITIES	1,608,000.00	1,927,000.00
	Total Liabilities	1,611,507.53	1,930,700.06
*** Fund Balance ***			
282.000	FUND BALANCE - COMMITTED	300,000.00	300,000.00
284.000	FUND BALANCE - UNASSIGNED	1,382,509.92	1,437,103.64
	Total Fund Balance	1,682,509.92	1,737,103.64
	Beginning Fund Balance	1,682,509.92	1,737,103.64
	Net of Revenues VS Expenditures	220,093.17	263,629.09
	Ending Fund Balance	1,902,603.09	2,000,732.73
	Total Liabilities And Fund Balance	3,514,110.62	3,931,432.79

*NOTE: Available Balance / Pct Budget Used does not reflect amounts encumbered.

SCH OF REVENUE, EXPENDITURES AND CHANGES IN FUND BALANCES
 COMPARED WITH BUDGET AND FY 2024 ACTUAL

GL NUMBER	DESCRIPTION	2025-26		YTD BALANCE 03/31/2026	% BDGT USED	AVAILABLE BALANCE	YTD BALANCE 03/31/2025
		ORIGINAL BUDGET	2025-26 AMENDED BUDGET				
Fund 510 - WORK COMP SELF INS FUND							
	INTEREST REVENUES	0.00	0.00	53,402.84	100.00	(53,402.84)	51,403.17
	MISCELLANEOUS REVENUES	0.00	0.00	51,333.95	100.00	(51,333.95)	40,910.19
	CHARGES FOR GOVT SERVICES	908,188.00	908,188.00	454,093.56	50.00	454,094.44	456,651.07
	TOTAL REVENUES	<u>908,188.00</u>	<u>908,188.00</u>	<u>558,830.35</u>	<u>61.53</u>	<u>349,357.65</u>	<u>548,964.43</u>
	OPERATING	844,188.00	844,188.00	263,201.26	31.18	580,986.74	296,871.26
	SERVICES PROVIDED BY GEN GOVT	64,000.00	64,000.00	32,000.00	50.00	32,000.00	32,000.00
	TOTAL EXPENDITURES	<u>908,188.00</u>	<u>908,188.00</u>	<u>295,201.26</u>	<u>32.50</u>	<u>612,986.74</u>	<u>328,871.26</u>
Fund 510 - WORK COMP SELF INS FUND:							
	TOTAL REVENUES	908,188.00	908,188.00	558,830.35	61.53	349,357.65	548,964.43
	TOTAL EXPENDITURES	<u>908,188.00</u>	<u>908,188.00</u>	<u>295,201.26</u>	<u>32.50</u>	<u>612,986.74</u>	<u>328,871.26</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	263,629.09	100.00	(263,629.09)	220,093.17
	TOTAL REVENUES - ALL FUNDS	43,434,185.00	68,907,289.00	20,968,620.23	30.43	47,938,668.77	19,677,672.44
	TOTAL EXPENDITURES - ALL FUNDS	<u>43,434,185.00</u>	<u>68,907,289.00</u>	<u>20,577,988.26</u>	<u>29.86</u>	<u>48,329,300.74</u>	<u>17,706,433.82</u>
	NET OF REVENUES & EXPENDITURES	0.00	0.00	390,631.97	100.00	(390,631.97)	1,971,238.62

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Consideration re Gateway Grant Request for 336 N. Woodland Blvd.

DEPARTMENT: Community Development

PREPARED BY: Nick Conte, Economic Dev. Manager

ATTACHMENTS: Coastal - Gateway Grant

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

The applicant, Coastal Choices Women's Clinic at 336 N. Woodland Blvd. has applied for a Gateway Grant for repair of a damaged sidewalk and apron which faces Woodland Boulevard.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Preserving a "Sense of Community" as a key asset

SUSTAINABILITY:

N/A

FISCAL IMPACT:

There is \$50,000 in the current FY 25/26 budget for Gateway Grants.

RECOMMENDATION:

Staff recommends that the City Commission approve the Gateway Grant request for \$5,625. Eligible projects may receive Grant Awards of up to 75% of total project cost as a reimbursement for expenditures with no single grant exceeding \$7,500.

BACKGROUND/DISCUSSION:

The applicant is undertaking a substantial investment in an exterior repair in accordance with the grant's eligible improvements category.

Information



Gateway Business Improvement Overview 2024 - 2025



Matching Grants are available to property owners for improving the appearance of businesses located within DeLand's gateway districts. Eligible projects may receive Grant Awards of up to 75% of total project cost as a reimbursement for expenditures with no single grant exceeding \$7,500. Only one project per premise (defined as a single parcel of property on the Volusia County Property Appraiser's Records) may be submitted. Upon recommendation by the MainStreet Grant Committee and the City of DeLand Community Development Department, the City Commission may award larger grants for exceptional projects.

Types Of Eligible Projects

This program is designed to offer a onetime award to improve the appearance of gateway properties. A wide variety of projects are eligible to receive matching grant funds. Examples of eligible projects include:

- Exterior building renovation which improves the appearance of the facility;
- Pressure washing or repainting the exterior of discolored buildings;
- Repainting exterior buildings from loud or garish colors to earth tones or pastels;
- Installation of landscape buffers where none exist;
- Installation of tree islands or landscape islands in older non-conforming parking lots;
- Replacement of older non-conforming signs with monument signs and foundation landscaping;
- Other projects as approved by the City Commission.

Note: All landscaping must be done with Florida Friendly and 'water-wise' plant materials.

General building or facility maintenance is not eligible for funding under this program. Examples of activities generally ineligible for funding under most circumstances include:

- Building reroofs;
- Parking lot re-striping;
- Installation of irrigation systems;
- Properties that are in violation of city codes are usually not eligible for funding;

The MainStreet DeLand Association shall manage the program in collaboration with the City's Community Development Department. The program is subject to overall policy direction, general oversight and final approval of all grant awards by the DeLand City Commission. MainStreet DeLand Association shall receive all applications. The MainStreet Executive Director will work the City's Community Development Director or his appointee to ensure all applications are complete and comply with the codes and ordinances of the City.

Recommendations for approval or denial will be forwarded to the DeLand City Commission for final consideration.

PLEASE NOTE: *It is the expectation that all awarded grant projects will be completed with all documentation specified as necessary for payment submitted to the City of DeLand no later than September 30 of the year of the grant award.*

Award Of Funds

The grant program works on a reimbursement basis and eligible expenses must be documented by a detailed receipts and cancelled checks submitted to the City after completion of all work. Any changes made to the project that have not been approved by the MainStreet Association and the City will not be funded. Approximately four weeks are needed to process the request for reimbursement.

Definiton Of Gateway Areas

Section 33-36 of the City's Land Development code describes three gateway areas. Grants may be awarded to businesses (commercial, retail and service, industrial, warehouse, wholesale or office use) in the City limits within any of these three areas.

1. **Core Gateway District.** All areas encompassed by or located within the following described area except those within the Downtown DeLand Tax Increment District:

- Plymouth Avenue on the north, between Boundary and Hill Avenues
- Hill Avenue on the east, between Plymouth and Beresford Avenues
- Beresford Avenue on the south, between Hill and Boundary Avenues
- Boundary Avenue on the west, between Beresford and Plymouth Avenues

2. **Redevelopment Gateway District:** Properties on any of the following roadway segments:

- North Woodland Boulevard – from Plymouth Avenue to U.S. 92
- East New York Avenue – from Hill Avenue to Kepler Road
- South Woodland Avenue – from Beresford Avenue to SR 472
- West New York Avenue – from Boundary Avenue to the west corporate limit line
- SR 15A – from Beresford Avenue to Plymouth Avenue

3. **Emerging Gateway District:** Properties located on any of the following roadway segments:

- Kepler Road and Martin Luther King Blvd.- from US 92 to SR 472
- East New York Avenue (SR44) – from Hill Avenue to I-4
- West New York Avenue (SR44) – from SR 15A to the CSX Railroad
- SR 15A – from Plymouth Avenue to US 17
- SR 15A – from Beresford Avenue to US 17/92
- International Speedway Blvd. (US 92) – from US 17 to Old Daytona Road
- CR 92 – from US 17 to SR 15A
- Woodland Blvd. (US 17) – from International Speedway Blvd. to SR 15A

- Orange Camp Rd. – from US 17/92 to I-4
- County Rd 4139 – from SR 44 to I-4
- Taylor Rd. – from US 17/92 to Martin Luther King Blvd.
- Stone St. – from Plymouth Ave. north to CR 92
- Interstate 4 – from 600' north of SR 44 to 600' south of Orange Camp Rd.

NOTE: Gateway Grants apply to City of DeLand Businesses Only!

Application



Gateway Business Improvement Overview 2024 - 2025



Project Information

Project Description *

- 1) Paving front portion of driveway and parking lot from N. Woodland to 30 feet past building toward back parking lot.
- 2) Repair/replace sidewalk per city permit requirements.
- 3) Stripe all newly paved parking spaces

Estimated Cost of Project *

~~\$27,000.00~~ \$ 7,500

Amount Requested *

~~\$7,500.00~~ \$ 5,625

Property Address *

336 N Woodland Blvd, DeLand, FL 32720

Attach detailed outline of proposed work, including:

1. Photographs clearly showing existing conditions.
2. Detailed drawings to approximate scale, showing proposed improvements.
3. Proposed colors to be used on exterior improvements and signs, if applicable.
4. Project budget with contractor estimates.

*

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Applicant Information

Applicant Name *

Kat Denosky

Applicant Email *

kat@coastalchoices.org

Applicant Phone *

(386) 943-4004

Applicant Mailing Address *

336 E New York Ave, DeLand, FL 32721

Owner Information

Owner Name

Coastal Choices Women's Clinic

Owner Email

executivedirector@coastalchoices.org

Owner Phone

(386) 943-4004

Owner Mailing Address

336 E New York Ave, DeLand, FL 32721

Agreement

I understand that in order for my request for funding to be approved, I must agree to follow the recommendations of the City Commission and comply with the following:

1. Grants apply only to those commercial structures and buildings within a Gateway Corridor District.
2. Grants will be awarded based upon the availability of funding and the appropriateness of the projects at the discretion of the City Commission.
3. It is the responsibility of the owner and/or applicant to obtain all required permits from the city **BEFORE** beginning any work. No reimbursements will be provided by the city for work conducted prior to receiving the required permits.
4. Project work must begin within 45 days after permits are obtained.

5. Monies are for approved improvements only and will be reimbursed upon completion of all work. (Any changes made to the project that have not been approved by the MainStreet Association and the City will not be funded.)

NOTE: NO PROJECT WORK MAY BEGIN WITHOUT:

- Signed Contract Documents
- All required permits
- City Commission Approval

Applicant Signature

× Katherine Denosky

Property Owner Signature

× Melanie Gettel, Exec Dir

Disclaimer



Gateway Business Improvement
Overview
2024 - 2025



Your proposed work will require that a permit be issued by the City of DeLand that may include among others:

- Planning/Zoning
- Renovation

- Structural
- Electrical
- Plumbing
- Awnings
- Signage
- Certificate of Appropriateness (Historic Preservation)

City of DeLand contact information:

- Planning Department - City Hall 120 S Florida Ave. Ph: 386-626-7106
- Building Department - City Hall 120 S Florida Ave. Ph: 386-626-7007
- Historic Preservation - City Hall 120 S Florida Ave. Ph: 386-626-7018

MainStreet DeLand contact information:

- 100 N Woodland Blvd, Ph: 386-738-0649

Please note:

- Owners and/or applicant are responsible for meeting with city officials prior to grant application to determine permitting requirements.
- Owner and/or applicant must comply with all relevant permitting requirements.
- Owner and/or applicant is responsible for making certain that their contractors have obtained the proper permits.

Applicant Signature

× Katherine Denosky

Property Owner Signature

× Melanie Gettel, Exec Dir

E & H Paving

P.O. Box 1062
 De Leon Springs, FL 32130
 Toll Free: (888)350-3927 DeLand:(386)985-6501
 Fax: 386-985-5285

ESTIMATE

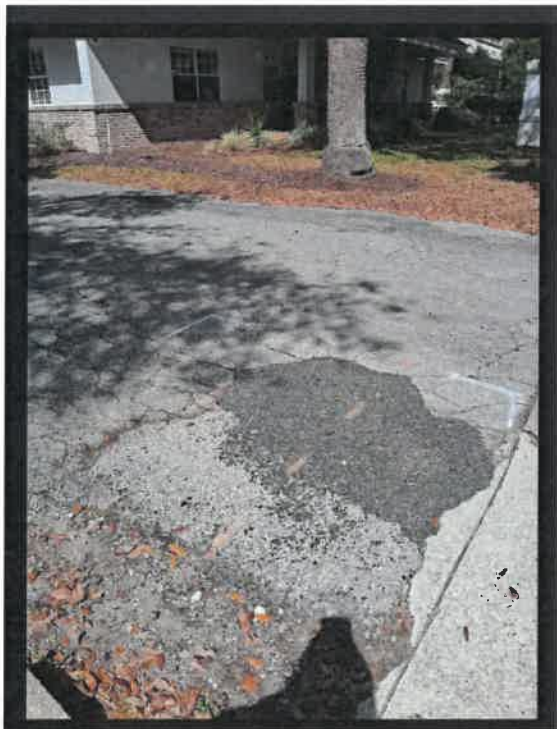
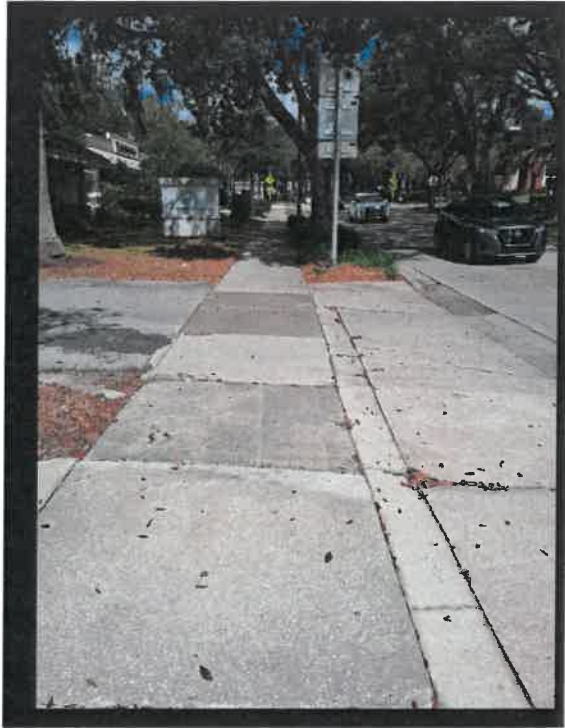
DATE: 3/30/2026
 INVOICE #
 P.O. #

Grace House DeLand
 336 N Woodland Blvd
 DeLand FL
 386-801-3867

	AMOUNT
concrete apron entryway remove and repour	
1. Remove old concrete in entry apron and sidewalk	
2. Rework base materials	
3. Repour concrete apron and sidewalk as per city ordinance	
4. E and H paving will supply traffic MOT	
Total labor and materials \$ 7,500.00	
Payment is to be made as follows:	
50% deposit is to be paid when work begins	
a balance of 50% is to be paid upon completion	
Total	\$7,500.00

signature _____ Date _____

Thank You For Your Business!



CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Consideration re Contract Amendment for School Resource Officers.

DEPARTMENT: Police

PREPARED BY: Rebecca Ackerman, Project Coord.

ATTACHMENTS: Resource Officer Agreement 07-15-24 Fully Executed, City of DeLand VCS - SRO Amendment 002

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

The City and the Volusia County School Board entered into the School Resource Officer Agreement (FY 2024-2029) in May 2024 where the term would be five years with one base year with four renewal options of one year each. The City and the School Board desire to renew the School Resource Officer (SRO) Contract for the second year (FY 2026-2027).

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Maintaining a safe community

SUSTAINABILITY:

Safety and security

FISCAL IMPACT:

The School Resource Officers funding will be split between the Volusia County School Board and City of DeLand; School Board 50% and City 50%.

The reimbursement rate for the first School Resource Officer working at DeLand High School will be \$41.44 per hour and the reimbursement rate for the second School Resource Officer working at DeLand Middle School will be \$42.28 per hour. The total agreement price is \$60,613.28 (50% of the total billable amount of \$121,226.56).

RECOMMENDATION:

It is recommended the City Commission approve the SRO Agreement.

BACKGROUND/DISCUSSION:

The agreement provides one SRO at DeLand Middle School and one at DeLand High School. This will continue to give DeLand PD the opportunity to interact more with the youth in our community. The SRO shall continue to develop and expand crime prevention efforts for students, and shall serve as a liaison between the schools and other first responders, investigative units and/or juvenile justice authorities when necessary. The SRO shall be part of the multidisciplinary School Safety and Security team and shall assist in school responses to emergency issues, which include referring students to professional services both within and outside the

school district.

The SRO will act as a resource with respect to delinquency prevention and safety programs, will work with school officials on the control and identification of juvenile problems and share information with school administration as necessary, so as to create effective and relevant programs to address problems with the goal of creating as safe a school environment as possible.

VOLUSIA COUNTY SCHOOL BOARD AND THE CITY OF DELAND
SCHOOL RESOURCE OFFICER AGREEMENT

THIS AGREEMENT is made and entered into between the School Board of Volusia County, hereinafter referred to as "**School Board**" and the City of DeLand, hereinafter referred to as "**City**".

RECITALS

WHEREAS, the parties are interested to enter into an Agreement for the performance of law enforcement functions provided by a School Resource Officer hereinafter described; and

WHEREAS, the City agrees to provide personnel to perform the duties and responsibilities of a School Resource Officer; and

WHEREAS, the School Board agrees to compensate the City for School Resource Officer (SRO) Program costs; and

WHEREAS, the City agrees to receive monies from the School Board and to budget such monies to the City Police Department for services rendered to the School Board; and to budget two (2) School Resource Officer to be split funded by the School Board at fifty percent (50%) and the City at fifty percent (50%); and

WHEREAS, the parties have approved the School Resource Officer Program as a viable program and their approval is not construed as a permanent obligation;

WHEREAS, §1002.22(2) and §1002.221, Florida Statutes, provide that education records created, maintained or used by public educational institutions and agencies shall be protected in accordance with the Family Educational Rights and Privacy Act (FERPA), 20 U.S.C. §1232g, and the implementing regulations issues pursuant thereto; and §1002.221 permits a public school, center, institution, or other entity that is part of Florida's education system to release a student's education records without written consent of the student or parent to parties to an interagency agreement; and

WHEREAS, the Uninterrupted Scholars Act (USA), 20 USC 1221, amending FERPA, permits access to a student's records by an agency caseworker or other representative of a child, who has the right to access a student's case plan, when such agency is legally responsible in accordance with state law for the care and protection of the student, provided that the student records or information will not be disclosed by such agency except to address the student's education needs in accordance with the law; and

WHEREAS, Title 34 CFR §99.31(a)(5)(i)(B) and §99.38(a) and (b) permit an educational agency or institution to disclose personally identifiable information from an education record of a student without written consent of the parent or eligible student if the disclosure is to state and local officials or authorities to whom this information is specifically allowed to be reported or disclosed pursuant to a state statute adopted after November 19, 1974, and concerns the juvenile justice system and the system's ability to

effectively serve, prior to adjudication, the student whose records are released; and

WHEREAS, §985.04(1), Florida Statutes, requires the sheriff, chiefs of police and district school superintendent in each county to enter into an interagency agreement for the purpose of sharing information about juvenile offenders among all parties, to specify the conditions under which summary criminal history information is to be made available to appropriate school personnel, to specify the conditions under which school records are to be made available to appropriate departmental personnel, and to provide for notification to any classroom teacher of assignment to the teacher's classroom of a juvenile who has been placed in a probation or commitment program for a felony offense; and

WHEREAS, §1003.53(6), Florida Statutes, addresses the exchange of information and/or coordination of services between school districts, and with social service, law enforcement, prosecutorial and juvenile justice agencies and juvenile assessment centers in the school district; and

WHEREAS, §1006.13 (4)(a), (b) and (c), Florida Statutes, requires each district school board to enter into agreements with the county sheriff's office and local police departments specifying guidelines for ensuring that acts that pose a serious threat to school safety, whether committed by a student or adult, are reported to a law enforcement agency, and addressing the role of school resource officers, if applicable, in handling reported incidents, circumstances in which school officials may handle incidents without filing a report with a law enforcement agency, and a procedure for ensuring that school personnel properly report appropriate delinquent acts and crimes; while creating zero tolerance policies that do not require the reporting of petty acts of misconduct and misdemeanors to law enforcement agencies; and

WHEREAS, pursuant to §768.28, Florida Statutes, neither the School Board or the City waive any defense of sovereign immunity or increase the limits of its liability upon entering into this Agreement;

NOW THEREFORE, in consideration of the foregoing recitals which are incorporated herein by reference, the mutual understandings and covenants set forth herein, and other specific considerations, the parties agree as follows:

1. **Term.** The term of this Agreement is for one base year and four (4) one (1) year renewal options starting from July 1, 2024 through June 30, 2029, for a total of five (5) years. The performance period beginning at the date outlined by the parties, unless earlier terminated as provided herein. Automatic renewal is not part of this agreement, the renewal option must be agreed by both parties.

2. **Purpose.** The purpose of this Agreement is to foster better relations between students and law enforcement personnel; to deter crime on or about school premises by the presence of a law enforcement officer; to enforce local, state and federal laws, and to have a School Resource Officer

available for presentations to the students, faculty and parents concerning law enforcement and various subjects related to the law. The School Resource Officer shall at all times maintain a highly visible uniformed presence while on duty at the school sites.

3. **Termination.** This Agreement may be terminated by any party at any time, with or without cause, upon not less than (60) days written notice delivered by Certified Mail, Return Receipt Requested, or in person to the other party; or, otherwise terminated upon any other manner approved in writing by both parties to this Agreement.

4. **Services.**

- (a) The City agrees to provide the School Board two (2) full time School Resource Officers, eight (8) hours per day for one hundred eighty-one (181) school contract days, excluding summer school except at alternative learning schools, for the compensation described in Paragraph 9 herein. Daily hours for the School Resource Officer will primarily be 8:00 a.m. to 4:00 p.m. Monday through Friday for DeLand High School and 9:00 a.m. to 5:00 p.m. for DeLand Middle School. The City will make every effort to have the School Resource Officer positions filled at the beginning of the school year and throughout the term of this Agreement.
- (b) It is agreed that there are occasions when it is not possible to staff a particular school with a School Resource Officer. This may be due to medical reasons, extended training assignments or termination resulting in a position vacancy. It is also agreed that, whereupon it is determined that filling a temporary School Resource Officer vacancy is critical to maintaining the safe and orderly environment of the school, a School Resource Officer from another location may be reassigned by the City in part or total to fill the vacancy until a replacement can be found.
- (c) It is agreed that there are occasions when it is necessary for the School Resource Officer to work hours in excess of their normal duty assignment. It is agreed by the City that inclusive of this Agreement there will be a maximum of twenty (20) hours of overtime hours authorized per School Resource Officer during the term of the Agreement. The decision regarding the accumulation of this overtime allocation will be at the discretion of the School Board representative, the principal of the effected school and the City's Police Chief's representative. Advanced approval from the School Board representative will be required for a School Resource Officer to earn overtime. The

overtime allocation described herein shall be applicable and consistent with the School Resource Officer's daily responsibilities and/or for after school activities which by mutual agreement may be outside the scope of the School Resource Officer's daily activities performed at his/her assigned school. Outside detail activities and any hours in excess of the twenty (20) hours prescribed herein will be billed at the rate of \$82.77 per hour for services provided by the School Resource Officer assigned to DeLand High School, and \$67.40 per hour for services provided by the School Resource Officer assigned to Deland Middle School and shall be funded one hundred percent (100%) by the school.

- (d) The administration of student discipline, including student code of conduct violations and student misbehavior, is the responsibility of the school administrators, unless the violation or misbehavior involves criminal conduct. The School District encourages the use of Civil Citations for eligible students. The school district utilizes the Incident Command structure with established Emergency Operations Plans when responding to an all hazards approach to emergency management.
- (e) The City shall develop and expand crime prevention efforts for students and shall serve as a liaison between the school and other first responders, investigative units and/or juvenile justice authorities when necessary and consistent with applicable civil rights and privacy laws. The School Resource Officer shall be part of the School Multidiscipline School Safety and Security team and shall assist in school responses to emergency issues to include referring students to professional services both within and outside the School Board.
- (f) The School Board will share information on an as needed basis to the School Resource Officer to ensure resolution on open investigations being conducted by the School Resource Officer. All Federal privacy laws, including Family Educational Rights and Privacy laws, HIPAA and FERPA, will be followed.
- (g) The School Resource Officer will follow the City's Police Department's Chain of Command structure or command staff as designated by the City's Chief of Police.
- (h) The City agrees to ensure that all School Resource Officer(s) assigned under the terms of this Agreement will be available for, and participate in VCS trainings related to the role of law enforcement on campus and working with students with disabilities. VCS

required School safety Officer trainings applicable to School Resource Officer(s) include: “Understanding Autism: SRO/SRD/Guardians” and “Serving Students with Disabilities: SRO/SRD/Guardians” and “Threat Management Training: SROs/SRDs”. VCS shall provide at its expense all school-based trainings for serving students with disabilities. School Resource Officers shall participate in said school-based trainings before interacting with students on campus, or in extreme circumstances within 30-days of appointment.”

5. **Other Considerations.** The City Commission, it’s Police Chief, and the School Board recognize that opportunities may materialize whereby it is in the best interest of City and County taxpayers to modify this Agreement for considerations outside the scope of the School Resource Officer Program.

6. **Cooperation.**

- (a) It is agreed that the City shall have all reasonable and necessary cooperation and assistance from the School Board, its officers, agents, and employees so as to facilitate the performance of this Agreement.
- (b) It is agreed that the School Board shall have all reasonable and necessary cooperation and assistance from the City, it’s officers, agents, and employees so as to facilitate the performance of this Agreement.
- (c) Although School Resource Officers have an assigned school site, they are subject to temporary relocation on an as-needed basis with the concurrence of the Board Superintendent or her designee, and the City’

7. **Personnel/Equipment.** It is understood that any personnel assigned to perform the duties under the terms and conditions of this Agreement are functioning at all times as a member of the City of DeLand Police Department. In addition, all equipment purchased and utilized by the City in performance of this Agreement is and shall remain the property of the City of DeLand unless otherwise specified within this Agreement. The School Board shall provide the School Resource Officer with office space to include a desk, phone, computer, and two-way radio utilized by the on-site safety and security team members. Access to programs utilized by the school district shall be provided to ensure the sharing of critical information and comply with all laws, rules, and regulations to include HIPAA and FERPA.

8. **Off Campus Activities.** It is recognized that during the course of the school year, the School Resource Officer may be required to attend meetings and training that support their

professional certification and/or the School Resource Officer Program. Where possible, training will take place when school is not in session. A School Resource Officer may not elect to participate in additional training activities or other non-mandatory events that take them away from the campus without the approval of the school principal and the Police Chief's representative. In these cases, the time away from the school will be deducted from the monthly billing.

9. **Compensations and Payment.**

(a) The School Board hereby agrees to compensate the City at a rate of fifty percent (50%) for all services provided herein at the established rate of \$53.01 per billable hour for the first School Resource Officer, and \$43.87 per billable hour for the second School Resource Officer, both School Resource Officers as identified by the City. The total Agreement price for the specified term shall be \$70,141.12 numerated as follows:

First School Resource Officer	
Hourly Rate:	\$53.01
Billable Hours:	1448
One (1) SRO at 8 hours, 181 days	\$38,379.24 (50% of \$76,758.48)
Second School Resource Officer	
Hourly Rate:	\$43.87
Billable Hours:	1448
One (1) SRO at 8 hours, 181 days	\$31,761.88 (50% of \$63,523.76)
Total Agreement Price	<u>\$70,141.12</u>

(b) Payment shall be made in ten (10) monthly payments by the School Board upon receipt of a City Billing invoice.

(c) Upon the completion of the agreement year, the Entities under this agreement shall reconcile actual costs and remit to the School Board any monies due (i.e. vacancies,) or request an agreement modification to increase compensation if final costs exceed the amount budgeted. Monthly employee time records will be submitted to the school board representative for payment processing. If an Officer is absent, the monthly billing will reflect the absence and the monthly billing will reflect a deduction of the hours not worked prior to the billing being sent to the school board for payment.

10. **Management Reports.** Any reports required under this Agreement shall be discussed and mutually agreed upon by both parties prior to implementation. The City of DeLand shall be responsible for maintaining records related to training in accordance with HB 1473.

11. **Reporting Crimes and Delinquent Acts.** The School Board and the City Police Department shall adhere to Florida Statutes §1006.12 (School Resource Officer and School Safety Officers) and Florida Statutes §1006.13 (Policy of zero tolerance for crime and victimization). Accordingly, it is agreed by the parties that school personnel will report to the School Resource Officer all delinquent acts and crimes occurring whenever students are under the jurisdiction of the school. If a School Resource Officer is not present or available, a report shall be provided to the appropriate law enforcement agency and a copy of such report shall be provided to the School Resource Officer.

12. **Safeguarding The Confidentiality of Shared Student Records.** The parties acknowledge that Sections 1002.022, 1002.221 and 1002.222, Fla. Stat. and the Family Educational Rights and Privacy Act (FERPA, 20 U.S.C. § 1232g) and its implementing regulations (34 C.F.R. Part 99), protect the privacy rights of students and their parents with respect to information and records created and/or maintained by public schools. The parties further acknowledge that the federal Health Insurance Portability and Accountability Act of 1996 (“HIPAA”) and the Health Information Technology for Economic and Clinical Health Act of 2009 (“HITECH Act”) (HIPAA and HITECH Act are collectively referred to herein as “HIPAA”) protect the privacy of students’ individually identifiable health information (“PHI”) and may be applicable to student records in certain circumstances. The student personally identifiable information (“PII”) may be disclosed only in compliance with FERPA as it applies to the Parties and PHI may be disclosed only in compliance with HIPAA, where required by law. Pursuant to FERPA, the information provided by VCS shall be limited to that which is necessary to effectively serve the student.

Each party participating in this Agreement agrees to:

(a) Hold the student records and information in strict confidence and not use or disclose except as required by this Agreement or required by law and that except when the parent of a student provides prior written consent for its release. All shared student records will be disclosed only to employees of the agency who have a need to access the information in order to perform their official duties as authorized by law. Absent consent from the parent or eligible student, student records and information will not be disclosed except as allowed by the aforementioned laws.

(b) Safeguard the student records through administrative, physical and technological safety standards to ensure adequate controls are in place to protect the student

information in accordance with FERPA’s privacy requirements and the students’ PHI in accordance with HIPAA’s privacy requirements.

(c) Continually monitor its operations and take all actions necessary to assure that the student information and records are safeguarded in accordance with the terms of this Interagency Agreement.

(d) To use the shared information to facilitate the collection and analysis of the data in order to track shared clients, better coordinate individual care, and address barriers and needs across systems to better serve the student. Specifically, by sharing data the parties can identify barriers, leverage existing resources, and coordinate overall care to better serve the student.

(e) Ensure that all employees, appointees or agents of any party who are granted access to shared student records will have successfully completed (1) background screening requirements under Section 435.04, Florida Statutes, under Level 2 screening standards; and (2) A FERPA training webinar, which is available at the U.S. Department of Education, Privacy Technical Assistance Center website: <http://www2.ed.gov/policy/gen/guid/ptac/index.html>, <http://ptac.ed.gov/> including, but not limited to, <http://www2.ed.gov/policy/gen/guid/ptac/pdf/slides.pdf>

(f) Each party agrees to notify the other party immediately upon discovery of a breach of confidentiality of student information and to take all necessary notification steps as may be required by federal and Florida law. A breach of the confidentiality requirements shall constitute grounds for immediate termination of this Agreement without advance notice.

This section shall survive the termination of all performance or obligations under this Agreement and shall be fully binding until such student records are returned to VCS or disposed of in compliance with HIPAA and the applicable Florida Statutes.

13. **Indemnification.** Subject to the limitations contained in Fla. Stat. § 768.28, each party agrees to be responsible, to the extent permitted by law, for its acts of negligence, or its agents’ acts of negligence when acting within the scope of their employment and agrees to be liable for any damages resulting from said negligence. Nothing contained herein shall be construed to extend liability to the other party for any incidental, consequential, special, exemplary, or punitive damages, however caused under any theory of liability, whether in contract, strict liability, or tort including negligence or otherwise for any matter arising from or relating to the Agreement or the service terms provided herein. This section shall survive the termination of all performance or obligations under this Interagency Agreement and shall be fully binding until such time as any proceeding brought on account of this Interagency Agreement is barred by any applicable statute of limitations.

14. **Notice of Arrests and Citations**

A. **Arrest and Citation of Students or School Employees on School Grounds During Hours of School Operation**

When a student or school employee is arrested or receive a citation on school grounds during the time of normal school operation, notification of the arrest or citation will be provided to the building principal or designee on a confidential basis.

B. **Arrest or Citation on Non-Students on School Ground**

When a person other than an enrolled student or school employee is arrested or receives a citation on school property, the building principal or designee will be advised of the circumstances of the offense and the identity of the offender.

C. **Arrests and Citations of Students or School Employee off School Grounds During Operating School Hours**

Where a student or school employee is arrested off of school property during times of normal school operation or under circumstances which would lead the arresting or citing officer to believe that the person arrested is a student or a school employee, and that a school official is responsible for the care or custody of the student at the time of the incident or that the school employee is on duty, the officer shall, as soon as is practicable, provide notification of the incident to the building principal or designee of the school to which the student is enrolled or the school employee is employed.

D. **Confidentiality of Information Provided to Building Principal**

In all instances of building principal notifications described in Sections 4.01, 4.02, and 4.033, above, the principal or designee shall not disseminate the information received from the arresting or citing officer.

15. **General Conditions**

A. **No Waiver of Sovereign Immunity.** Nothing herein is intended to serve as a

waiver of sovereign immunity by any agency or political subdivision to which sovereign immunity may be applicable or of any rights or limits to liability subject to the limited waiver as codified in Section 768.28, Florida Statutes. This section shall survive the termination of all performance or obligations under this Interagency Agreement and shall be fully binding until such time as any proceeding brought on account of this Interagency Agreement is barred by any applicable statute of limitations.

B. Statement of Non-Discrimination. The parties agree that no person shall be subjected to discrimination because of age, race, color, disability, gender identity, gender expression marital status, national origin, religion, sex or sexual orientation in the performance of the parties' respective duties, responsibilities and obligations under this Interagency Agreement.

C. Compliance with Laws. Each party shall comply with all applicable federal and state laws, School Board policies, codes, rules and regulations in performing its duties, responsibilities and obligations pursuant to this Interagency Agreement.

D. Governing Law and Venue. This Agreement shall be interpreted and construed in accordance with and governed by the laws of the State of Florida. Any controversies or legal matters arising out of this Interagency Agreement and any action involving the enforcement or interpretation of any rights hereunder shall be submitted to the jurisdiction of the State courts of the Seventh Judicial Circuit of Volusia County, Florida.

E. Binding Effect. This Agreement shall be binding upon and inure to the benefit of the parties hereto and their respective successors and assigns.

F. Assignment. Neither this Agreement nor any interest herein may be assigned, transferred, or encumbered by any party without the prior written consent of the other party. There shall be no partial assignments of this Agreement.

G. Captions. The captions, section designations, section numbers, article numbers, titles and headings appearing in this Agreement are inserted only as a matter

of convenience, have no substantive meaning, and in no way, define, limit, construe or describe the scope or intent of such articles or sections of this Agreement, nor in any way effect this Agreement and shall not be construed to create a conflict with the provisions of this Agreement.

H. Severability. In the event that any one or more of the sections, paragraphs, sentences, clauses or provisions contained in this Agreement is held by a court of competent jurisdiction to be invalid, illegal, unlawful, unenforceable or void in any respect, such shall not affect the remaining portions of this Agreement and the same shall remain in full force and effect as if such invalid, illegal, unlawful, unenforceable or void sections, paragraphs, sentences, clauses or provisions had never been included herein.

I. Preparation of Agreement. The parties acknowledge that they have sought and obtained whatever competent advice and counsel as was necessary for them to form a full and complete understanding of all rights and obligations herein and that the preparation of this Agreement has been their joint effort. The language agreed to herein expresses their mutual intent and the resulting document shall not, solely as a matter of judicial construction, be construed more severely against one of the parties than the other.

J. Amendments. No modification, amendment, or alteration in the terms or conditions contained herein shall be effective unless contained in a written document prepared with the same or similar formality as this Agreement and executed by each party hereto.

K. Waiver. The parties agree that each requirement, duty and obligation set forth herein is substantial and important to the formation of this Agreement and, therefore, is a material term hereof. Any party's failure to enforce any provision of this Agreement shall not be deemed a waiver of such provision or modification of this Agreement unless the waiver is in writing and signed by the party waiving such provision. A written waiver shall only be effective as to the specific instance for which it is obtained and shall not be deemed a continuing or future waiver.

16. **Entire Agreement.**

- (a) It is understood and agreed that the entire Agreement of the parties is contained herein and that this Agreement supersedes all oral agreements and negotiations between the parties relating to the subject matter hereof, as well as any previous agreements presently in effect between the parties, relating to the subject matter hereof.
- (b) Any alterations, amendments, deletions, or waivers of the provision of the Agreement shall be valid only when expressed in writing and duly signed by the parties.

17. **Notices.** Whenever any party desires to give notice unto the other, notice maybe sent to:

For the School Board

School Board of Volusia County
Office of the Superintendent
Post Office Box 2118
DeLand, FL 32721-2118

With Copy To

The General Counsel
School Board of Volusia County
Post Office Box 2118
DeLand, FL 32721-2118

For the City of DeLand

The City Manager
120 S. Florida Ave.
DeLand, FL 32720

With Copy To

The Police Chief
219 W. Howry Ave.
DeLand, FL 32720

Any of the parties may change by written notice the addresses or persons for receipt of notice.

1. **Appropriation Contingency.** Notwithstanding any other term or provision of this Agreement, the continuation of this Agreement beyond a single fiscal year is subject to the appropriation and availability of funds in accordance with Chapter 129, Florida Statutes and Chapter 166, Florida Statutes. Anytime funds are not appropriated for the services provided or to be provided under this Agreement, this Agreement shall be caused to automatically terminate as of the first day following the last month so funded.
2. **Agreements With Other Agencies.** If the School Board executes an Agreement between the School Board and another municipality within the school district for the

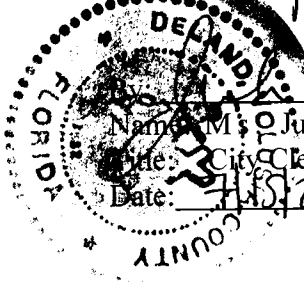
provision of the same or substantially the same services, terms and conditions provided in this Agreement and that Agreement provides more favorable cost share split than that which is set forth in paragraph 9 (a) above, the School Board shall increase the City's percentage split so as to be equal to that which is provided to the other municipality.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have made and executed this instrument in three (3) counterparts for the purpose herein expressed on the dates indicated below.

ATTEST:

By: Michael Pleus
Name: Mr. Michael P. Pleus
Title: City Manager
Date: 7/15/2024



By: Julie A. Hennessey
Name: Ms. Julie A. Hennessey
Title: City Clerk - Auditor
Date: 7/15/2024

THE CITY OF DELAND

By: Christopher M. Cloudman
Name: Mr. Christopher M. Cloudman
Title: Mayor
Date: 7/15/2024

By: Jason Umberger
Name: Mr. Jason Umberger
Title: Police Chief
Date: 7/8/24

ATTEST:

By: Carmen I. Balgobin
Name: Dr. Carmen I. Balgobin
Title: Superintendent of Schools
Date: May 28, 2024

SCHOOL BOARD OF VOLUSIA COUNTY

By: Jamie M. Haynes
Name: Ms. Jamie M. Haynes
Title: Chairman
Date: May 28, 2024

Reviewed for legal sufficiency for reliance only by the District

By: Kevin W. Pendley
Name: Mr. Kevin W. Pendley
Title: General Counsel
Date: 8/21/2024

CITY OF DELAND
SRO CONTRACT AMENDMENT 002

This Agreement is made this _____ day of _____ 2026, between the **CITY OF DELAND**, a Florida municipal corporation with a mailing address of 120 S. Florida Ave, DeLand, Florida 32720 (hereinafter the “City”) and the **SCHOOL BOARD OF VOLUSIA COUNTY**, with a mailing address of Post Office Box 2118, DeLand, Florida 32721-2118 (hereinafter the “School Board”).

WHEREAS, the City and the School Board entered into the SCHOOL RESOURCE OFFICER AGREEMENT (FY 2024-2029), on May 28, 2024 (hereinafter the “SRO Contract”), which was first amended on June 24, 2025; and

WHEREAS, Section 1 of the SRO Contract that the term of the agreement would be five (5) years) with one (1) base year with four (4), one (1) year renewal options, upon mutual agreement; and

WHEREAS, the City and the School Board desire to renew the SRO Contract for one (1) additional year (FY 2026-2027) and amend the SRO Contract as set forth in this Agreement; and

NOW, THEREFORE, in consideration of the mutual covenants hereinafter contained, the parties agree as follows:

1. **Section 1, Term** of Agreement shall be amended to: The term of this Agreement is five (5) years with one (1) base year and four (4), one (1) year renewal options starting on July 1, 2024, and ending June 30, 2029, for a total of five (5) years. The second year of the five (5) year term has been completed, and the parties have agreed to renew the contract for one (1) year which leaves two (2) renewal options. Automatic renewal is not part of this Agreement, and any renewal must be mutually agreed upon by both parties in writing.

2. **Section 9(a), Compensation and Payment** of the Agreement is hereby amended to change the hourly rates as follows: \$41.44 per hour for the first School Resource Officer assigned in DeLand High School and \$42.28 per hour for the second School Resource Officer assigned to DeLand Middle School. The new Total Agreement Price is \$60,613.28, representing 50% of the total billable amount of \$121,226.56.

3. **Section 4(c), Services** are hereby amended to change the overtime rate for School Resource Officers as follows: The overtime rate for DeLand Middle School SRO has been updated to \$54.94 per hour, and the overtime rate for DeLand High School SRO has been updated to \$55.08. All other terms and conditions outlined in 4(c) remain unchanged.

4. Except as herein expressly modified, the Agreement for SRO Contract approved on May 28, 2024, and first amended on June 24, 2025, shall remain unchanged and subject to the terms and conditions of the original agreement.

SIGNATURES ON NEXT PAGE

IN WITNESS WHEREOF, the parties hereto, by their duly authorized representatives, have made and executed this instrument in three (3) counterparts for the purpose herein expressed on the dates indicated below.

ATTEST:

THE CITY OF DELAND

By: _____
Name: Michael Pleus
Title: City Manager
Date: _____

By: _____
Name: Christopher M. Cloudman
Title: Mayor
Date: _____

By: _____
Name: Julie Hennessy
Title: City Clerk - Auditor
Date: _____

By: _____
Name: Jason Umberger
Title: Police Chief
Date: _____

ATTEST:

SCHOOL BOARD OF VOLUSIA COUNTY

By: _____
Name: Carmen Balgobin
Title: Superintendent
Date: _____

By: _____
Name: Ruben Colón
Title: School Board Chair
Date: _____

*Revised for legal sufficiency for reliance only
by the District*

By: _____
Name: Gilbert Evans, J.D., Ph. D.
Title: General Counsel
Date: 4-23-26

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Approval of Minutes for the regular meetings of January 4, January 19, February 1, and February 15, 2021; Minutes for the regular meetings of June 17, August 19, and September 4, 2024; Minutes for the regular meeting of February 17, 2025, and Minutes for the regular Meeting of May 4, 2026.

DEPARTMENT: City Clerk

PREPARED BY:

ATTACHMENTS: MIN CC 01.04.21 final - D, MIN CC 01.19.21 final - D, MIN CC 02.01.21 final-D, MIN CC 02.15.21 final-D, MIN CC 06.17.24 Final D, MIN CC 08.19.24 final-D, MIN CC 09.04.24 Final-D, MIN CC 02.17.2025 final-D, 05-04-2026 City Commission Regular Meeting_Minutes_Preview (1)

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

Attached are minutes for review and approval. These minutes were prepared by Ms. Gwen Keough-Johns, MMC, of City Clerk Associates, LLC. Staff reviewed minutes using notes made at the meeting and can attest that the minutes are accurate. Staff is currently preparing recent minutes (May 4, 2026) directly after the meeting. All are in order for approval.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

N/A

RECOMMENDATION:

Approve the minutes.

BACKGROUND/DISCUSSION:

N/A

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, JANUARY 4, 2021, AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Apgar at 7:00 p.m.

Mayor Apgar requested that anyone present who wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Mayor Apgar extended best wishes to the community and spoke briefly about COVID-19 and the recent implementation of inoculations.

Mayor Apgar announced the West Volusia Artists' artwork in City Hall.

Mayor Apgar asked everyone to remember the family of Jim Rudolph, who recently passed away.

Pastor Mark Schrade, City Sanctuary Church, gave the Invocation.

Lorenzo Brown, current CEO of Advent Health DeLand has been assigned the CEO position for Fish Memorial in Orange City. David Weiss will assume the CEO position at Advent Health DeLand.

PLEDGE OF ALLEGIANCE: Mayor Apgar led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Chris Cloudman	Present
Commissioner Kevin Reid	Present
Mayor Robert F. Apgar	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Julie A. Hennessy, City Clerk- Auditor; Mike Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Dan Stauffer, Finance Director; Rick Hall, Parks and Recreation Director; Mark Hayward, Human Resources Director; Greg Whidden, Information Technology Director; Mike Holmes, Planning Director; Demetrius Presley, Public Works Director; Keith

Riger, Public Services Director ; Chris Graham, Community Information Specialist; members of the public and press.

Mr. Elkind, City Attorney, advised that Commissioner Davis had requested to attend the meeting using virtual media technology due to extenuating circumstances, and a motion would be needed to approve the request.

Commissioner Cloudman made a motion to approve the request. Commissioner Paiva seconded the motion, which carried unanimously, 4-0.

PRESENTATIONS

1. Introduction of the New Deputy Police Chief and Two New Police Officers

Police Chief Umberger introduced Officer Lawson Magee and provided a brief biography. Officer Magee was accompanied by his dad and his wife. His dad pinned on his badge.

Chief Umberger introduced Robert Veneziano and provided a brief biography. Officer Veneziano was accompanied by his brother, who pinned on his badge.

Police Chief Umberger introduced the new Deputy Chief of Police, Adam Kisthardt. He provided a brief biography of Deputy Chief Kisthardt, who has had extensive experience and success during this career. He retired from the Pennsylvania State Police.

Deputy Police Chief Kisthardt stated that he chose DeLand for the excellence he saw in the Police Department. He thanked the City of DeLand for the opportunity to serve its citizens. He acknowledged his late wife, Tina, who supported him throughout his career until her life ended from cancer. He expressed deep gratitude for the support he and his wife received from the city and the department during that difficult time.

CONSENT AGENDA

- 1. Consideration re Recommended Short List of Architectural & Engineering Consultants – Utility Administration Center**
- 2. Resolution re Surplus Equipment**

Mayor Apgar pulled item #1 from the consent agenda.

Commissioner Paiva made a motion to approve item #1 on the consent agenda. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva made a motion to approve item #2 on the consent agenda. Commissioner Reid seconded the motion, which carried by a unanimous vote.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were no public comments.

OLD BUSINESS

- 1. Second Reading of Ordinance No. 2021-01, Changing the Zoning from City of DeLand C-1 Limited Commercial and R-1 Single Family, to City of DeLand E-1 Educational, on Property located at 842 East New York Avenue.

Mr. Elkind, City Attorney, read Ordinance No. 2021-01 by title only.

ORDINANCE NO. 2021-01

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM CITY OF DELAND C-1 LIMITED COMMERCIAL AND R-1 SINGLE FAMILY TO CITY OF DELAND’S E-1 EDUCATIONAL, ON PROPERTY LOCATED AT 842 EAST NEW YORK AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE TO THE COMPREHENSIVE ZONING MAP; CONDITIONING THE FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to adopt Ordinance No. 2021-01 on second reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

- 2. Second Reading of Ordinance No. 2021-02, Abandoning a Portion of an Unopened Platted Right-of-Way known as Wisconsin Avenue, located at Grandview Gardens Subdivision (West of Ridgewood Avenue). [1st Reading 8/17/2020]

Mr. Elkind, City Attorney, read Ordinance No. 2021-02 by title only.

ORDINANCE NO. 2021-02

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ABANDONING A PORTION OF AN UNOPENED PLATTED RIGHT-OF-WAY KNOWN AS WISCONSIN AVENUE; LOCATED WITHIN THE BOUNDS OF THE PROPOSED GRANDVIEW GARDENS SUBDIVISION, WEST OF RIDGEWOOD AVENUE, AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to adopt Ordinance No. 2021-02 on second reading. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

NEW BUSINESS

1. Request for Approval of Limited Use License Agreement between the Florida Department of Health (DOH) and City of DeLand for Vaccination Event (COVID-19)

Mr. Pleus reported that the County Division of Emergency Management had requested the City of DeLand to provide sites for vaccination administration. He announced the dates and times for citizens to make vaccination reservations. A brief discussion followed regarding ensuring that everyone who wished to be vaccinated would have the opportunity.

Commissioner Paiva made a motion to approve the request. Commissioner Reid seconded the motion, which carried by a unanimous vote.

MAYOR APGAR

Mayor Apgar wished everyone a Happy New Year.

CITY MANAGER REPORT

Mr. Pleus wished everyone a Happy New Year.

CITY ATTORNEY REPORT

Nothing to report.

CITY CLERK REPORT

Nothing to report.

CITY COMMISSION

Commissioner Paiva wished everyone a Happy New Year. He raised concerns about traffic turns at New York and Woodland, suggesting police presence for safety. Mr. Pleus confirmed that Chief Umberger was addressing the issue.

Commissioner Davis also wished everyone a Happy New Year, expressing gratitude and noting that COVID had revived a sense of family. She thanked the staff and Commissioners for their efforts in ensuring citizens’ health and safety.

Commissioner Reid wished everyone a Happy New Year.

Commissioner Cloudman echoed the New year wishes. He expressed optimism for the year ahead.

Mayor Apgar reminded the Commission that the next meeting was scheduled for January 19, 2021, and mentioned the investiture of Will Roberts as the Volusia County Tax Collector on January 5, 2021.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:34 p.m.

Julie A. Hennessy, MMC
City Clerk – Auditor

RESPECTFULLY SUBMITTED:

APPROVED ON:

/s/ Gwen Keough-Johns
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

City Commission Meeting Date

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, JANUARY 19, 2021, AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Apgar at 7:00 p.m.

Mayor Apgar requested that anyone present who wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Mayor Apgar asked that Wayne Sanborn be kept in everyone's thoughts and prayers. He is still in the hospital.

Pastor Mike Modica, First Assembly of DeLand, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Apgar led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Chris Cloudman	Present
Commissioner Kevin Reid	Present
Mayor Robert F. Apgar	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Julie A. Hennessy, City Clerk- Auditor; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Michael Grebosz, Assistant City Manager; Dan Stauffer, Finance Director; Keith Riger, Public Services Director; Rick Werbiskis, Community Development Director; Rick Hall, Parks and Recreation Director; Greg Whidden, Information Technology Director; Mike Holmes, Planning Director, and members of the public and press.

Mr. Elkind, City Attorney, advised that Commissioner Davis had requested to attend the meeting using virtual media technology due to extenuating circumstances, and a motion would be needed to approve the request.

Commissioner Paiva made a motion to approve the request. Commissioner Cloudman seconded the motion, which carried unanimously, 4-0.

PRESENTATIONS

1. Proclamation, Dr. Martin Luther King Jr. Day

Mayor Apgar stated that the Proclamation would be read tomorrow evening using virtual media technology at an event planned by the Stetson University Office of Diversity and Inclusion.

2. Presentation to David Sutherland (Fire Department)

Fire Chief Todd Allen stated that one year ago, Truck #5 was dedicated to David Sutherland at a ceremony that he was unable to attend. Truck #5 is now known as “The Sutherland.” At the dedication, a Proclamation was read in honor of David Sutherland. He was involved with the City of DeLand Fire Department from 1972 through 2020, when after more than 48 years of service, he retired as Fire Captain. Chief Allen presented David Sutherland with a gift, stating it was just a token of appreciation from the City of DeLand.

Mayor Apgar thanked David Sutherland on behalf of the City Commission and the City.

3. Badge Pinning of Three Fire Fighters

Chief Allen conducted a badge-pinning ceremony for firefighters who had finished their probationary period. Chief Allen read a brief biography about each of the new permanent firefighters.

Chief Allen introduced Firefighter Jake Pequignot, who was accompanied by his dad, who pinned on his badge.

Firefighter Dalton Barnes, who was accompanied by his mother and stepdad, and his mother pinned on his badge.

Firefighter Connor Curtis, who was accompanied by Kate, his fiancée, who pinned on his badge.

Mayor Apgar congratulated the new firefighters and welcomed them to DeLand Fire Department.

4. Employee Years of Service Award

The employee to be recognized was unable to attend the meeting. His Years of Service Award will be given to him outside the City Commission meeting.

5. Presentation re Quarterly Financial Report for the Period Ending September 30, 2020

Dan Stauffer, Finance Director, presented the quarterly financial report for the period ending September 30, 2020. The report incorporated the full twelve months of the fiscal year 2019-

2020. The report had not been audited and was not a substitute for the Comprehensive Annual Financial Report, due to the City Commission by early March. He provided details of the report.

Commissioner Cloudman asked if the numbers were final. Mr. Stauffer said the numbers included in the report were the same as what had been presented to the auditors.

CONSENT AGENDA

1. Resolution Approving Budget Amendment for FY 2021-2021
2. Consideration re Release of Right of First Refusal (Brunswick Building)
3. Consideration re Recognition of Lease Assignment and Assumption – Susan Clifton
4. Consideration re Award of Bid, K-Mart Pump Station Improvements

Commissioner Paiva pulled consent agenda item #4 for discussion.

Commissioner Paiva made a motion to approve items 1 – 3 on the consent agenda. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva said that typically an RFQ was done to solicit bids. He asked if there was a way, in the future, to eliminate applicants who would not meet qualifications. Mr. Riger explained that this bid was different than usual bids because the pump package for the pumps being installed was the majority of the cost. He further explained that he had checked references on the vendors who had bid on the project. He further explained why the lower bidders were not an appropriate choice for this particular project.

Commissioner Paiva made a motion to approve item #3 on the consent agenda. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were none.

OLD BUSINESS

1. [REQUEST TO CONTINUE] Continuation of First Reading of Ordinance Changing the Zoning of Approximately 38.5 Acres of Property, located on the West Side of North Stone Street, just North of AdventHealth Hospital from Scarlett PD to Manchester Neighborhood PD [Cont'd from 12/21/2020]

Commissioner Paiva made a motion to continue First Reading of the Ordinance to February 1, 2021. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

2. Resolution Approving Special Exception to Allow Accessory Dwelling Unit, located at 526 North Sans Souci Avenue (This was New Business #4 on the Original Agenda)

Commissioner Paiva made a motion to approve the Resolution. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

3. Second Reading of Ordinance No. 2021-03, Amending the Zoning for Beresford Woods 2019 Planned Development, for Approximately 88.86 Acres of property, located at South Spring Garden Avenue, Approximately 675' North of its Intersection with West Beresford Road.

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-03

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, REQUESTING A SECOND AMENDMENT TO THE BERESFORD WOODS 2019 PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED ON SOUTH SPRING GARDEN AVENUE, APPROXIMATELY 675' NORTH OF ITS INTERSECTION WITH BERESFORD ROAD; APPROVING AMENDMENT TO A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 88.85 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND, DIRECTING CHANGE TO THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing.

Mr. Holmes stated that the changes requested by the City Commission had been addressed.

Michael Woods, of the Law Firm of Cobb Cole, 231 N Woodland Blvd, represented the applicant. He stated that all staff comments had been addressed and explained the changes that had been made. He noted that Jon Cheney, Volusia County Traffic Engineer, was also present to answer any questions.

Commissioner Cloudman noted a discussion at the last meeting regarding the proposed ingress/egress, and stated there were still residents opposed to the proposed plan. Mr. Cheney explained that a "+" intersection is always preferred. He said the County had recently resurfaced Gayle, plus the adjoining neighborhood streets that adjoined Gayle. He expressed the County's concern that the traffic analysis indicated anyone traveling to the north would be using the traffic signal at Beresford Avenue. He said an application had been submitted to the River-to-Sea TPO to evaluate that intersection for a round-about or any other alternative design. There is no left turn lane at that intersection. He also noted that Gayle is a public street, so an interconnect is desired. Mr. Cheney stated that the county had worked with the developer to make the intersection of Gayle and South Spring Garden a four-way stop.

Mayor Apgar understood the issues with traffic and the County's role. He asked about the portion of the property that would be obtained for the Gayle Avenue additional right-of-way. Mr. Cheney

said the County wanted to ensure sufficient right-of-way to construct a turn lane if the need is indicated in the future. He noted that the County could not ask a developer to grant the right of way through the use permit process. The county must work in partnership with the City to benefit everyone.

Mayor Apgar asked what the timeline would be for improving Gayle Drive. Mr. Cheney responded that he did not have funding for that project. He said if that intersection became a problem or overly congested, the County would have to use funding set aside each year for intersection improvements. Mayor Apgar expressed concern about approving homes, knowing Gayle Drive will be overused and that improvements are necessary. Mr. Cheney said that the traffic analysis did not show that the impact necessitates immediate improvements.

The public hearing was closed.

Commissioner Paiva shared the concerns expressed. He questioned whether the size of the development was relevant to requiring the use of Gayle Drive. Mr. Cheney said when the capacity of a road is looked at, the entire segment is considered. He explained the county standards to looking at major roads. The county would evaluate the dynamics at the intersection of 15A and Gayle Drive.

Commissioner Davis concurred with the concerns expressed. She asked for some clarification about the condition of Gayle Drive. Mr. Cheney responded. There was additional discussion about the traffic and mitigating the future issues with Gayle Drive.

Mr. Elkind advised that because this was a Planned Development Agreement, the applicant would be entitled to a yes or no vote. Certainly, to the extent that the City Commission desires a maximum number of homes in the agreement as described, they may indicate such through their votes. He also noted that technical requirements are typically addressed by the technical staff early in the planning process.

A condition was proposed as follows: “if the intersection at SR 15A and Gayle has a level of service rating “D”, no future development may occur on the eastern site until such time that a left turn lane is constructed.”

Mr. Elkind clarified that the proposed condition would mean that if the traffic engineers were wrong in their prediction, further development would be precluded. He asked what the mechanism would be to determine the need for additional traffic study.

Mayor Apgar said there was a willingness on both sides to compromise. He asked Mr. Elkind for directions on a motion. Add a provision that if the intersection level of service at Gayle and SR 15A is below level of service “D”, then no certificates of occupancy may be issued on any portion of the project until such time that an eastbound left turn lane is constructed at Gayle and SR 15A.

He also added that the City of DeLand is entitled to conduct a traffic study to determine the level of service.

Commissioner Reid made a motion to approve Ordinance No. 2021-03 with the discussed changes on second reading. Commissioner Davis seconded the motion. The motion passed by a majority vote, 3-2. Commissioner Paiva and Commissioner Cloudman dissenting.

4. Second Reading of Ordinance No. 2021-04, Annexing Approximately 1.02 Acres of Property, located at the Southwest Corner of Shady Oak Lane and North Spring Garden Avenue

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-04

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING APPROXIMATELY 1.02 ACRES OF PROPERTY, LOCATED AT THE SOUTHWEST CORNER OF SHADY OAK LANE AND NORTH SPRING GARDEN AVENUE; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTY; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve Ordinance No. 2021-04 on second reading. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

5. Second Reading of Ordinance No. 2021-05, Changing the Land use of Approximately 1.02 Acres of Property, located at the Southwest Corner of Shady Oak Lane and North Spring Garden Avenue, from (VC) Urban Low Intensity to Low Density Residential

Mr. Elkind read Ordinance No. 2021-05 by title only.

ORDINANCE NO. 2021-05

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY; LOCATED AT THE

SOUTHWEST CORNER OF SHADY OAK LANE AND NORTH SPRING GARDEN AVENUE; FROM VOLUSIA COUNTY URBAN LOW-INTENSITY FUTURE LAND USE DESIGNATION TO CITY OF DELAND’S LOW DENSITY RESIDENTIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve Ordinance No. 2021-05 on second reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

6. Second Reading of Ordinance No. 2021-06, Changing the Zoning of Approximately 1.02 Acres of Property, located at the Southwest Corner of Shady Oak Lane and North Spring Garden Avenue, from (VC) R-3A & R-3CA to R-1A

Mr. Elkind read Ordinance No. 2021-06 by title only.

ORDINANCE NO. 2021-06

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE VOLUSIA COUNTY’S R-3CA URBAN SINGLE FAMILY RESIDENTIAL THOROUGHFARE OVERLAY AIRPORT PROTECTION OVERLAY TO CITY OF DELAND’S R-1-A, SINGLE FAMILY RESIDENTIAL; FOR PROPERTY LOCATED AT THE SOUTHWEST CORNER OF SHADY OAK LANE AND NORTH SPRING GARDEN AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING A CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve Ordinance No. 2021-06 on second reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES

Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

NEW BUSINESS

1. First Reading of Ordinance Annexing Approximately 9.51 Acres of Property, located 636 feet East of McDonald Avenue, on the South Side of International Speedway Boulevard

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING APPROXIMATELY 9.51 ACRES OF PROPERTY; LOCATED 636 FEET EAST OF MCDONALD AVENUE, ON THE SOUTH SIDE OF INTERNATIONAL SPEEDWAY BOULEVARD; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTY; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing.

Mr. Holmes reminded the City Commission that this annexation is contingent upon a parcel to the west that is also being annexed.

Mr. Elkind advised that if the commission did not want to make the motion contingent upon the parcel to the west that was also being annexed, then the motion should be made to provide a contingency so that the commission is not voting to annex a property that is not yet contiguous and does not yet meet the statutory requirements of Chapter 177.

The public hearing was closed.

Commissioner Cloudman made a motion to approve the Ordinance on first reading with the contingency advised by the City Attorney. Commissioner Davis seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

2. First Reading of Ordinance Changing the Land Use of Approximately 9.51 Acres of Property, located 636 feet East of McDonald Avenue on the South side of International Speedway Boulevard from (VC) I-1CA to City M-1 (Light Industrial)

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY; LOCATED 636 FEET EAST OF MCDONALD AVENUE ON THE SOUTH SIDE OF INTERNATIONAL SPEEDWAY BOULEVARD FROM VOLUSIA COUNTY'S INDUSTRIAL TO CITY OF DELAND'S INDUSTRIAL WAREHOUSE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Cloudman made a motion to approve the Ordinance on first reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

3. First Reading of Ordinance Changing the Zoning of Approximately 9.51 Acres of Property, located 636 feet East of McDonald Avenue on the South Side of International Speedway Boulevard from (VC) I-1CA to City M-1 (Light Industrial)

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE VOLUSIA COUNTY'S I-1CA INDUSTRIAL TO CITY M-1 INDUSTRIAL; FOR PROPERTY LOCATED 636 FEET EAST OF MCDONALD AVENUE ON THE SOUTH SIDE OF INTERNATIONAL SPEEDWAY BOULEVARD; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING A CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve the Ordinance on first reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

Clerk's Note: The City Commission took a five-minute recess at 8:35 p.m. The meeting reconvened at 8:40 p.m.

4. Presentation re Melching Field Renovations

Rick Hall, Parks and Recreation Director, gave a presentation about Melching Field Renovations.

Jeff Altier, Director of Athletics at Stetson University, spoke about the project.

There was a brief discussion about the project.

5. Consideration re Second Amendment to the Stetson Lease Agreement for Melching Field

Commissioner Cloudman declared possible Conflict of Interest due to his employment. Form 8B, Memorandum of Voting Conflict, is attached to these Minutes.

Mr. Pleus stated that the lease extension would allow for the completion of the new 20-year lease for Commission consideration. The target date to begin the renovation project would be to bring back a contract for the project to begin in June 2022.

Commissioner Paiva made a motion to approve the second amendment to the Stetson Lease Agreement for Melching Field. Commissioner Reid seconded the motion, which carried by a 4 – 0 vote, with Commissioner Cloudman abstaining.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table

Mayor Apgar gave a report.

2. Report re River-to-Sea TPO

Commissioner Cloudman gave a report.

3. Report re River of Lakes Heritage Corridor

Commissioner Cloudman gave a report.

CITY MANAGER REPORT

Mr. Pleus reported on the following:

- Technical Advisory Committee from SunRail
- COVID impacts; continuing to relax delinquency late fee collections.

Commissioner Cloudman made a motion to continue with the relaxation of the delinquency and late fees collection structure and process due to COVID-19. Commissioner Davis seconded the motion, which carried by a unanimous vote.

CITY ATTORNEY REPORT

Nothing to report.

CITY CLERK REPORT

Nothing to report.

CITY COMMISSION

Commissioner Paiva had nothing to report.

Commissioner Davis provided an update from the Florida Black Caucuses of Local Elected Officials.

Commissioner Reid had nothing to report.

Commissioner Cloudman asked City Clerk Hennessy if there were any board vacancies. She responded that board appointments would be presented at the next City Commission meeting. She said current vacancies are as follows: Planning Board, Housing Authority, Tree Advisory Committee and possibly the EDC.

Commissioner Cloudman stated that Stetson is as open as it can be under the COVID guidelines.

Mayor Apgar announced upcoming events.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:19 p.m.

Julie A. Hennessy, MMC
City Clerk – Auditor

RESPECTFULLY SUBMITTED:

/s/ Gwen Keough-Johns
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

APPROVED ON:

City Commission Meeting Date

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, FEBRUARY 1, 2021, AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Apgar at 7:00 p.m.

Mayor Apgar requested that anyone present who wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Mayor Apgar stated that the Proclamation for Black History Month would be read at the next City Commission meeting, and it is being done in connection with the Greater Union Church's Black History Honorees.

Mayor Apgar asked that everyone remember Wayne Sanborn in their thoughts and prayers. He also mentioned Ed Lacey is also in the hospital.

Mayor Apgar asked that the families of Keith Hanson and Doug Fisher be remembered in prayer.

Pastor Wendell Raulerson, Greater Bethlehem Baptist Church, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Apgar led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Chris Cloudman	Present
Commissioner Kevin Reid	Present
Mayor Robert F. Apgar	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Julie A. Hennessy, City Clerk- Auditor; Mike Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Rick Hall, Parks and Recreation Director; Nick Conte, Economic Development Director; Keith Riger, Public Services Director; Brandi Weaver, Customer Service Manager; Chris Graham, Community Information Specialist; members of the public and press.

PRESENTATIONS

1. Introduction of Two New Police Officers

Chief Umberger introduced Officer Jonathyn Polanco and provided a brief biography. He was accompanied by his sister and his girlfriend. His girlfriend pinned on his badge.

Police Chief Umberger introduced Officer Bobby Mejia and provided a brief biography. Officer Mejia was accompanied by his mother, who pinned on his badge.

2. Employee Years of Service Award

Mayor Apgar read the service award plaque and recognized Roger Olson for 20 years of dedicated service in the Parks and Recreation Department.

3. Resolution No. 2021-04, Honoring the Retirement of Robin Zelenak

RESOLUTION NO. 2021-04

A RESOLUTION OF RECOGNITION AND APPRECIATION BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, TO ROBIN ZELENAK UPON HER RETIREMENT AFTER 23 YEARS OF SERVICE TO THE CITY OF DELAND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, upon the occasion of Robin Zelenak’s retirement from the City of DeLand, effective February 1, 2021, this Resolution is awarded as a testimonial of her loyal and dedicated service to the City of DeLand for the past 23 years; and

WHEREAS, Robin began her employment with the City of DeLand on May 12, 1997, as a staff assistant in the Utilities Department, and on January 1, 1998 was promoted to Senior Office Assistant; and on July 28, 2001 was promoted to Senior Staff Assistant. On January 28, 2002, she was promoted to Administrative Supervisor, and on October 1, 2005, was promoted to Public Services Project Coordinator. On October 1, 2012, she was again promoted to Public Services Project Contract Administrator, where she served well and faithfully until her retirement; and

WHEREAS, throughout her career with the City, Robin Zelenak assumed progressively responsible duties in the administration of the Public Services Department including budgeting, accounts payables, administration of the fire hydrant and backflow programs, grant documentation, construction contract preparation, administration and close-outs, maintenance of land development bonds and permits, documentation of water and sewer system capacity, and many other duties as needed. She supervised and mentored a number of administrative team members who she enabled to advance in their careers as a result of her association. Her hard work and dedication were always an example for other members of staff; and

WHEREAS, Robin was involved in the administration of at least 100 major City construction projects such as Spec Martin Stadium, Melching field, City Hall, 3 Fire Stations, the

Intermodal Transportation Facility, several streetscape projects, airport improvements, water and wastewater plant upgrades, pipeline projects, roadway construction, and many dozens of maintenance and remodeling projects; and

WHEREAS, Robin Zelenak was a founding member of the Employee Benevolent Association and served on the City’s Insurance and Retirement Committees, where her judgment, attention to detail and compassion advanced the interest of her co-workers; and

WHEREAS, Robin Zelenak’s performance over the years and her working relationships lead to several commendations and recognition from her co-workers and the community at large and was often acknowledged for a job well done. She has justly earned the respect and high regard of her supervisors, her co-workers, and her fellow employees.

NOW THEREFORE, BE IT RESOLVED by the City Commission of DeLand, Florida:

Section 1. The City Commission of the City of DeLand does hereby honor Robin Zelenak for her dedicated service to the City and for the faithful, diligent, and responsible manner in which she performed her duties.

Section 2. This resolution shall be spread upon the minutes of the City Commission of the City of DeLand as a part of the permanent memento of the City’s thanks and appreciation to Robin Zelenak.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED on this 1st day of February, 2021.

/s/ Robert F. Apgar
Mayor of the City of DeLand

Attest:

/s/ Julie A. Hennessy
City Clerk – Auditor

Commissioner Cloudman made a motion to adopt Resolution No. 2021-04. Commissioner Paiva seconded the motion, which carried by a unanimous vote.

CONSENT AGENDA

1. Consideration re Gateway Signage Assistance Grant Application for 805 West New York Avenue.
2. Consideration re Subordination, Non-Disturbance and Attornment Agreement, PM Nobrega, LLC.

3. Consideration re Schalk Enterprises LLC Lessor's Consent to Assignment and Lessor's Estoppel Certificate.
4. Consideration re Task Order assignment, phase 4A and Adelle Avenue Reclaimed Water Main Loop CEI Services.
5. Consideration re Grant of easements to Duke Energy, new Fire Station No. 81 and Police Evidence Building.
6. Consideration re Acceptance of Grant, DeLand/Volusia County Connection Assistance Spring Shed Initiation.
7. Consideration re Utility Service Agreement for Lisbon Parkway Townhomes.
8. Consideration re Recommended Final Ranking of Architectural and Engineering Consultants – Utility Administration Center.

Commissioner Paiva pulled item #1 from the consent agenda, and Commissioner Cloudman pulled item #8 from the consent agenda.

Commissioner Cloudman made a motion to approve items 2-7 on the consent agenda. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva thanked staff for continuing to work through the process, helping businesses modify their signs.

Commissioner Paiva made a motion to approve item #1 on the consent agenda. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Cloudman acknowledged that staff did a very good job during the selection process.

Commissioner Cloudman made a motion to approve item 8 on the consent agenda. Commissioner Paiva seconded the motion, which carried by a unanimous vote.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were no public comments.

BOARD APPOINTMENTS

1. Consideration re Appointment to the DeLand Planning Board (PB).

Commissioner Paiva made a motion to appoint Albert Neumann to Seat 4 on the DeLand Planning Board (PB), for a term to expire November 1, 2024. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

2. Consideration re Appointments to the Tree Advisory Committee.

Mayor Apgar stated there were three appointments necessary to complete the Tree Advisory Committee. He said Seats 5, 6 and 7 were vacant and there were four applicants.

Commissioner Paiva made a motion to reappoint Mr. Kasbeer to Seat 5 and Mr. Gay to Seat 6. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

Mayor Apgar said there were two applicants, Mr. Howard Jeffries and Mr. James Winter, for Seat seven.

Mr. Winter, 1336 Tilapia Trail, provided some information about this background and shared his reasons for making an application to serve on the Tree Advisory Committee.

Mr. Elkind advised that to the extent that a project being worked on by CPH was before the Tree Advisory Committee, Mr. Winter would have to claim a conflict of interest. However, Mr. Elkind did not think there would be frequent occurrences where Mr. Winter would have to claim a conflict of interest.

The Commissioners submitted scoring sheets to select the candidate. The scoring sheets are attached to these Minutes.

Ms. Hennessy, City Clerk-Auditor, announced that Mr. Winter was the candidate receiving the highest number of votes.

Commissioner Paiva made a motion to appoint Mr. Winter to Seat 7. Commissioner Reid seconded the motion, which carried by a unanimous vote.

3. Consideration re Appointment to the Economic Development Committee (EDC)

Mayor Apgar stated there was one vacancy on the reorganized Economic Development Committee (EDC), with an application from Dr. Anderson. He noted that it was unusual to have an elected official apply to serve on a committee, but this appointment would not cause a dual office issue.

Commissioner Davis made a motion to appoint Dr. Anderson to the EDC. Commissioner Paiva seconded the motion, which carried by a unanimous vote.

4. Consideration re Appointment to the DeLand Housing Authority (DHA).

Commissioner Paiva made a motion to reappoint Ruth Stanley to the DHA, for a term to expire November 1, 2024. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

Commissioner Cloudman announced a vacancy on the Citizen Advisory Committee for the River-to-Sea Transportation Planning Organization. He encouraged citizens to apply for the position.

OLD BUSINESS

1. First Reading of Ordinance Changing the Zoning of Approximately 38.5 Acres of Property, located on the West Side of North Stone Street, just North of AdventHealth Hospital, from Scarlett PD to Manchester Neighborhood PD [Cont'd from 12/21/2020 and 01/19/2021].

Mr. Elkind, City Attorney, read the Ordinance by title only.

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM SCARLETT PLANNED DEVELOPMENT TO MANCHESTER NEIGHBORHOOD PLANNED DEVELOPMENT, ON PROPERTY LOCATED ON THE WEST SIDE OF NORTH STONE STREET, JUST NORTH OF ADVENTHEALTH HOSPITAL PROPERTY; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 38.5± ACRES OR PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE TO THE COMPREHENSIVE ZONING MAP; CONDITIONING THE FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; PROVIDING FOR SEVERABILITY, AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing.

Michael Holmes, Planning Director, stated that most of the issues had been resolved with the applicant. Staff was not opposed to the project; however, they were opposed to how the applicant wanted to address tree replacement. He stated that normally, all fees and payments are due to be paid before construction begins.

Mark Watts, Law Firm of Cobb Cole at 231 Woodland Blvd, stated that the project was discussed in December, it is 156 dwelling units, a reduction from the initial PD approved for the property. He talked about how the applicant thought the project would benefit the City. He also reviewed the Tree mitigation language contained in the Planned Development. He said the key issue in this development was making sure the units were affordable.

Commissioner Reid asked the density anticipated for the future development tract, the portion to the south. Mr. Watts responded that the future development tract was roughly 18 acres and described the way uses are structured in the development agreement. He said the applicant has tried to create flexibility with that future development tract. In addition, there is a significant existing depressional area that will serve as the master stormwater facility for the overall project.

Commissioner Davis requested clarification of the product; villas, or townhomes. Mr. Watts said the units would be attached buildings consisting of 4-6 units. He noted that the front doors would face into a common garden area to encourage a sense of community.

Mayor Apgar said the Commission had set a goal to increase affordable housing in the City of DeLand. He thought anyone who moved into this project would be moving from another form of affordable housing.

There was a discussion about the tree mitigation request and the staff concerns raised about delaying payment for tree mitigation.

Mr. Elkind, City Attorney, provided advice to the City Commission with regard to using a Letter of Credit if the idea is to further assist in making the units affordable. Mr. Watts stated the applicant would be open to using a Letter of Credit.

Commissioner Paiva was not interested in modifying the requirements for tree mitigation. Mayor Apgar noted that the City would still receive 100% of the tree mitigation cost, it just would not be satisfied in a single payment.

Howard Lefkowitz, 231 Woodland Blvd, stated that the project would go forward, and he had been working on it for more than ten years. He stated the purpose of this development would be to provide shelter to senior citizens at affordable rates. He also noted the proximity of the development to AdventHealth.

Mr. Pleus acknowledged the need for affordable housing. He thought the most objective way to make adjustments would be to use adjustments commensurate with the median household income as a measurement in the agreement.

Commissioner Cloudman suggested Florida-friendly landscaping.

Mr. Elkind suggested language to ensure the City gets paid 100% of tree mitigation fees.

The public hearing was closed.

Commissioner Cloudman made a motion to approve the Ordinance on first reading, conditioned on the incorporation of a security measure to ensure the City receives 100% of the tree mitigation payment; Florida Friendly landscaping be incorporated, and the final unit be the trigger for the final payment of the mitigation fees. Commissioner Davis seconded the motion, which carried by a vote of 4-1, with Commissioner Paiva dissenting.

Commissioner Paiva	NO
Commissioner Davis	YES

Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

NEW BUSINESS

1. First Reading of Ordinance Amending Chapter 30, Utilities.

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING SECTION 30.28 OF CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF DELAND; AS AMENDED BY ORDINANCE NO 2020-17, RELATED TO THE PAYMENT OF CHARGES FOR DELINQUENT ACCOUNTS PERTAINING TO THE CITY OWNED WATER AND WASTEWATER UTILITY SYSTEM; AND PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR COMPLICATIONS; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve the Ordinance on first reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

2. Consideration re utility Rate and Impact Fee Study.

Commissioner Paiva made a motion to approve the Utility Rate and Impact Fee Study. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

3. Resolution Approving Budget Amendment for FY 2020-2021, Based on Revised Revenue Estimates and Personnel Actions.

Commissioner Paiva made a motion to approve the Resolution. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

CITY MANAGER REPORT

Mr. Pleus discussed SunRail. He said the County Council was in the process of working with SunRail. He asked if the City Commission was interested in making a Resolution re Regional Planning Councils.

CITY ATTORNEY REPORT

Nothing to report.

CITY CLERK REPORT

Nothing to report.

CITY COMMISSION

Commissioner Davis shared some comments and thanked the commission for their support.

Commissioner Reid thanked the Fire Department for the Facebook video.

Commissioner Cloudman requested that the City Commission authorize the preparation of a Resolution to support Regional Planning Councils.

Commissioner Paiva made a motion to prepare a Resolution in support of the Regional Planning Councils. Commissioner Davis seconded the motion, which carried by a unanimous vote.

Commissioner Paiva thanked Chief Umberger and Animal Control for assisting with a stray dog that was reunited with its family.

Mayor Apgar made some announcements and shared events that he had attended.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:32 p.m.

Julie A. Hennessy, MMC
City Clerk – Auditor

RESPECTFULLY SUBMITTED:

APPROVED ON:

/s/ Gwen Keough-Johns
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

City Commission Meeting Date

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, FEBRUARY 15, 2021, AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor Apgar at 7:00 p.m.

Mayor Apgar requested that anyone present who wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Mayor Apgar noted that Michael Pleus, City Manager, could not be present due to illness. He mentioned several other people in the City who have been sick or passed away. He asked that all of these requests be remembered in everyone's thoughts and prayers.

Pastor Reggie Williams, Emmanuel Christian Church, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Apgar led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Chris Cloudman	Present
Commissioner Kevin Reid	Present
Mayor Robert F. Apgar	Present

ALSO PRESENT: Michael Grebosz, Assistant City Manager; Darren J. Elkind, City Attorney; Julie A. Hennessy, City Clerk- Auditor; Tim Hughes, Lieutenant, Police Department; Todd Allen, Fire Chief; Dan Stauffer, Finance Director; Keith Riger, Public Services Director; Rick Werbiskis, Community Development Director; John Eiff, Airport Director; Rick Hall, Parks and Recreation Director; Demetrius Pressley, Public Works Director; Mike Holmes, Planning Director; Mariellen Calabro, City Forester; Chris Graham, Community Information Manager and members of the public and press.

PRESENTATIONS

Mayor Apgar reordered the agenda as follows:

1. Certificate of Thanks and Appreciation Presented to Steve Tonjes

Mayor Apgar asked Commissioner Cloudman to read the Certificate of Appreciation, which was presented to Steve Tonjes for his dedicated service to and support of the City. Following the presentation, Planning and Zoning Commission Chairperson Virginia Comella made a special presentation to Mr. Tonjes for his service.

2. Introduction of New Firefighter

Fire Chief Allen introduced the newest probationary firefighter Dejah Woods. He provided a brief biography and welcomed Firefighter Woods to the City of DeLand. Dejah's parents were present.

3. Proclamation re Black History Month

Mayor Apgar asked Commissioner Paiva to read the Proclamation. Commissioner Davis presented the Proclamation to members of the banner committee.

4. Presentation re Black History Month Banner Honorees

Commissioner Davis assisted the Black History Month Committee Members as they called each honoree forward to receive their banner. Commissioner Davis then stated each honoree's accomplishment.

CONSENT AGENDA

1. Resolution Approving Sole Source Purchase for MC2, Inc. Wireless Chiller Connections to BAS Network and Graphical Interface, City Hall
2. Consideration re Purchase of Airport Gate Security Upgrade
3. Consideration re Purchase of Police Door Security
4. Consideration re 2021 Billing Rate Schedule, Mead & Hunt, Inc.
5. Consideration re Award of Bid, WRF Digester Upgrades and Improvements
6. Consideration re Utility Service Agreement, Fair Share Agreement and Annexation Covenant for Andover Ridge
7. Consideration re New Ground Lease Agreement, Daytona Airport Hangars, Inc.

Commissioner Paiva made a motion to approve items 1 – 7 on the consent agenda. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were none.

OLD BUSINESS

1. Second Reading of Ordinance No. 2021-07, Amending Chapter 30 re Utilities

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-07

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING SECTION 30.28 OF CHAPTER 30 OF THE CODE OF ORDINANCES OF THE CITY OF DELAND; AS AMENDED BY ORDINANCE NO 2020-17, AND RELATING TO THE PAYMENT OF CHARGES; DELINQUENT ACCOUNTS PERTAINING TO THE CITY OWNED WATER AND WASTEWATER UTILITY SYSTEMS; AND PROVIDING FOR LEGISLATIVE FINDINGS AND INTENT; PROVIDING FOR IMPLEMENTING ADMINISTRATIVE ACTIONS, PROVIDING FOR ENFORCEMENT; PROVIDING FOR CONFLICTS; PROVIDING FOR A SAVINGS PROVISION; PROVIDING FOR CODIFICATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve the Ordinance on second reading. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

2. Second Reading of Ordinance No. 2021-08, Annexing Approximately 4.4 Acres of Property, located at 1455 North McDonald Avenue

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-08

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING A PARCEL OF LAND CONSISTING OF APPROXIMATELY 4.4 ACRES, LOCATED AT 1455 NORTH MCDONALD AVENUE; AMENDING THE CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTY; CONFIRMING COMPLIANCE WITH STATUTORY PROCEDURES; AND PROVIDING AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve Ordinance No. 2021-08 on second reading. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

3. Second Reading of Ordinance No. 2021-09, Changing the Land use of Approximately 4.4 Acres of Property, located at 1455 North McDonald Avenue, from Volusia County Industrial to City Industrial/Warehouse

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-09

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN OF THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED AT 1455 NORTH MCDONALD AVENUE; FROM VOLUSIA COUNTY’S INDUSTRIAL LAND USE DESIGNATION TO THE CITY OF DELAND’S INDUSTRIAL/WAREHOUSE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve Ordinance No. 2021-09 on second reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

4. Second Reading of Ordinance No. 2021-10, Changing the Zoning of Approximately 4.4 Acres of Property, located at 1455 North McDonald Avenue, from Volusia County I-1CA to C-4

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-10

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY’S I-1CA, INDUSTRIAL TO THE CITY OF DELAND’S C-4, WHOLESALE COMMERCIAL; ON PROPERTY LOCATED AT 1455 NORTH MCDONALD AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGES TO THE COMPREHENSIVE ZONING MAP; ISSUING FINAL DEVELOPMENT ORDERS ON DETERMINATION OF CAPACITY; PROVIDING FOR SEVERABILITY; AND PROVIDING FOR AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing. The public hearing was closed.

Commissioner Paiva made a motion to approve Ordinance No. 2021-10 on second reading. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

NEW BUSINESS

1. First Reading of Ordinance Changing the Zoning of Approximately 36.16 Acres of Property, located at the Northeast Corner of Martin Luther King, Jr., Boulevard and Cassadaga Road, from Volusia County R-4 to Kirk DeLand PD

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2021-__

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY’S R-4, URBAN SINGLE FAMILY, TO KIRK DELAND PLANNED DEVELOPMENT; ON PROPERTY LOCATED ON THE NORTHEAST CORNER OF MARTIN LUTHER KING JR., BELTWAY AND CASSADAGA ROAD; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 26.16 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR

THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY; AND AN EFFECTIVE DATE.

Mayor Apgar opened the public hearing.

Mayor Apgar, Commissioner Cloudman, Commissioner Davis, Commissioner Paiva, and Commissioner Reid noted ex-parte communications.

Mike Holmes, Planning Director, provided staff comments and explained staff suggestions that the applicant had not addressed. He said staff also wanted to ensure the applicant put a minimum of 60-foot-wide lots rather than generally referring to everything larger than 50 feet. Larger buffers have been requested along Martin Luther King Jr and Cassadaga Road.

Mark Watts, Cobb Cole Law Firm, 231 N Woodland Blvd, addressed the City Commission on behalf of the Pulte Group. He discussed the details of the project and the conversations between his client, staff and the Planning and Zoning Board. He said there was no issue on the part of the applicant with addressing the suggested modifications to the plan.

Mr. Watts presented an updated concept plan. He pointed out the increased buffers and other changes, including emergency access to the development. He also highlighted additional parking spaces, a total of 63 distributed throughout the neighborhood. Mr. Watts also showed the development's walkability and discussed the historic trees on the site.

Public Comments

Randy Heimsoth, 2000 Saragossa Ave, inquired about the location of the fence along the northern border of the property. Mr. Watts responded.

The public hearing was closed.

Commissioner Davis asked about feedback from residents. Mr. Watts responded that a couple of things came out of the conversations. This property is under the Activities Center land use. It is entitled to multi-family at 16 units per acre, single-family at 4 units per acre, or neighborhood commercial. The general feedback was receptive to single-family rather than multi-family.

Commissioner Cloudman discussed the buffer and the need to mitigate the noise associated with living on a highway. He also talked about the historic trees and the importance of saving as many of them as possible. In addition, Commissioner Cloudman thought any effort toward using Florida-friendly landscaping would be preferred for environmental reasons.

Mayor Apgar asked why spaces needed to be added for amenities when there were on-street parking spaces in close proximity. He also referred to the seventeen 60-foot lots and noted that staff had asked that the applicant commit to a certain number of those larger lots.

Mr. Werbiskis clarified that the minimum required landscape buffers would be 40 feet along MLK and 30 feet along Cassadaga.

Commissioner Davis moved to approve the Ordinance on first reading with conditions including Florida-friendly landscaping, additional buffers along MLK and Cassadaga, and a minimum of seventeen larger (60') lots. Commissioner Reid seconded the motion, which carried by a unanimous vote.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Cloudman	YES
Commissioner Reid	YES
Mayor Apgar	YES

2. Resolution Approving Preliminary Plat for Beresford Woods Subdivision, located at Spring Garden Avenue

Commissioner Davis made a motion to approve the Resolution. Commissioner Reid seconded the motion, which carried by a unanimous vote.

3. Consideration re Extension to Memorandum of Understanding between the City of DeLand and DeLand Historic Trust, Inc. and West Volusia Historical Society

Commissioner Cloudman made a motion to approve the Extension of Memorandum of Understanding. Commissioner Paiva seconded the motion, which carried by a unanimous vote.

4. Resolution Denying the Removal of One Historic Tree, located at 709 Swaying Pine Way

Mariellen Calabro, City Forester, stated that the tree still exists. The resident wanted to remove it, but it would not meet the code requirements for tree removal. The tree committee recommended not allowing the removal of the tree.

Mr. Elkind advised the Commission that if the City has an uneven sidewalk for any length of time, it would be liable if someone trips and falls. He said the City has a duty to inspect sidewalks on a periodic basis and maintain them appropriately.

Commissioner Cloudman asked Demetris Pressley, Public Works Director, if the sidewalk would benefit from grinding. Mr. Pressley responded the sidewalk had already been ground and he would need to evaluate it more in-depth to determine exactly what would be required to repair it appropriately. He did state the sidewalk is a hazard and it could be replaced.

Mr. Elkind stated that the City of DeLand is a Tree City USA, the trees, and Live Oaks in particular, are notorious for pulling up the sidewalks. Having additional liability claims and making additional investment in repairing sidewalks is the price that has to be paid.

Commissioner Reid made a motion to adopt the Resolution. Commissioner Paiva seconded the motion, which carried by a unanimous vote.

Commissioner Reid suggested that the sidewalk be repaired as soon as possible. Mr. Pressley said a work order would be created for that repair.

5. Resolution Approving Removal of One Historic Tree, located at 113 Wynot Way

Commissioner Paiva noted that this was obviously a situation where the applicant was asking permission after the fact. He asked if it would require any additional fee. Ms. Calabro said there was a breakdown in communication. The applicant was informed not to remove the tree, but removed it anyway, which now requires double replacement. The City Commission had a brief discussion about the cost of replacement trees.

Commissioner Reid made a motion to adopt the Resolution. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table

No report was given.

2. Report re River-to-Sea TPO

Commissioner Cloudman gave a report.

3. Report re River of Lakes Heritage Corridor

Commissioner Cloudman gave a report.

CITY MANAGER REPORT

Mr. Grebosz reported on the following:

- Would the commission like to continue with the no turn-offs, no late fees, no delinquency fees and no liens program.

Commissioner Paiva made a motion to continue the relief program. Commissioner Cloudman seconded the motion, which carried by a unanimous vote.

- Reminder of the Strategic Planning Workshop, March 6, 2021 at 8:30 a.m. at the Sanborn Center.

CITY ATTORNEY REPORT

Nothing to report.

CITY CLERK REPORT

Nothing to report.

CITY COMMISSION

Commissioner Davis gave some comments and thanked the Commission for the Black History Month banner recognitions.

Commissioner Reid reported on his attendance at the PAL kickoff celebration and provided highlights of how that program is transitioning into an all-encompassing program.

Commissioner Cloudman asked if the Main Street organization or the Chamber to do a check on local businesses to see how they are doing with COVID, and whether there is anything the City could do to assist them.

Commissioner Paiva had nothing to report.

Mayor Apgar had nothing to report.

ADJOURNMENT

There being no further business, the meeting was adjourned at 8:34 p.m.

Julie A. Hennessy, MMC
City Clerk – Auditor

RESPECTFULLY SUBMITTED:

APPROVED ON:

/s/ Gwen Keough-Johns
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

City Commission Meeting Date

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, JUNE 17, 2024, AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

CALL TO ORDER

The meeting was called to order by Mayor of the Day, Adeline Fischetti at 7:00 p.m.

Mayor Cloudman requested that anyone present who wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Pastor Mike Carroll, First Assembly Church DeLand, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Cloudman led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner Jessica Davis	Present
Commissioner Dan Reed	Present
Commissioner Kevin Reid	Present
Mayor Chris Cloudman	Present
Adeline Fischetti, Mayor of the Day	Present

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Julie A. Hennessy, City Clerk-Auditor; Jason Umberger, Police Chief; Justin Desy, Deputy Fire Chief; Michael Grebosz, Assistant City Manager; Heidi VanEtten, Assistant Finance Director; Rick Werbiskis, Community Development Director; Ray Bahrami, City Engineer; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Carol Kuhn, Planning Director; Mark Hayward, Human Resources Director; Chris Graham, Community Information Manager; Alberto Cirelli, Interim Information Technology Director; Kendall Story, Senior Planner; Debi Glick, Land Development Manager; members of the public and press.

PRESENTATIONS

1. Certificate of Recognition, Stetson University AmeriCor Vista's

Mayor of the Day Adeline Fischetti introduced the item. Commissioner Davis read the Certificates of Recognition, which the Mayor of the Day, Fischetti, presented to Vista members Ben Staskowski, Interfaith Engagement Coordinator, Dylaney Sabino, Social Change Coordinator,

August Maulfair, College Access and Success Coordinator and Brandon Evans, Social Entrepreneurship Coordinator.

2. Citizens Academy Recognition

Mayor of the Day Fischetti introduced the Citizens Academy Recognition. Chris Graham, Community Information Manager, announced completion of the inaugural Citizens Academy. The course lasted four weeks and there were twelve participants. Those participants who were present were recognized and thanked for participating in the inaugural Citizens Academy.

3. Introduction of New Firefighter – Julian Povilatis

Fire Chief Todd Allen read a biography about Julian Povilatis, the newest member of the DeLand Fire Department. Firefighter Povilatis received a warm welcome to the City of DeLand.

4. Firefighter Promotions – Brandon Ferri to Engineer and Quinten Donnellan to Fire Inspector

Fire Chief Allen presented biography and professional development information about Brandon Ferri, who was promoted to Engineer. Engineer Ferri's wife pinned on his badge.

Fire Chief Allen presented biography and professional development information about Quinten Donnellan, who was promoted to Fire Inspector. Fire Inspector Donnellan's wife pinned on his badge.

CONSENT AGENDA

1. Resolution Approving FY 2023-2024 Budget Amendment
2. Consideration re Task Order Assignment, East Regional Force Main Part A-1 & A-2 Construction Phase Services
3. Consideration re DeLand Airport's Part 26 Disadvantaged Business Enterprise/Small Business Enterprise Program
4. Consideration re Subordination of Utility Easement to FDOT on Spring Garden Avenue
5. Consideration re Approval for Sale and Consumption of Alcoholic Beverages on City Property, Issues Havana Night Event
6. Resolution re Surplus Equipment

Vice Mayor Paiva made a motion to approve items 1-6 on the consent agenda. Commissioner Kevin Reid seconded the motion, which carried by a unanimous vote, 5-0.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

George Casiano, 805 Bay Tree Circle, stated that the Citizens Academy program was informative and a lot of fun. He thanked Mr. Graham for doing a great job with the program.

Mr. Casiano spoke about noise abatement north of the DeLand Airport. He said there is a lot of air traffic, mostly Daytona and New Smyrna. He was interested in establishing an abatement pattern for aircraft for public safety and noise abatement.

OLD BUSINESS

1. Second Reading of Ordinance No. 2024-30, Amending Chapter 33, Section 33-19.13, Residential Dwelling Units on First Floor (1st Reading 5/20/2024)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO. 2024-30

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE CODE OF ORDINANCES OF THE CITY OF DELAND LAND DEVELOPMENT REGULATIONS BY AMENDING SECTION 33-19.13 “RESIDENTIAL DWELLING UNITS ON FIRST FLOOR”; AND PROVIDING FOR CONFLICTS, CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor of the Day Fischetti opened the public hearing.

Kendall Story, Senior Planner, provided an overview of the city-initiated amendment.

Mayor Cloudman asked if this amendment, if approved, would take away the requirement for commercial along New York Avenue. Ms. Story said this would eliminate conflicting language in the code for areas outside of Woodland and New York.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve Ordinance No. 2024-30 on second reading. Commissioner Dan Reed seconded the motion, which carried by a unanimous vote of 5-0.

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

2. Second Reading of Ordinance No. 2024-31, Changing the Zoning for Property located at 215 and 221 West Wisconsin Avenue, from R-1A (Single-Family Residential) to C-2A (Downtown Commercial) (1st Reading 05/20/24)

Mr. Elkind read the ordinance by title only.

ORDINANCE NO. 2024-31

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM R-1A, SINGLE-FAMILY RESIDENTIAL TO C-2A, DOWNTOWN COMMERCIAL ON PROPERTIES LOCATED AT 215 AND 221 WEST WISCONSIN AVENUE, MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Kendall Story, Senior Planner, provided an overview of the request. She said the purpose of the rezoning was to reduce the non-conforming nature of the properties and to be consistent with the future land use of downtown commercial.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve Ordinance No. 2024-31 on second reading. Commissioner Dan Reed seconded the motion, which carried by a unanimous vote of 5-0.

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

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table – No report was given.
2. Report re River-to-Sea TPO – Mayor Cloudman gave a report.
3. Report re River of Lakes Heritage Corridor – No report was given.

CITY MANAGER REPORT

Mr. Pleus stated that a voting delegate needed to be appointed.

- 2024 Annual FLC Conference Voting Delegate

By consensus, Mayor Cloudman will be the FLC voting delegate.

CITY ATTORNEY REPORT

Mr. Elkind had nothing to report.

CITY CLERK REPORT

Ms. Hennessy had nothing to report.

CITY COMMISSION

Commissioner Dan Reed reported attending a ribbon cutting for the new Cookies Dispensary.

Commissioner Davis attended an event at the DeLand House Museum. She also attended the hurricane luncheon, where she thanked the staff for the presentation and spoke about the Juneteenth Event, which was well attended.

Commissioner Kevin Reid also commented on the successful Juneteenth Event.

Vice Mayor Paiva congratulated Commissioner Dan Reed on being re-elected without opposition.

Mayor Cloudman stated he had attended the Juneteenth event and accepted a plaque for the City. He also made announcements and commented about other events he had attended.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:49 p.m.

Julie A. Hennessy, MMC
City Clerk – Auditor

RESPECTFULLY SUBMITTED:

APPROVED ON:

/s/ Gwen Keough-Johns
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

City Commission Meeting Date

**MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, AUGUST 19, 2024, AT 7:00 PM
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 noted that there were three items on the agenda that would be continued.

Mayor Cloudman requested that anyone present who wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Pastor Reggie Williams, Emmanuel Christian Church, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Cloudman led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner 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; Julie A. Hennessy, City Clerk-Auditor; Adam Kisthardt, Deputy Police Chief; Todd Allen, Fire Chief; Michael Grebosz, Assistant City Manager; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Carol Kuhn, Planning Director; Deborah Glick, Land Development Manager; Emily Kunkel, Planner II; Rick Hall, Parks and Recreation Director; Jim Ailes, Utilities Director; Ray Underwood, Public Works Director; John Eiff, Airport Manager; Kendall Story, Senior Planner; Belinda Collins, Senior Planner; Alberto Cirelli, Interim Information Technology Director; Nick Conte, Economic Development Manager; Chris Graham, Community Information Manager; members of the public and press.

PRESENTATIONS

1. Certificate of Participation for the Second Annual City of DeLand Children's Art Exhibit.

Mike Grebosz, Assistant City Manager, read the name of each student. Commissioner Kevin Reid presented each participant with a certificate and a gift.

2. Certificate of Recognition Presented to Claire Smith.

Vice Mayor Paiva read the Certificate of Recognition. Commissioner Davis presented the certificate to Ms. Claire Smith for winning the East Central Florida Region 2 of the 2024 Scripps National Spelling Bee. Claire is a 7th grade student at Southwestern Middle School.

3. Presentation re Preliminary Design Options for MLK Park.

Rick Hall, Parks and Recreation Director, introduced the consultant team from Freese and Nichols and Castle Bay Design Studio, who presented the preliminary design options for MLK Park, a 13-acre parcel off Martin Luther King, Jr. Boulevard.

Curtis Burkett, PE, LEED, AP and S. Brett Kuzoian, RLA, presented an overview of the project, discussing opportunities and constraints. They outlined the steps taken so far and the upcoming phases of the project design. Two concepts were presented to the City Commission. Mr. Kuzoian detailed the program elements included in the design plan, with the projected cost totaling approximately \$17,375,800, including a 30% contingency.

Mayor Cloudman inquired about the turf fields and their impact on runoff. Mr. Burkett explained that synthetic fields could allow for ground percolation and that the project plans included incorporating as much green infrastructure as possible.

Commissioner Kevin Reid asked about the site utilities. Mr. Burkett clarified that offsite utilities would be outside the park's boundaries, and he described the supporting infrastructure for the amenities.

There was some discussion about the configuration of the amenities, particularly the community building. Commissioner Davis preferred the waterfront view from the community building.

Vice Mayor Paiva questioned whether the property was best suited for recreation but acknowledged the City's need for fields.

Michael Pleus, City Manager, mentioned that \$4 million had been included in the budget for fields at the MLK location a few years ago. He noted that this year, the \$4 million was allocated to pickleball and Earl Brown Park, pending approval in September. He also stated that staff was not in a position to begin the MLK Park project with the current cost estimate.

4. Presentation re Quarterly Financial Report for the Period Ending June 30, 2024.

Mr. Stauffer gave a presentation regarding the financial position of each of the city's major funds and the overall budget.

CONSENT AGENDA

1. Consideration re Approval of Annual Agreement for Funding DeLand Police Athletic League, Inc. (DPAL) Director.
2. Consideration re Utility Service Agreement for Crestwood Homes Single Family Subdivision.
3. Consideration of Renewal Contract Agreement with Team Volusia Economic Development Corporation, FY 2024-2025.
4. Consideration re Approval of Minutes.
5. Consideration re Approval of Sale and Consumption of Alcoholic Beverages on City Property for Stetson University Athletics Department. **Pulled**
6. Resolution Approving FAA Grant Award for Airports Geographic Information Systems (AGIS) Survey.
7. Consideration re Volusia County Interlocal Agreement Regarding Road Impact Fees.
8. Consideration re South Reclaim Pump Station Project Change Order No. 3.

Vice Mayor Paiva made a motion to approve items 1-4 and 6-8 on the consent agenda. Commissioner Kevin Reid seconded the motion, which carried by a unanimous vote, 5-0.

Mayor Cloudman declared a conflict of interest on item 5 of the consent agenda because he works for Stetson University. He passed the gavel to Vice Mayor Paiva. Form 8B Memorandum of Voting Conflict is attached to these minutes.

Commissioner Dan Reed made a motion to approve item 5 on the consent agenda. Commissioner Kevin Reid seconded the motion, which carried by a unanimous vote, 4-0. Mayor Cloudman abstained.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Kim Ransom, of 106 Pine Valley Court, discussed a pickleball facility, expressing interest in learning more about the plans. Mr. Pleus responded that the City was in the process of finding a consultant for the design and that design options would be presented to the City Commission, with public input welcomed at that time. Mr. Ransom was hopeful there would be shading structures. Mr. Pleus responded.

Dana Hanna, 405 Pursley Drive, agreed with Mr. Ransom's comments regarding pickleball.

Jim Cameron, Jim Cameron Consulting, Daytona Beach, spoke about a recent meeting with the Police Chief and Deputy Chief. He thanked them for their cooperation. He stated that such meetings help build positive relationships between state offices and the City.

Milton Corley, 1025 Springdale Court, addressed a code enforcement violation at his address in July, noting that a fence was blocking the local fire hydrant. He felt there was a lack of support from the City. Mr. Pleus responded, and Chief Allen added that the fire inspection division had grown and hydrants were regularly being inspected. Commissioner Davis acknowledged Mr. Corley's concern.

Jonathon Cushing, 407 Knot Way, spoke about pickleball courts, expressing a desire for the pickleball group to be involved. Mr. Pleus responded.

OLD BUSINESS

1. Second Reading of Ordinance No. 2024-36, Amending Chapter 21, Section 21-12, Trespass Warnings on Public Property.

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-36

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING CHAPTER 21 "OFFENSES" OF THE CODE OF ORDINANCES OF THE CITY OF DELAND BY AMENDING SECTION 21-12, TO PROVIDE FOR THE AUTHORIZATION OF TRESPASS WARNINGS ON PUBLIC PROPERTY AND AN APPEAL PROCEDURE; AND BY PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Mr. Elkind said that the ordinance had not changed since its first reading and gave a brief overview.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve Ordinance No. 2024-36 on second reading. Commissioner Dan Reed seconded the motion which on roll call, carried by a unanimous vote of 5-0.

Commissioner Paiva	YES
Commissioner Davis	YES
Commissioner Dan Reed	YES
Commissioner Kevin Reid	YES

Mayor Cloudman YES

2. Second Reading of Ordinance No. 2024-37, Amending Chapter 2A, Section 2A-4, Establishing Airport Fees.

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-37

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING CHAPTER 2A “AIRPORTS” OF THE CODE OF ORDINANCES OF THE CITY OF DELAND BY ADOPTING A NEW SECTION 2A-4, TO ESTABLISH THE IMPLEMENTATION OF FEES FOR USE OF THE PUBLIC AIRPORT; AND BY PROVIDING FOR CODIFICATION, SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Mr. Elkind stated that the ordinance had not changed since its first reading. He briefly described the ordinance, clarifying that it does not impose any fee at the airport but provides legal authority for the City to impose fees by Resolution if desired in the future.

David Alber, 955 Singleton Drive, expressed concerns about potential additional fees at the airport and opposed the ordinance.

Robert Fitzsimmons, Jr., 1597 Masterpiece Way, addressed the City Commission about advisory committees, emphasizing the importance of their suggestions. He believed the ordinance should be continued and sent back to the advisory committee for further review.

Ken Lockett, 2350 Marsh Road, spoke about the airport expressing concern that it was already at capacity and about the level of aircraft traffic.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve Ordinance No. 2024-37 on second reading. Commissioner Dan Reed seconded the motion, which on roll call, carried by a unanimous vote of 5-0.

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

3. Resolution Approving the Fee Schedule at the DeLand Municipal Airport.

John Eiff, Airport Manager, stated that several public meetings were held to discuss airport landing fees, but there was no public participation. He explained that the primary reason for considering a landing fee was to protect DeLand Airport. He noted that if this fee was not imposed, while other local airports implement it, aircraft traffic at DeLand could increase significantly. Mr. Eiff emphasized that airport maintenance is costly and that landing fees would help cover those maintenance costs and fund future improvements. He also mentioned that the fee would generate additional revenue without impacting airport tenants. A lengthy discussion followed regarding aircraft exemptions from the landing fees and creative methods for imposing them.

Mr. Elkind stated that the resolution would authorize the City Manager to execute a contract with a third-party company to collect the fees.

Commissioner Davis asked how the resolution would affect student pilots. Mr. Eiff responded that the average flight training aircraft would pay approximately \$5 - \$6 per landing. Mr. Pleus added that DeLand-based flight schools renting space from the airport would not be subject to the landing fee. Mr. Eiff further explained that the rate per 1,000 pounds would determine the amount paid for a specific aircraft type.

Vice Mayor Paiva questioned the wording of the resolution. He expressed concern that some people use the airport primarily for aircraft maintenance and fuel. However, Mr. Eiff did not believe the fee would discourage pilots from using the DeLand Airport. Vice Mayor Paiva was not opposed to the fees.

Mr. Elkind advised that the fees could not be used to discourage airport traffic or discriminate against different types of aircraft, except in recognizing those already contributing financially.

Commissioner Kevin Reid supported the fees, believing they would help offset taxpayer dollars spent on the airport. He also agreed with Vice Mayor Paiva's comments and suggestions.

Mr. Fitzsimmons urged the City Commission to table this resolution to allow time for additional fine-tuning.

Mr. Luckett expressed concern that DeLand was receiving an excessive volume of flight school traffic.

Mr. Alber also spoke about the Resolution, suggesting that the positive impact of the additional fee might be temporary.

Mr. Elkind provided closing comments advising that the City Commission could adopt the Resolution with directions to revise the wording.

Mr. Eiff stated that the agreement has a deadline, with the consulting company offering a 20% discount if the agreement were finalized by October 1, 2024. This annual group discount would amount to approximately \$20,000 per year.

Vice Mayor Paiva expressed interest in hearing input from the advisory committee members.

Vice Mayor Pavia moved to continue the Resolution to the first regularly scheduled City Commission meeting in September. Commissioner Kevin Reid seconded the motion, which carried by a unanimous vote of 5-0.

4. Request to Continue Resolution Approving Towns at Summit Preliminary Plat, located at I-4 and North Summit Avenue (County Road 4139).

Emily Kunkel, Planner II, presented the request for continuance from the applicant.

Vice Mayor Paiva made a motion to continue the Resolution to the first regularly scheduled City Commission meeting in October. Commissioner Kevin Reid seconded the motion, which carried by a unanimous vote of 5-0.

NEW BUSINESS

1. First Reading of Ordinance Annexing ±0.99 Acres of Property located on the South Side of Cassadaga Road, West of Interstate 4. (DeLand Tech Park).

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING A PARCEL OF LAND TOTALING APPROXIMATELY ±0.99 ACRES OF PROPERTY LOCATED ON THE SOUTH SIDE OF CASSADAGA ROAD, WEST OF INTERSTATE 4 (DELAND TECH PARK); AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Kendall Story, Senior Planner, presented the Ordinance and provided details with regard to the request.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve the Ordinance on first reading. Commissioner Kevin Reid seconded the motion, which, on roll call, carried by a unanimous vote of 5-0.

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

2. First Reading of Ordinance Changing the Land Use for Approximately ±0.99 Acres of Property located on the South Side of Cassadaga Road, West of Interstate 4, from Volusia County Urban Low Intensity to City of DeLand Commerce (DeLand Tech Park).

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED ON THE SOUTH SIDE OF CASSADAGA ROAD, WEST OF INTERSTATE 4; FROM VOLUSIA COUNTY’S URBAN LOW-INTENSITY FUTURE LAND USE DESIGNATION TO CITY OF DELAND’S COMMERCE FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE

Mayor Cloudman opened the public hearing.

Kendall Story, Senior Planner, presented the Ordinance and provided details with regard to the request.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve the Ordinance on first reading. Commissioner Dan Reed seconded the motion, which, on roll call, carried by a unanimous vote of 5-0.

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

3. First Reading of Ordinance for 1st Amendment to the DeLand Tech Park Planned Development and 143.24 Acres of Property, located on the South Side of Cassadaga Road, West of Interstate 4, to add 3.73 Acres of Property and to Allow for Off-Site Tree Protection Areas. (DeLand Tech Park).

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE DELAND TECH PARK PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED ON THE SOUTH SIDE OF CASSADAGA ROAD, WEST OF INTERSTATE 4; APPROVING AN AMENDMENT TO A PLANNED DEVELOPMENT PLAN ORIGINALLY CONSISTING OF APPROXIMATELY 143.24 +/- ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Kendall Story, Senior Planner, presented the Ordinance and provided details with regard to the request.

Mayor Cloudman said the major changes were additional acreage and the ability to use a different tree protection area. He asked about the discussion and input during the original PD. Ms. Story said there were no other changes to the PD Agreement and all of the development standards would remain the same.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve the Ordinance on first reading. Commissioner Davis seconded the motion, which, on roll call, carried by a unanimous vote of 5-0.

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

4. First Reading of Ordinance Changing the Zoning of ±9.51 Acres of Property from Volusia County Transitional Agriculture (A-3) to City of DeLand Single-Family Dwelling (R-1A), located at 1338 West Plymouth Avenue.

Mr. Elkind read the Ordinance by title only.

ORDINANCE NO. 2024-

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY’S A-3, TRANSITIONAL AGRICULTURE TO CITY OF DELAND’S R-1A, SINGLE-FAMILY DWELLING ON PROPERTY LOCATED AT 1338 WEST PLYMOUTH AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the public hearing.

Emily Kunkel, Planner II, presented the ordinance and provided details of the request.

Vice Mayor Paiva asked about the density of the property in R-1A. Ms. Kunkel responded 5.28 units per acre.

Cody Bogart, PE, Newkirk Engineering, was available to answer any questions.

The public hearing was closed.

Vice Mayor Paiva made a motion to approve the Ordinance on first reading. Commissioner Dan Reed seconded the motion, which, on roll call, carried by a unanimous vote of 5-0.

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

5. Resolution Approving a Special Exception for a Church Use located at 1338 West Plymouth Avenue.

Emily Kunkel, Planner II, presented the Resolution, and provided details.

Commissioner Kevin Reid noted that once the church is constructed, a considerable amount of land will be open. He wondered what would happen to that land. Ms. Kunkel said they are proposing to combine all properties, and a site plan has been recently submitted for the entire property to be used as a church.

Vice Mayor Paiva made a motion to approve the Resolution. Commissioner Dan Reed seconded the motion, which carried by a unanimous vote of 5-0.

6. Resolution Approving Special Exception for a Vehicle Rental Company located at the Northeast Intersection of South Amelia Avenue and East Howry Avenue.

Belinda Collins, Senior Planner, presented the resolution and provided details of the request.

Commissioner Kevin Reid asked about the buffer, to which Ms. Collins responded that the buffer would be a standard buffer. She said there would be a buffer along Amelia Avenue and along Howry Avenue. She said the type of buffer is determined based on the linear footage of the property.

Mark Watts, Cobb Cole, 231 N Woodland Blvd, complimented his client and staff on the work done on this application. He noted that great effort was made to save 3 historic oak trees on the property.

Vice Mayor Paiva made a motion to approve the Resolution. Commissioner Kevin Reid seconded the motion which carried by a unanimous vote of 5-0.

7. Consideration re Summer Woods Subdivision Retention Area Maintenance Removal of Stormwater Mitigation Credit.

Mr. Pleus presented this item and provided details of the request. The HOA was disbanded in 2006 or 2007, and the City has mowed the pond numerous times, and it appears mowing and general maintenance will continue to be needed on an ongoing basis. It is in the City's best interest to maintain the stormwater pond. He said the City is currently paying to maintain the ponds. In fairness, staff felt that if the City was going to maintain the pond, then the stormwater mitigation credit needed to be removed. Mr. Pleus provided the financial impact associated with removing the stormwater mitigation credit.

Commissioner Kevin Reid asked about the calculation amounts. Mr. Grebosz explained the calculation used to determine the financial impact.

Vice Mayor Paiva thought this arrangement would be good for the residents of Summer Woods, and the City since the adjacent roadway is heavily traveled.

Vice Mayor Pavia made a motion to approve the request. Commissioner Kevin Reid seconded the motion, which carried by a unanimous vote of 5-0.

8. Request to Continue the First Reading of an Ordinance changing the Zoning of 9.02 Acres of Property located at 1600 Orange Camp Road, to Repeal and Replace the Existing I-4 Automall Planned Development with the Orange Camp DeLand Planned Development.

Ms. Collins presented the applicant's request to continue this item to the October 7, 2024, regularly scheduled City Commission meeting.

Vice Mayor Paiva made a motion to approve the request for continuance. Commissioner Davis seconded the motion, which carried by a unanimous vote of 5-0.

9. Request to Continue the First Reading of an Ordinance Amending the Cloisters Planned Development to add a 1.0 Acre Lot to the Planned Development, Remove the 55+ Age Restriction, and Add Uses.

Ms. Collins presented the applicant's request to continue this item to the October 7, 2024, regularly scheduled City Commission meeting.

Vice Mayor Paiva made a motion to approve the request for continuance. Commissioner Dan Reed seconded the motion, which carried by a unanimous vote of 5-0.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table – No report given.
2. Report re River-to-Sea TPO – No report given.
3. Report re River of Lakes Heritage Corridor – No report given.

CITY MANAGER REPORT

Mr. Pleus had nothing to report.

CITY ATTORNEY REPORT

Mr. Elkind had nothing to report.

CITY CLERK REPORT

Ms. Hennessy reminded everyone that Tuesday, August 20, 2024, was election day and polls would be open from 7:00 a.m. to 7:00 p.m.

CITY COMMISSION

Commissioner Dan Reed had nothing to report.

Commissioner Davis mentioned school being back in session.

Vice Mayor Paiva had nothing to report.

Commissioner Kevin Reid had nothing to report.

Mayor Cloudman spoke about the recent Florida League of Cities Conference that he attended with Mr. Pleus. He said now is the time to submit to serve on one of the League Policy Committees.

ADJOURNMENT

There being no further business, the meeting was adjourned at 10:05 p.m.

Julie A. Hennessy, MMC
City Clerk – Auditor

RESPECTFULLY SUBMITTED:

APPROVED ON:

/s/ **Gwen Keough-Johns**
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

City Commission Meeting Date

MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, SEPTEMBER 4, 2024, AT 7:00 PM
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 wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION:

Pastor Jenny Haeghen, Assoc. Pastor, The Nazarene Church of DeLand, gave the Invocation.

PLEDGE OF ALLEGIANCE: Mayor Cloudman led the Pledge of Allegiance.

ROLL CALL

Commissioner Charles Paiva	Present
Commissioner 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; Julia Hewitt, Deputy City Clerk; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Dan Stauffer, Finance Director; Nick Segel, Budget Manager; Alberto Cirelli, IT 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; Mark Hayward, Human Resources Director; Chris Graham, Community Information Manager; members of the public and press.

PUBLIC HEARING

1. Resolution Approving FY 2024-2025 Tentative Millage Rate

Michael Pleus, City Manager, presented the Fiscal Year 2024-2025 tentative budget. He reviewed each of the funds, highlighting proposed changes.

Commissioner Davis inquired about the Chisolm Center Assistant position, and Mr. Pleus confirmed a position had been vacated and was being filled.

Commissioner Kevin Reid referred to the Tax Analysis by Millage slide and expressed a desire for a clearer breakdown of the effects on specific parcels. He suggested that including a few higher-taxed parcels might be helpful. Mr. Pleus responded that staff had access to the information and would be happy to provide it. He explained that many newer residents did not benefit from Save Our Homes taxable value.

Vice Mayor Paiva thanked staff for an additional millage reduction and appreciated the attention paid to staffing, commensurate with ongoing growth.

Mr. Stauffer stated that adoption of the Resolution sets the tentative millage rate at 6.2841 mills for the Fiscal Year 2024-2025 budget. The tentative operating millage rate of 6.2841 mills is 5.27% above the rolled-back millage rate of 5.9693 mills.

Vice Mayor Paiva made a motion to approve the Resolution setting the Tentative Millage Rate. Commissioner Dan Reed seconded the motion, which carried by a unanimous vote.

2. Resolution Approving FY 2024-2025 Tentative Budget

Mayor Cloudman asked for public comment. There were none.

Vice Mayor Paiva made a motion to approve the Resolution for the Tentative Budget. Commissioner Dan Reed seconded the motion, which carried by a unanimous vote.

PRESENTATIONS

1. Resolution No. 2024-60, Honoring the Retirement of Detective Joey Sanchez

Mayor Cloudman asked Commissioner Davis to read Resolution No. 2024-60 into the record.

RESOLUTION NO. 2024-60

A RESOLUTION OF APPRECIATION AND RECOGNITION BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA, TO JOEY SANCHEZ UPON HIS RETIREMENT AFTER TWENTY-EIGHT YEARS OF SERVICE TO THE CITY OF DELAND; AND PROVIDING AN EFFECTIVE DATE.

WHEREAS, Police Detective Joey Sanchez has dedicated his career to the safety and protection of our community and to the DeLand Police Department, and has been loyal to his fellow officers and the community throughout his career; and

WHEREAS, Detective Sanchez was hired as a Police Officer by the City of DeLand on June 19, 1996. He was transferred to the Criminal Investigative Unit as a Detective on December 16, 2000. He represented DeLand Police Department as a Detective in two Volusia County multi-

agency combined drug task forces. Detective Joey Sanchez was assigned to the West Volusia Narcotics Task Force beginning June 23, 2007 and then he was assigned to the Volusia Bureau of Investigations Task Force February 8, 2008, where he worked for 15 years before transferring back to the Criminal Investigations Division on January 3, 2023. The Florida Narcotic Officers' Association presented the Volusia Bureau of Investigations Task Force with the Region IV Unit of the Year award in 2010. Detective Joey Sanchez also earned numerous letters of commendation from various DeLand Police Department command staff throughout his career. He received letters of appreciation and recognition from the Mayor, Volusia Sheriff's Office, City of Port Orange PD, City of Sanford PD, and Stetson University.; and

WHEREAS, Detective Joey Sanchez, will retire as a sworn Police Detective after twenty-eight years of service to this community; and

WHEREAS, Detective Sanchez's dedication and commitment to the City of DeLand and to the DeLand Police Department and has earned the respect, admiration, and high regard of his superiors and his fellow officers, as well as that of the citizens of this community; and

NOW THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. That the City Commission of the City of DeLand does hereby honor Detective Joey Sanchez for his twenty-eight years of service to the City of DeLand and the DeLand Police Department for the duty, honor, courage, integrity, caring, respect, and loyalty he has devoted to the community.

Section 2. This resolution shall be spread upon the minutes of the City Commission of the City of DeLand as part of the permanent memento of the City's thanks and appreciation to Detective Joey Sanchez.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 4th day of September 2024.

/s/ Christopher M. Cloudman
Mayor - Commissioner

Attest:

/s/ Julie A. Hennessy
City Clerk - Auditor

Vice Mayor Paiva made a motion to approve Resolution No. 2024-60. Commissioner Davis seconded the motion, which carried by a unanimous vote.

2. Employee Service Awards

Vice Mayor Paiva read and presented a service award to Mr. Tony Collier, Public Works Department, for 30 years of dedicated service.

CONSENT AGENDA

1. Resolution Approving Surplus of Glock Firearm for Detective Joey Sanchez Upon His Retirement.
2. Consideration re Business Associate Agreement with Medcom for Flex Spending Account (FSA).
3. Consideration re Grant of Permanent Power Easement to Duke Energy, New Utilities Administration Building, Located at 1102 South Amelia Avenue.
4. Consideration re State Revolving Fund Loan Program for Lead Service Line Loan Agreement.
5. Consideration re Approval of Minutes.
6. Consideration re Cost Share Agreement Amendment #1 with St. Johns River Water Management District for Phase 5 Reclaimed Water Main Extension.
7. Consideration re 2024 Tax Abatement for Total Renal Laboratories, Inc.
8. Resolution Approving FDOT Public Transportation Grant Agreement No. 455119-1-94-01 for Master Plan Update and Airports Geographic Information System (AGIS) Project.
9. Resolution Approving FAA Grant Award No. 3-12-0019-033-2024 for Airport Master Plan Update.
10. Consideration re Approval of Engineering and Planning Services DeLand Airport's Master Plan Update.
11. Resolution Approving FDOT Public Transportation Grant Award No. 455152-1-94-01 for LED Lighting and Sign Upgrades Project.
12. Resolution Authorizing Sole Source Purchase, Ferguson Water Works, Inc., FY 2024-2025.

Vice Mayor Paiva made a motion to approve items 1 - 12 on the consent agenda. Commissioner Davis seconded the motion, which carried by a unanimous vote.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

There were none.

OLD BUSINESS

1. Resolution Approving the Fee Schedule at the DeLand Municipal Airport (Cont'd from 08-19-24).

Mr. Pleus, City Manager, stated that staff had been asked to talk to key stakeholders at the airport. Mr. Eiff, Manager of the DeLand Municipal Airport, spoke with some individuals and reported what he learned from those interactions. Mr. Pleus asked Mr. Eiff to explain how the landing fees would work.

Mr. Eiff explained the reason for implementing landing fees. The fees would create revenue for continued maintenance of the airport. The rate is \$3.00 for each 1,000 pounds. The fees would be for people who are not using the airport-based services. He stated that if anyone uses a business located at the airport, they may request a waiver of the landing fee.

Commissioner Kevin Reid asked if, from an administration standpoint, staffing was adequate to handle the new landing fees. Mr. Eiff said yes, the process would be simple and would not require additional labor. A third-party vendor, Vector, will assist with the program. There was a brief discussion about what would happen if aircraft operators did not pay the landing fees.

Mr. Elkind, City Attorney, stated that city staff had contacted the vendor and found that Vector had a high collection rate across the state. He said that Vector would take a percentage of the fees collected.

Commissioner Dan Reed was supportive of the program and appreciated the option for aircraft operators who are using airport-based businesses to obtain a waiver of the landing fees.

Mr. Pleus mentioned that in conversation with Bob Brown, there was some concern about what businesses would qualify for a waiver. Mr. Pleus said that tenants or businesses within the airport operations area would be exempt from paying the landing fees. He noted that the voucher system would require cooperation from the businesses in the airport operations area.

Commissioner Davis asked what other airports were doing regarding the fees. Mr. Eiff said he thought the other airports were waiting for DeLand to make a decision. Mr. Elkind commented that he spoke with the Ormond Beach City Attorney, and they are moving forward with the landing fees, preparing a contract to work with the same vendor, Vector.

Vice Mayor Paiva thought that the waiver process was a solid way to ensure that people aren't using the services at the airport and paying landing fees. He suggested a timing-based landing at the airport versus doing other operations where the aircraft isn't stopping or patronizing the businesses at the airport.

Mr. Elkind expressed concern about drawing a direct correlation between a plane being serviced at a maintenance facility or visiting the FBO or the airport for lunch, as the benefit might not be directly connected. However, he noted that a rational connection could be made between a plane

landing and supporting local businesses, contributing to the airport's economic benefit and continued operation. He said if fees are going to be waived, there has to be a direct correlation to economic impact at the airport. He stated that funds collected at the airport must stay with the airport.

Vice Mayor Paiva expressed hope that all businesses would participate in the program. He inquired whether the exemptions had changed and if the contract would include provisions to make the voucher program more robust. Mr. Elkind confirmed that a vendor was being hired, and if all exemptions led to no revenue from the fees, adjustments could be made. He added that if changes significantly reduced the fees, it would be important to maintain a good business relationship with the vendor.

Mr. Eiff explained what the educational period would look like and who would be notified about the implementation of landing fees.

Mr. Elkind advised that in his conversations with the vendor, one of their concerns was that the Resolution be clear because, in their experience, aircraft owners make many inquiries when they receive the bill. He said part of the vendor's business operation is to be set up to address questions.

Mayor Called for public comments.

Ron Serra, 1761 Mitchell Court, Port Orange outlined his career in aviation and explained the reasons he was fundamentally opposed to this fee as it would hurt the flight training business at this airport.

Sharon Serra, 1761 Mitchell Court, stated she agreed with the above statement and stated that anyone who pays federal taxes contributes to the operation of the airport and for that reason the resolution should be rethought. She requested that the item be tabled for additional consideration by the community.

Michael Galluzzi, 1008 Flying M Court, Edgewater indicated that the vote should be delayed because there is no data to support this action. He referenced the study done by New Smyrna Beach in which they determined would not be effective.

Sean Clavey, 2572 Spruce Creek Blvd. explained how he uses the airport and how he viewed this as a prohibitive tax on students. He echoed comments previously made about how such a fee structure could endanger grants to the Airport.

Joseph Clark, 2324 Tamarind Drive, stated he was a flight instructor and that this fee proposal would drive up costs for students, kill off aviation and result in pilot shortages. He also spoke about duplicative taxation and the possibility of grant dollars needing to be returned to the federal government.

Eric Effinger, stated he lives in DeLand and is a flight instructor. He requested the Commission oppose the resolution and outlined his reasoning for this request.

David Alber, 955 Singleton Drive, stated that he has operated a flight school in Deland for over fifteen years. He indicated that adoption of this resolution will ultimately increase the cost of aviation.

Foster Bachschmidt, 8444 Leeward Air Ranch Circle, Inglis stated that he was in the process of moving his business here and that this resolution will deter business at the Airport and ultimately reduce revenue. He indicated that he will no longer move here if this is adopted. He stated additional revenue could be raised in other ways such as fuel taxes or excise taxes.

Chris Brown, 510 Lake Winnemissett Drive spoke about the process and stated that the Airport Advisory Board did not enough opportunity to discuss this measure. He asked the Commission to table the measure.

Bob Brown, FBO Operator at DeLand Airport, agreed with previous comments and advised that the fees are set up to deter activity at the DeLand Airport.

Peter Marshall, Vice President of MT-Propeller at DeLand Airport, provided a description of his business. He said he learned about this proposal from Facebook last week. He indicated that this proposal would harm his business and would harm student pilots. He spoke in opposition to Vector's business practices.

Ken Lockett, 2350 Marsh Road stated that he has been using the DeLand Airport since 1980 and that the DeLand Airport needs a tower to help control aircraft usage.

Robert Jex, stated that this is an ill-conceived plan and has no data to back it up. He stated this measure will have a chilling effect on aviation in the area.

David Gall, Spruce Creek, stated that this is a vendor driven measure that is inconsistent with the FAA's guidance, and will be bad for business, and should only be implemented following a study.

Commissioner Davis thanked Mr. Eiff for his contribution to finding creative ways to raise airport revenues. She asked if there had been discussion topics at the Airport Advisory Committee meeting that had not been brought up in front of the City Commission. She suggested that the City Commission be provided with synopses of advisory committee meetings in the future. Mr. Eiff stated that landing fees have been discussed at several recent advisory committee meetings.

Vice Mayor Paiva asked if a waiver would apply to a single landing? Or unlimited landings for that day. Mr. Eiff said the waiver would only apply to a single landing.

Mayor Cloudman said there was a lot of discussion about the landing fees impacting the City's ability to receive grants from the FAA or the Department of Transportation. Mr. Elkind said that was first and foremost in conducting the analysis. Certain grant assurances have to be met as a condition of accepting those grants, such as not being discriminatory and charging market rates. If grant assurances are violated, that would impact the ability to obtain grants. However, staff believes the program, as proposed, will be consistent with grant assurances and will be non-discriminatory.

Vice Mayor Paiva made a motion to approve the Resolution. Commissioner Kevin Reid seconded the motion.

Commissioner Dan Reed thanked the public participants for attending and sharing their thoughts. He felt there was a need for the landing fees but wanted to ensure that the City was not eliminating their chances of receiving future federal funding. He thought additional research needed to be done.

Commissioner Davis was not comfortable moving forward with the Resolution at this time.

Vice Mayor Paiva trusted Mr. Elkind's discretion on whether or not the appropriate standards had been met. He also understood that this new fee would impact aviation, so the staff was tasked with figuring out a way to exempt certain users from paying the fee. He said in total, his biggest complaint was that there were a lot of people contributing to the airport who did not have hangars. He said that if everyone were on board with the exemptions, then he would be comfortable with adoption of the Resolution.

Commissioner Kevin Reid thought this fee was for the maintenance of the DeLand Airport facilities, and he did not have a problem with the Resolution.

Mayor Cloudman said the DeLand Airport has been self-sufficient for several years, and prior to that, the general fund supplemented the airport. He said there was definitely a need to ensure the airport's self-sufficiency.

The motion to approve the Resolution failed by a vote of 2 to 3. Commissioners Kevin Reid and Vice Mayor Paiva voted for the motion. Mayor Cloudman and Commissioners Davis and Dan Reed voted in opposition.

CITY MANAGER REPORT

Mr. Pleus had nothing to report.

CITY ATTORNEY REPORT

Mr. Elkind had nothing to report.

CITY CLERK REPORT

Deputy City Clerk Hewitt announced a vacancy of a City Seat for the Spring Hill CRA. The seat has been vacant for a few years due to no applicants. It was suggested that the seat be opened up to any resident or business owner in the Spring Hill area.

Deputy City Clerk Hewitt announced the Brownfield Advisory Committee for the Beresford Reserve Project needed five members but only had three applications.

Ms. Hewitt stated that Mr. Chris Graham would be posting the vacancies on social media.

There was a brief discussion about the Brownfield Advisory Committee for the Beresford Reserve Project, and filling the vacancies, in general.

CITY COMMISSION

Vice Mayor Paiva mentioned several of the exciting projects going on in the City. He thanked staff for their hard work and the Commission for providing guidance.

Commissioner Kevin Reid was appreciative of the public participants. He thanked them for attending.

Commissioner Davis mentioned the shooting in Georgia and requested prayers for the families.

Commissioner Dan Reed had nothing additional to report. He announced the September 20th DeLand High School Homecoming and the annual block party at Café DaVinci.

Mayor Cloudman announced the Spring Hill Turn Festival on Saturday beginning at noon with a ceremony recognizing various individuals and organizations in the community who support Spring Hill. He announced events on Wednesday, September 11, 2024, 1) Fire Station will host a day of remembrance with a community breakfast beginning at 8:30 a.m., and 2) Guns vs Hoses, the annual softball competition between DeLand Fire and Police Departments.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:25 p.m.

Julie A. Hennessy, MMC

City Clerk – Auditor

RESPECTFULLY SUBMITTED:

/s/ **Gwen Keough-Johns**
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

APPROVED ON:

City Commission Meeting Date

**City MINUTES FOR A REGULAR MEETING OF
THE CITY COMMISSION OF THE CITY OF DELAND
HELD ON MONDAY, FEBRUARY 17, 2025, AT 7:00 PM
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 wishes to address the City Commission on an item appearing on tonight's 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. The public has a right to speak with regard to any item on which the City Commission is to take action.

INVOCATION: Father Bob Anderson 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; Aerial McCann, Acting City Attorney; Julia Hewitt, Deputy City Clerk; Jason Umberger, Police Chief; Michael Grebosz, Assistant City Manager; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Mariellen Calabro, Deputy Public Works Director; Alberto Cirelli, IT Director; Jim Ailes, Jon Jacob, Document Imaging/Records Specialist; Deputy Public Service/Utilities Director; Ray Bahrami, City Engineer; Chris Graham, Community Information Manager; members of the public and press.

PRESENTATIONS

1. Certificate of Recognition – Black History Month Pole Banner Honorees.

Commissioner Dan Reed read the Black History Month Committee Members Banner Program Details.

Mario Davis, Executive Director of the Greater Union Life Center, thanked the City Commissioners and each of the honorees for attending the meeting. Sixteen individuals were

called forward, presented a Proclamation, and honored for their accomplishments. Vice Mayor Davis presented each honoree with a proclamation.

Ms. Cusack stated the community is honored by the work done and congratulated the Black History Month Pole Banner Honorees.

2. Proclamation, Encephalitis Awareness Day.

Commissioner Paiva read, and Mayor Cloudman presented the Proclamation.

3. Proclamation, DeLand Less-Mow Spring.

Vice Mayor Davis read, and Commissioner Kevin Reid presented the Proclamation.

4. Employee Years of Service Award.

Commissioner Dan Reed read and presented a service award to Mr. Salvatore LaGreca, Jr. of the Public Works Department, honoring him for twenty years of dedicated service.

5. Presentation of the City of DeLand Vulnerability Assessment and Adaptation Plan Results.

Ray Bahrami, City Engineer, stated that the City had received funding in 2024 from Resilient Florida for a Vulnerability Assessment and Adaptation Plan. Mr. Sean Lanav of Half Engineering presented the results of that study and discussed potential next steps.

Mr. Pleus stated that there are ongoing conversations with the county and other agencies, and cities are looking forward to collaborative relationships regarding increased stormwater standards. He noted there were three approved basin studies, and Florida recently opened up their Elevate Florida portal for grants to either elevate or purchase flooded structures. Staff has been communicating this information to residents.

6. Equal Justice Initiative.

Reggie Williams, 505 West Volusia, was present to be spokesperson for the Volusia Remembers Coalition. He discussed the role of the coalition and talked about individuals who had been lynched and the proposed markers to honor and remember these individuals. Mr. Williams presented an overview of the markers, the sites where the coalition would like to place the markers, and a right-of-way use agreement for consideration by the City Commission.

Commissioner Kevin Reid stated that he appreciated the presentation and had no issues with the proposed signage. However, he had some concerns about the verbiage on the sign because he felt there was conflicting language and that the signage should be consistent with the information provided on the Remember Volusia website. Commissioner Paiva pointed out that the committee had recommended the wording as presented on the marker.

Mr. Pleus said a right-of-way use agreement would be necessary, and staff would develop the agreement for approval.

CONSENT AGENDA

1. Consideration re Utility Service Agreement for Coastline Power Solutions.
2. Consideration re Task Order Assignment, Wiley M Nash WRF Dewatering Improvements CEI and EOR Services.
3. Consideration re Recommended Final Selection of Engineering Consultant – DeLand Municipal Airport.
4. Consideration re Approval of Minutes.

Commissioner Paiva pulled Consent Agenda Item 3 for discussion.

Commissioner Dan Reed made a motion to approve Consent Agenda Items 1, 2, and 4. Vice Mayor Davis seconded the motion, which carried unanimously, 5-0.

Commissioner Paiva stated that AVCON had been serving as the consultant to the Airport for five years, and the staff who interact with AVCON reported good relations with them. The committee's decision to continue with AVCON was unanimous.

Commissioner Paiva made a motion to approve Consent Agenda Item 3. Vice Mayor Davis seconded the motion, which carried unanimously, 5-0.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Kim Ransom, of 2204 Poinsettia Lane, spoke about the pickleball courts at Earle Brown Park. Commissioner Kevin Reid suggested that Mr. Ransom review the presentation about Earle Brown Park to help him understand the considerations that were presented.

Aaron Preston, of 133 N. Kentucky Avenue, spoke about the chicken ordinance and submitted a petition with 106 signatures, the original of which is attached to these minutes. He read an email that he had sent to the City Commission regarding the prohibition of chickens in the City of DeLand. Commissioner Reid noted that Deltona may serve as a good reference point for consideration regarding the allowance of chickens in the City. There was no objection to the staff moving forward to draft legislation for the consideration of allowing chickens in the City.

BOARD APPOINTMENT

1. Consideration re Appointment to DeLand Housing Authority.

Commissioner Paiva made a motion to reappoint Ruth Stanley to Seat 2 on the DeLand Housing Authority, for a term to expire November 1, 2028. Commissioner Dan Reed seconded the motion, which carried unanimously, 5-0.

NEW BUSINESS

1. Consideration re Appointment to Opioid Abatement Funding Advisory Board.

Vice Mayor Davis made a motion to appoint Mike Grebosz and Chief Allen to continue to represent DeLand on the Opioid Abatement Funding Advisory Board. Commissioner Paiva seconded the motion, which carried unanimously, 5-0.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table - No report given.
2. Report re River-to-Sea TPO - Commissioner Kevin Reid gave a report.
3. Report re River of Lakes Heritage Corridor - Commissioner Dan Reed gave a report.

CITY MANAGER REPORT

Mr. Pleus thanked the City Commission for attending and participating in the Strategic Planning Workshop on Saturday.

CITY ATTORNEY REPORT

Nothing to report.

CITY CLERK REPORT

Nothing to report.

CITY COMMISSION

Commissioner Dan Reed had nothing to report.

Vice Mayor Davis noted that she missed the Strategic Planning Workshop. She was attending a funeral for her great-grandmother, who lived to be 99 years old.

Commissioner Paiva recognized a reporter from *The Beacon* who was in attendance.

Commissioner Kevin Reid thanked staff for their hard work on the budget, and he talked about the Rotary Club of DeLand barbecue competition event.

Mayor Cloudman announced important upcoming event dates.

ADJOURNMENT

There being no further business, the meeting was adjourned at 9:15 p.m.

Julie A. Hennessy, MMC
City Clerk - Auditor

RESPECTFULLY SUBMITTED:

APPROVED ON:

/s/ **Gwen Keough-Johns**
Gwen Keough-Johns, MMC
City Clerk Associates, LLC

City Commission Meeting Date



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
MAY 4, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

MINUTES

CALL TO ORDER

The Meeting was called to Order by Mayor Cloudman at 7:00 p.m.

INVOCATION - Pastor Reggie Williams, Emmanuel Christian Church

Pastor Williams provided the invocation.

PLEDGE OF ALLEGIANCE

Mayor Cloudman led the Pledge of Allegiance.

ROLL CALL

Present: Richard Paiva, Commissioner; Jessica Davis, Vice Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher M. Cloudman, Mayor-Commissioner

Absent: No absences

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Dale Arrington, Interim City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Adam Kisthardt, Deputy Police Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Albert Cerielli, IT 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 Luz, Community Information Manager; Emily Kunkle, Senior Planner; Chris Carson, Senior Planner, and members of the public and press.

PUBLIC HEARING

PRESENTATIONS

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

Mayor Cloudman announced each Super Star Student and provided a description of their achievements. Commissioner Paiva presented each student with a Certificate and award. The following students were recognized:

Blue Lake Elementary: AAMINAH CRAWFORD

Chisholm Community Center After School Program: HAEDYN BENNETT

Citrus Grove Elementary: MOHAMMAD SIAM ISMAM

DeLand High School: DONTAE REID

DeLand Middle School: RICHARD TAYLOR

Freedom Elementary: RILEY RUSSO

George Marks Elementary: OLIVER LARA

Southwestern Middle School: HANAH MILTON

St. Barnabas: KATINA SCHIMENTI

Starke Elementary: SAMADY HERNANDEZ VARGAS

Woodward Avenue: SWARA PATEL

2. Proclamation Honoring Yvonne Milton
Commissioner Dan Reed read the Certificate and Mayor Cloudman presented it to Yvonne Milton.
3. Proclamation for National Police Week.
Commissioner Kevin Reid read the Proclamation and Commissioner Dan Reed presented it to Deputy Chief Kisthardt.
4. Proclamation for Elder Abuse and Exploitation Awareness Month.
Commissioner Charles Paiva read the Proclamation. No one was present to accept.
5. Proclamation for Water Safety Month.
Vice Mayor Davis read the Proclamation and Commissioner Paiva presented it. A short presentation about drowning incidents and steps taken to prevent drowning was provided.
6. Proclamation for Kids to Parks Day.
Commissioner Kevin Reid read and Vice Mayor Davis presented the Proclamation to Parks and Recreation Director Rick Hall.
7. Proclamation for National Historic Preservation Month.
Commissioner Dan Reed read the Proclamation and Commissioner Kevin Reid presented it to staff and members of the Historic Preservation Board.
8. Proclamation for Municipal Clerks Week.
Vice Mayor Davis read the Proclamation and Commissioner Dan Reed presented it to Erin Carello, Administrative Coordinator, and Dale Arrington, Interim City Clerk.
9. Proclamation for Bicycle, Skateboard, Scooter, E-Bike and E-Scooter Safety Month.
Commissioner Paiva read the Proclamation and Vice Mayor Davis presented it. Maggie Ardito, President of the River2Sea Loop Alliance, thanked the Commission and advocated for the need to improve bicycle safety in all of Florida.

CONSENT AGENDA

1. Consideration Re: Approval to reject all bids for security monitoring and support throughout the City.

2. Resolution re Surplus Equipment.
3. Consideration of CPH Task Assignment for Entry sign/feature at Kepler/Sr 44 and Orange Camp Road/MLK Roundabout Monument Signs.
4. Resolution Approving FY 2025-2026 Budget Amendment.
5. Approval of Minutes for the regular meetings of August 17, 2020, December 6, 2021, January 3 and January, 18, 2022; the Special Meeting of January 31, 2022; the regular meetings of February 21, March 7, March 21, April 4, April 18, 2022; the regular meetings of October 7, and October 21, 2024; the regular meetings of March 17 and April 21, 2025, and the regular meeting of April 20, 2026.
6. Consideration, Award of Bid, Westside Interceptor ARV Replacements.
7. Resolution Approving Revised Building Permit Fee Schedule.
8. Termination of Acquisition and Redevelopment Agreement - GlassHouse.
9. Interlocal Agreement with Volusia County regarding Beresford Avenue extension.

Commissioner Charles Paiva made a motion to approve items 1 -9 on the Consent Agenda. Commissioner Kevin Reid seconded the motion, which was unanimously adopted with a 5-0 vote.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Mr. Randy Williams gave thanks to various community businesses for assisting him, stated the study of the Bible should be reinstated in public schools, gave thanks to mothers in light of the upcoming Mother's Day holiday, and concluded with a prayer.

Ms. Ollie Stacy thanked the Commission for the fencing at the Beresford Community Graveyard and requested that the gates be repositioned to provide a wider access point for vehicles to enter.

Kevin Copan addressed the Commission and requested additional police and code enforcement action to reduce the ongoing problems occurring at the Super Save Food and Discount Beverage because it is negatively impacting his businesses. Mr. Pleus stated he knew this was being worked on and staff would update Mr. Copan.

Mr. Mike Woods advised the Commission about educational programs promoting crosswalk safety.

BOARD APPOINTMENT

There were no Board appointments.

OLD BUSINESS

There was no Old Business.

NEW BUSINESS

1. Continuation of First Reading of Ordinance Abandoning ± 0.89 Acres of Right-of-Way of Bennett Drive, along lots 25-31 of the DeLand Business and Industrial Park plat.

Commissioner Dan Reed moved that the hearing of the Ordinance be continued to May 18, 2026. Vice Mayor Davis seconded the motion. The motion was unanimously approved.

2. First Reading of Ordinance Changing the Zoning for ±1.90 Acres of Property, Located at 600 North Woodland Boulevard, from E-1 (Educational) to DeLand Atrium PD (Planned Development).

Mr. Elkind read the ordinance by title:

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM E-1 EDUCATIONAL TO DELAND ATRIUM PLANNED DEVELOPMENT (PD), ON PROPERTY LOCATED AT 600 NORTH WOODLAND BOULEVARD; APPROVING A PLANNED DEVELOPMENT PLAN CONSISTING OF APPROXIMATELY 1.90 ACRES OF PROPERTY; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman opened the Public Hearing.

Emily Kunkle, Senior Planner, noted that a letter of support from Shawn Stewart had been provided to the Commission. Ms. Kunkle outlined the reasons staff was recommending approval of this application. She stated the project was a vertical mixed use space that was already developed and there were no plans to redevelop the site; the intended use would generate fewer than 1,000 vehicle trip ends per day; and that parking requirements were satisfied. It was consistent with

Mr. Alex Ford, representing the applicant, stated that they were satisfied with the PD agreement and expressed appreciation of staff.

Martha Underriner, Director of the Museum of Art -DeLand outlined the reasons why the Museum was in favor of this request.

Mayor Cloudman disclosed exparte communication with Mr. Spore, Commissioner Dan Reed disclosed exparte communication with Solomon Greene and Commissioner Kevin Reid stated that he had a conversation with Alex Ford.

Mayor Cloudman closed the Public Hearing.

Upon motion of Commissioner Paiva, seconded by Commissioner Kevin Reid and unanimously approved with a 5-0 roll call vote; the Ordinance for the DeLand Atrium PD was adopted on first reading.

3. First Reading of Ordinance Annexing ±25.44 Acres of Property, Located South of Orange Camp Road, West of the I-4 Interchange.

Mr. Elkind read the Ordinance by title only:

ORDINANCE NO. 2026-
AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ANNEXING PARCELS OF LAND TOTALING +/- 25.44 ACRES LOCATED SOUTH OF ORANGE CAMP ROAD AND WEST OF THE INTERSTATE 4 INTERCHANGE; AMENDING CITY BOUNDARIES TO INCLUDE THE ANNEXED PROPERTIES; AFFIRMING COMPLIANCE WITH STATUTORY PROCEDURE; AND PROVIDING AN EFFECTIVE DATE.

Mayor Cloudman opened the Public Hearing.

Senior Planner Chris Carson requested permission to present the annexation, Comprehensive Land Use Plan Map Amendment and change of zoning all in one report. There were no objections.

Mr. Carson outlined the processes that needed to be followed for the annexation request and the land use plan and zoning change request. He explained the reason for staff approval of the three applications.

Attorney Kim Booker of Booker and Associates spoke on behalf of the applicant. She pointed out a small scrivener's error in the ordinance that needed correction. She outlined reasons the application should be approved.

Mayor Cloudman closed the public hearing.

Commissioner Paiva moved approval of the annexation ordinance. Commissioner Kevin Reid seconded the motion. The motion for annexation was unanimously adopted 5 -0 upon roll call vote.

4. First Reading of Ordinance Changing the Land Use for ±22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County Commercial and Volusia County Rural to City of DeLand Highway Commercial (HC).

Mayor Cloudman opened the public hearing.

Mr. Elkind read the title of the ordinance:

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, AMENDING THE COMPREHENSIVE PLAN FOR THE CITY OF DELAND, BY CHANGING THE LAND USE DESIGNATION OF CERTAIN PROPERTY LOCATED SOUTH OF ORANGE CAMP ROAD, WEST OF THE INTERSTATE 4 INTERCHANGE FROM VOLUSIA COUNTY'S COMMERCIAL AND VOLUSIA COUNTY'S RURAL FUTURE LAND USE DESIGNATIONS TO CITY OF DELAND'S HIGHWAY COMMERCIAL FUTURE LAND USE DESIGNATION; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman stated that they would incorporate all presentations and findings from the previous public hearing into this public hearing.

There were no comments.

Mayor Cloudman closed the public hearing.

Commissioner Kevin Reid moved approval of the ordinance. Commissioner Paiva seconded the motion. The motion passed 5-0 upon roll call vote.

5. First Reading of Ordinance Changing the Zoning for ± 22.43 Acres of Property, Located South of Orange Camp Road, west of the I-4 Interchange, from Volusia County B-6 (Highway Interchange Commercial), BPUD (Business Planned Unit Development), and A-2 (Rural Agriculture) to City Of DeLand C-2 (General Commercial).

Mayor Cloudman opened the Public Hearing.

Mr. Elkind read the title of the Ordinance:

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S B-6, HIGHWAY INTERCHANGE COMMERCIAL, BPUD, BUSINESS PLANNED UNIT DEVELOPMENT AND A-2, RURAL AGRICULTURE TO CITY OF DELAND'S C-2, GENERAL COMMERCIAL, ON PROPERTY LOCATED SOUTH OF ORANGE CAMP ROAD, WEST OF THE INTERSTATE 4 INTERCHANGE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

Mayor Cloudman stated that they would incorporate all presentations and findings from the previous public hearing into this public hearing.

There were no comments.

Mayor Cloudman closed the public hearing.

Commissioner Paiva moved approval of the ordinance. Commissioner Kevin Reid seconded the motion. The motion passed 5-0 upon roll call vote.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.

Mayor Cloudman stated this group has not met.

2. Report re Volusia-Flagler TPO.

Mayor Cloudman outlined actions taken on the Transportation Improvement Plan, the Unified Planning Work Program and other items to include a resolution, a travel policy and a budget item.

3. Report re River of Lakes Heritage Corridor.

Commissioner Dan Reed shared highlights from last year's accomplishments. The next meeting is on July 9th and will include a gallery opening for young people.

CITY MANAGER REPORT

Mr. Pleus reported on the safety campaign for E-bike and other devices.

CITY ATTORNEY REPORT

No report.

CITY CLERK REPORT

Ms. Arrington reported on the required upcoming election advertisements.

CITY COMMISSION

Vice Mayor Davis reported that she participated in the Foundations to Freedom fund-raiser. She advised that it is Teacher Appreciation Week and outlined various events, and noted that Mother's Day is coming up.

Commissioner Kevin Reid reported that his recent travels led him to reevaluate his position on municipal sports facilities and that he now understood the beneficial impact they could have on a community.

Commssioner Paiva outlined the local activities he and his family members attended.

Commissioner Dan Reed had no report.

Mayor Cloudman provided dates for upcoming events in the City.

ADJOURNMENT

The meeting adjourned at 8:34 p.m.

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Resolution Approving Community Development Block Grant (CDBG) Project Request for Fiscal Year 2026-2027.

DEPARTMENT: Planning

PREPARED BY: Emily Kunkel, Senior Planner

ATTACHMENTS: Resolution, Exhibit A, Draft Construction Plans, FY26/27 CDBG Capital Improvement Application - Jackson Lane Park, Notice Regarding CDBG Allocation Method_DeLand

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

A Resolution adopting the Community Development Block Grant (“CDBG”) project request for Fiscal Year 2026-2027 is proposed to the City Commission. The CDBG project request of \$349,801 for the Jackson Lane Park Improvements may result in the expenditure of CDBG funds for the benefit of targeted areas of the City of DeLand upon county approval of one grant application submitted to Volusia County.

In February 2025, Volusia County Community Services Department amended the way CDBG funds are allocated to the nine (9) partnering cities in the County. Since the FY2025/2026 program, the County no longer awards partnering cities a fixed allocation based on Formula A. Instead, projects will be awarded through a competitive application process, which will allow the nine (9) partnering cities, non-profit organizations and county departments to propose more large-scale and impactful capital projects, maximizing the benefit for residents.

Due to the competitive nature of the new CDBG allocation, projects must show proof of the proposed project being "shovel-ready" by October 1, 2026. The proposed project consists of improvements to Jackson Lane Park, which includes construction of a new 576 square foot restroom facility, a 576 square foot covered pavilion, installation of sidewalks, and the necessary water, sewer, and electrical infrastructure. Please refer to the attached staff memorandum for a detailed description of the work and associated plans. The total estimated cost of the project is \$379,714.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

High Value Government.

SUSTAINABILITY:

This program provides annual grant opportunities for community revitalization and rehabilitation for low- and moderate-income persons.

FISCAL IMPACT:

The allocation and expenditure of CDBG funding authorized for the City of DeLand will benefit the citizens of the City while using a funding source other than ad valorem tax revenues.

RECOMMENDATION:

It is recommended that the City Commission approve the Resolution adopting the CDBG project request for Fiscal Year 2026-2027.

BACKGROUND/DISCUSSION:

In February 2025, Volusia County Community Services Department amended the way CDBG funds are allocated to the nine (9) partnering cities in the County. Since the FY2025/2026 program, the County no longer awards partnering cities a fixed allocation based on Formula A. Instead, projects will be awarded through a competitive application process, which will allow the nine (9) partnering cities, non-profit organizations and county departments to propose more large-scale and impactful capital projects, maximizing the benefit for residents.

Previously, the City of DeLand annually adopted a budget relating to the fixed allocation of CDBG funds received from Volusia County and submitted grant applications to Volusia County. In addition, Section 290.046(5), *Florida Statutes*, provides that the City "...may establish a citizen advisory task force composed of citizens in the jurisdiction in which the proposed project is to be implemented to provide input relative to all phases of the project process". Thus, the creation and use of such a body is purely discretionary and voluntary on the part of the City Commission and a review and recommendation is not a statutorily mandated legal requirement. The City Commission did adopt Resolution Number 2008-29, creating the Community Advisory Task Force ("CATF") for the purpose of, among other things, reviewing CDBG grant applications and making recommendations to the City Commission.

For various reasons, the CATF is no longer a viable board. Accordingly, it is necessary and appropriate for the City Commission to approve the CDBG Budget for submission to Volusia County without the CATF making recommendations and, further, it is in the best interests of the City and consistent with the statutory and constitutional home rule powers of the City and other controlling law for the City Commission to adopt the proposed Resolution.

RESOLUTION NO. 2026 -

A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA, ADOPTING THE COMMUNITY DEVELOPMENT BLOCK GRANT PROJECT REQUEST FOR FISCAL YEAR 2026-2027; AND AUTHORIZES SUBMISSION OF THE PROJECT REQUEST AND GRANT APPLICATION TO VOLUSIA COUNTY; PROVIDING FOR CONFLICTS, SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the City of DeLand annually adopts a list of project requests relating to the allocation of Community Development Block Grant (“CDBG”) funds allocated to Volusia County and submits grant applications to Volusia County; and

WHEREAS, in accordance with Section 290.046(5), Florida Statutes, the City adopted Resolution No. 2008-29 creating the Community Advisory Task Force (“CATF”) for the purpose of, amongst other things, reviewing CDBG grant applications and making recommendations thereon to the City Commission; and

WHEREAS, creation of the CATF was purely voluntary on the part of the City Commission and its review is not a statutorily mandated legal requirement; and

WHEREAS, the CATF does not have sufficient membership to hold a meeting and it is therefore not possible for the CATF to convene a meeting and make a recommendation on the CDBG budget; and

WHEREAS, the City Commission hereby determines that voting upon the CDBG project request and grant applications to submit to Volusia County without the CATF making recommendations thereon is in the best interests of the City and the community at large; and

WHEREAS, the City Commission determines that the adoption of this Resolution is in the best interests of the health, safety and welfare of the citizens of the City of DeLand.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission of the City of DeLand hereby adopts and incorporates into this Resolution, as the findings and intent of the City Commission, the recitals (whereas clauses) to this Resolution.

Section 2. The City Commission hereby approves the Community Development Block Grant project request for fiscal year 2026-2027 attached hereto as Exhibit “A” and authorizes the City’s professional staff to a submit grant application to Volusia County as reflected as the said proposed project.

Section 3. All resolutions or parts of resolutions and other actions of the City Commission in conflict with this Resolution are hereby repealed.

Section 4. If any section, sentence, phrase, word or portion of this Resolution is determined to be invalid, unlawful or unconstitutional, said determination shall not be held to invalidate or impair the validity, force or effect of any other section, sentence, phrase, word or portion of this Resolution not otherwise determined to be invalid, unlawful or unconstitutional.

Section 5. This Resolution shall become effective immediately upon adoption.

PASSED AND DULY ADOPTED this 18th day of May, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Dale Arrington
Interim City Clerk - Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney



MEMORANDUM

DATE: May 18, 2026
TO: City Commission
FROM: Emily Kunkel, *Senior Planner/Historic Resource Coordinator*
RE: FY2026/2027 CDBG Project – Jackson Lane Park Improvements

For the new CDBG competitive application process, the City of DeLand Parks and Recreation department plans to submit one (1) application for Jackson Lane Park, located at 720 North Frankfort Avenue for the following scope of work:

The overall project request is to construct a new 576 square foot bathroom facility at Jackson Lane Park, which will require the necessary installation of a sidewalk, power, water, and sewer to the building. In addition to this request, the city would like to include a new 576 square foot covered pavilion to be included in the overall project.

Attachments:

Project Budget – CDBG Application
Summary of Pay Items/Schedule of Values Base Bid – Restroom Addition (Estimate)
Summary of Pay Items/Schedule of Values Alternate Bid – Pavilion Addition (Estimate)
Draft Construction Plans (Cover sheet, overall site and floor plan)



G. Project Budget

Applicants must either fill out the following budget or attach an additional budget.

Budget Categories	Project Cost Estimate	Sources of Funds		
		CDBG Funds	Applicant Funds	Other:
		AMOUNT	AMOUNT	AMOUNT
Materials Costs	\$ 175,000	\$ 175,000	\$	\$
Labor Costs	\$ 174,801	\$ 174,801	\$	\$
Engineering Services	\$ 29,913	\$	\$ 29,913	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
SOURCE TOTAL (Column total)		\$	\$	\$
TOTAL PROJECT COST (the total project costs, all funding sources)	\$ 379,714			

Please note, due to the grant-based accounting method used by HUD, funds cannot be transferred between fiscal years. As a result, remaining program year balances will revert back to the county if not utilized for the proposed project.

Description of Budget:

Explain the budget above. Include the resources that will be used for the project prior to reimbursement, any potential funding concerns, completeness of budget given, and estimates used. Backup documentation for the budget amounts should be available upon request. If the project is to be implemented by the county, attach correspondence with relevant County of Volusia department stating the budget reasoning.

The budget above includes CDBG funds and City reserve funds to cover the remaining balance in order to complete the project.

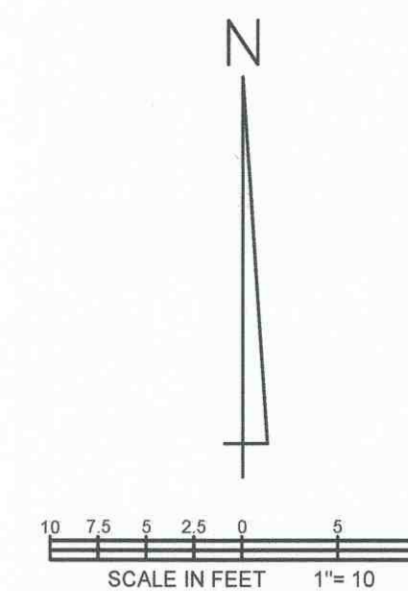
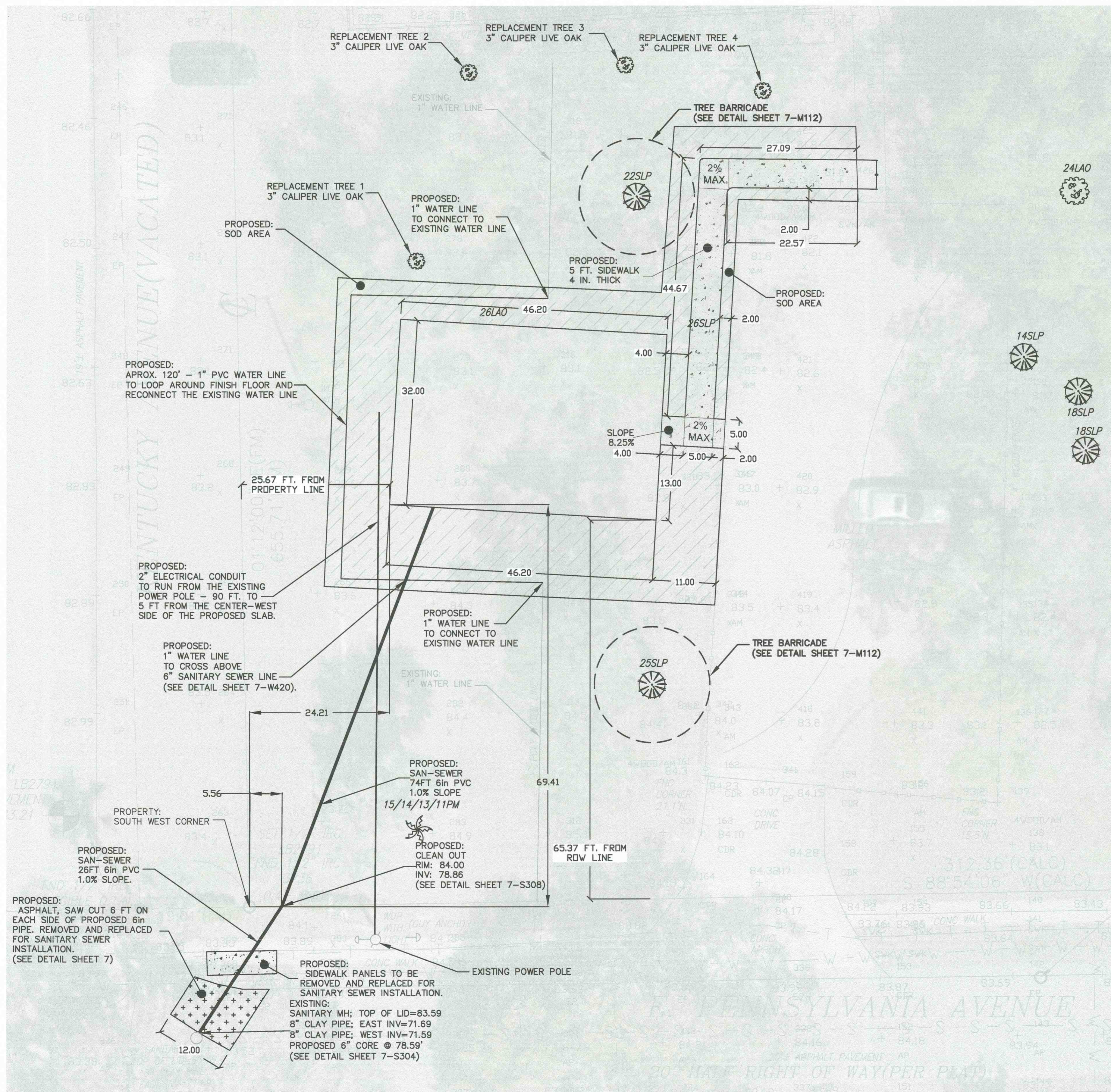
**Summary of Pay Items/Schedule of Values
Base Bid – Restroom Addition (Estimate)**

PAY ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE
101-1	MOBILIZATION	LS	1	\$3,500.00	\$3,500.00
102-1	MAINTENANCE OF TRAFFIC	LS	1	\$0.00	\$0.00
110-1-1	CLEARING & GRUBBING	LS	1	\$6,060.00	\$6,060.00
110-21	TREE PROTECTION BARRIER	LF	200	\$5.40	\$1,080.00
120-1	REGULAR EXCAVATION	LS	1	\$8,629.00	\$8,629.00
E580-332 23	TREE REMOVAL	EA	2	\$1,250.00	\$2,500.00
580-1-2	LANDSCAPE COMPLETE - LARGE PLANTS	LS	1	\$1,400.00	\$1,400.00
522-1	CONCRETE SIDEWALK 4" THICK	SY	47	\$51.06	\$2,399.82
570-1-2	PERFORMANCE TURF, SOD	FY	86	\$12.80	\$1,100.80
999-1	CLEANOUT, SCH. 40 PVC (F&I)	EA	1	\$2,300.00	\$2,300.00
999-2	WATER LINE, 1" SCH.40 PVC (F&I)	LF	120	\$45.63	\$5,475.60
999-3	SAN. SEWER LINE, 6" SCH. 40 PVC (F&I)	LF	100	\$85.55	\$8,555.00
0337-78-08	ASPHALT CONCRETE FRICTION COURSE, TRAFFIC B, FC-9.5	SY	5	\$0.00	\$0.00
SUB-TOTAL A					\$43,000.22
PAY ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE
1	DIVISION 01: GENERAL REQUIREMENTS	LS	1	\$102,285.00	\$102,285.00
3	DIVISION 03: CONCRETE	LS	1	\$17,000.00	\$17,000.00
4	DIVISION 04: MASONRY	LS	1	\$26,685.00	\$26,685.00
5	DIVISION 05: METALS	LS	1	\$11,028.00	\$11,028.00
6	DIVISION 06: WOOD AND PLASTICS	LS	1	\$19,410.00	\$19,410.00
7	DIVISION 07: THERMAL & MOISTURE PROTECTION	LS	1	\$9,200.00	\$9,200.00
8	DIVISION 08: OPENINGS	LS	1	\$3,342.00	\$3,342.00
9	DIVISION 09: FINISHES	LS	1	\$11,000.00	\$11,000.00
10	DIVISION 10: SPECIALTIES	LS	1	\$13,850.00	\$13,850.00
11	DIVISION 11: EQUIPMENT	LS	1	\$0.00	\$0.00
12	DIVISION 12: FURNISHINGS	LS	1	\$0.00	\$0.00
13	DIVISION 13: SPECIAL CONSTRUCTION	LS	1	\$0.00	\$0.00
15	DIVISION 22: PLUMBING	LS	1	\$9,000.00	\$9,000.00
16	DIVISION 23: HEATING, VENTILATION, & AIR CONDITIONING	LS	1	\$8,500.00	\$8,500.00
17	DIVISION 26: ELECTRICAL	LS	1	\$25,500.00	\$25,500.00
SUB-TOTAL B					\$256,800.00
GRAND TOTAL:					\$299,800.22

**Summary of Pay Items/Schedule of Values
Alternate Bid – Pavilion Addition (Estimate)**

PAY ITEM NO.	PAY ITEM DESCRIPTION	UNIT	QTY	UNIT PRICE	EXTENDED PRICE
1	PAVILION ADDITION	LS	1	\$50,000.00	\$50,000.00
GRAND TOTAL:					\$50,000.00

SITE, LANDSCAPE & UTILITY PLAN



NOTES:

1. EXACT LOCATION OF ALL UTILITY SERVICE CONNECTIONS TO BE DETERMINED IN THE FIELD BY CONTRACTOR WITH ENGINEERS APPROVAL.
2. 36" MINIMUM DEPTH OF PIPE.
3. TYP. SIDEWALK ADDED IN AREA 1 IS TO BE MIN. 5' WIDE BY MIN. 4" THICK, 3000 PSI MIN.
4. ALL CONSTRUCTION MUST MEET OR EXCEED FDOT AND ADA REQUIREMENTS.
5. ALL AREAS ABUTTING EXISTING CONCRETE STRUCTURES, SIDEWALKS AND CURBS - MUST HAVE A SMOOTH TRANSITION
6. ALL DISRUPTED AREAS MUST BE COVERED WITH SOD.

LANDSCAPING NOTES:

1. NO HISTORIC TREES ARE BEING REMOVED.
2. FOR THE 2 TREES BEING REMOVED, A TOTAL OF 4 - 3" CALIPER OR GREATER MUST BE PLANTED AS REPLACEMENT. SEE SHEET 6 FOR TYPE AND LOCATION.
3. CONTRACTOR SHALL PROVIDE MANUAL IRRIGATION FOR REPLACEMENT TREES AND SOD FOR A PERIOD OF 1 YEAR (365 DAYS).

TREE LEGEND:

- SLP - SLASH PINE
- LAO - LAUREL OAK
- PM - PALM

REPLACEMENT PLANT MATERIAL LIST

QTY	BOTANICAL NAME	COMMON NAME	SPECIFICATION	NATIVE
4	Quercus virginiana (QV)	Live Oak	8'HT x 4' spread x 3" Caliper (45-gallon container)	Yes

	City of DeLand, Florida ENGINEERING DEPARTMENT 1102 S. Garfield Avenue DeLand, Florida 32724 TEL: 386/226-7196 FAX: 386/736-5366
	Jackson Lane Memorial Park Pavilion SITE, LANDSCAPE & UTILITY PLAN
DATE: 09-18-2025 SCALE: 1" = 10' DRAWN BY: E.S.	PROJECT NO: EN-25-08 DRAWING NO: Sheet 6 of 9

City of Deland - Jackson Lane Park Pavillon

PROJECT ADDRESS: 720 N Frankfort Ave. Ave. DeLand, FL 32724


INDEX OF DRAWINGS

INDEX OF GENERAL DRAWINGS		
SHEET NO.	SHEET NAME	REV. DATE
G000	COVER SHEET	
G001	LIFE SAFETY	
CIVIL		
C1	COVER SHEET	
C2	GENERAL NOTES	
C3	PAY ITEMS	
C4	EXISTING CONDITIONS AND DEMOLITION PLAN	
C5	GRADING AND DRAINAGE PLAN	
C6	SITE, LANDSCAPE, & UTILITY	
C7	DETAILS	
C8	UTILITY MARKER BALL LOCATORS	
C9	MOT / TTC PLAN	
STRUCTURAL		
S001	STRUCTURAL GENERAL NOTES	
S002	STRUCTURAL GENERAL NOTES	
S101	FOUNDATION PLAN	
S102	ROOF FRAMING PLAN	
S201	FOUNDATION SECTIONS AND DETAILS	
S301	ROOF FRAMING SECTIONS AND DETAILS	
S401	SCHEDULES	
ARCHITECTURAL		
A001	GENERAL INFORMATION, SYMBOLS, & ABBREVIATIONS	
A002	GENERAL SPECIFICATIONS	
A003	GENERAL SPECIFICATIONS	
A004	GENERAL SPECIFICATIONS	
A005	GENERAL SPECIFICATIONS	
A006	GENERAL SPECIFICATIONS	
A007	GENERAL SPECIFICATIONS	
A008	GENERAL SPECIFICATIONS	
A009	GENERAL SPECIFICATIONS	
A010	GENERAL SPECIFICATIONS	
A011	GENERAL SPECIFICATIONS	
A012	GENERAL SPECIFICATIONS	
A013	FLOOR PLAN, EXTERIOR ELEVATIONS	
A014	RCP PLAN, BUILDING SECTIONS, INTERIOR ELEVATIONS, DETAILS	
A015	DETAILS	
PLUMBING		
P001	PLUMBING SYMBOLS, LEGEND, NOTES AND INDEX	
P100	PLUMBING PLAN	
MECHANICAL		
M001	MECHANICAL SYMBOLS, LEGEND, NOTES AND INDEX	
M100	MECHANICAL FLOOR PLAN	
ELECTRICAL		
E-001	ELECTRICAL SYMBOLS, LEGEND, NOTES AND INDEX	
E-002	ELECTRICAL GENERAL NOTES	
E-003	ELECTRICAL SPECIFICATIONS	
E-101	ELECTRICAL PLANS AND LIGHT FIXTURE SCHEDULE	
E-102	ELECTRICAL SITE PLAN	
E-501	ELECTRICAL DETAILS	
E-502	ELECTRICAL ONE-LINE DIAGRAM & DETAILS	




NOTE: THE ABOVE RENDERING IS FOR REFERENCE ONLY AND DOES NOT NECESSARILY REPRESENT THE FINAL DESIGN.


100% CONSTRUCTION DOCUMENTS




ARCHITECT
JL2 ARCHITECTURE



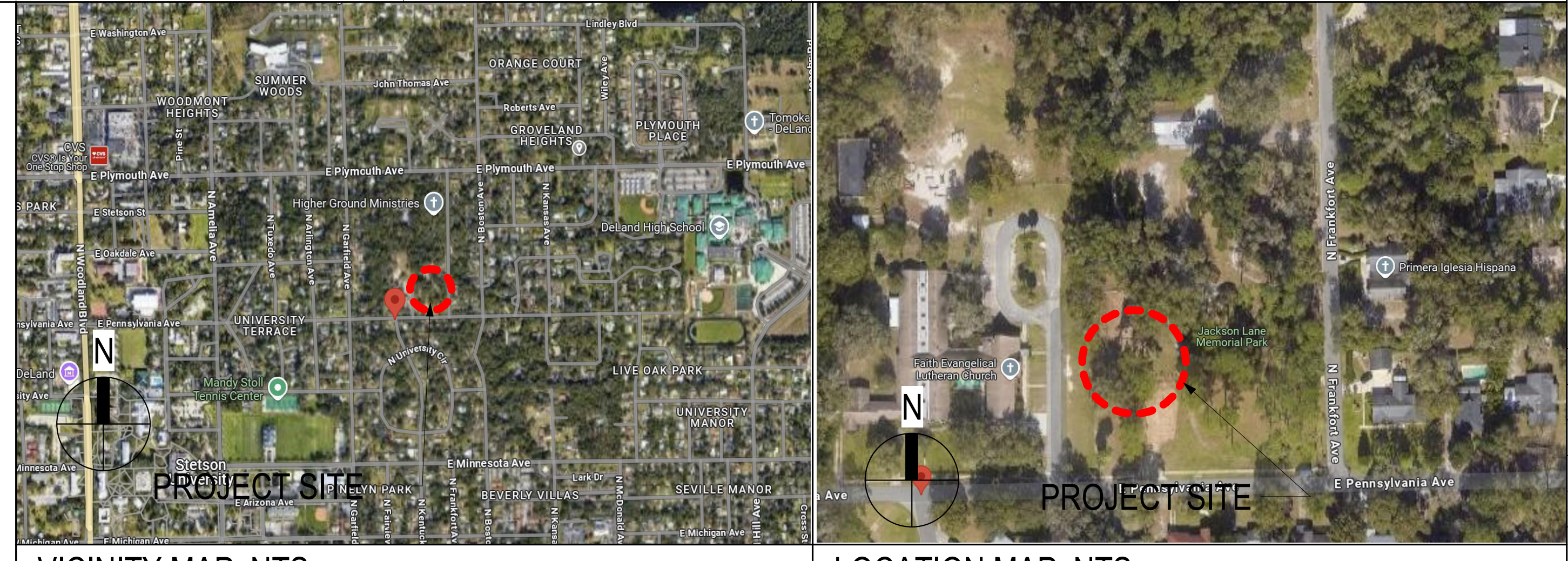
CIVIL ENGINEERING
CITY OF DELAND



MECHANICAL, ELECTRICAL, PLUMBING & FIRE
PROTECTION ENGINEERING
TLC ENGINEERING SOLUTIONS


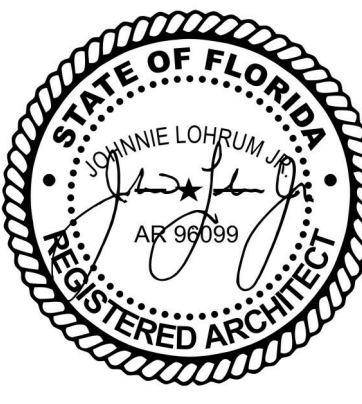
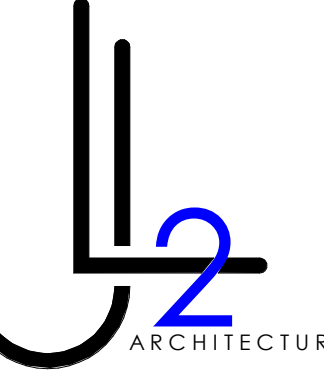


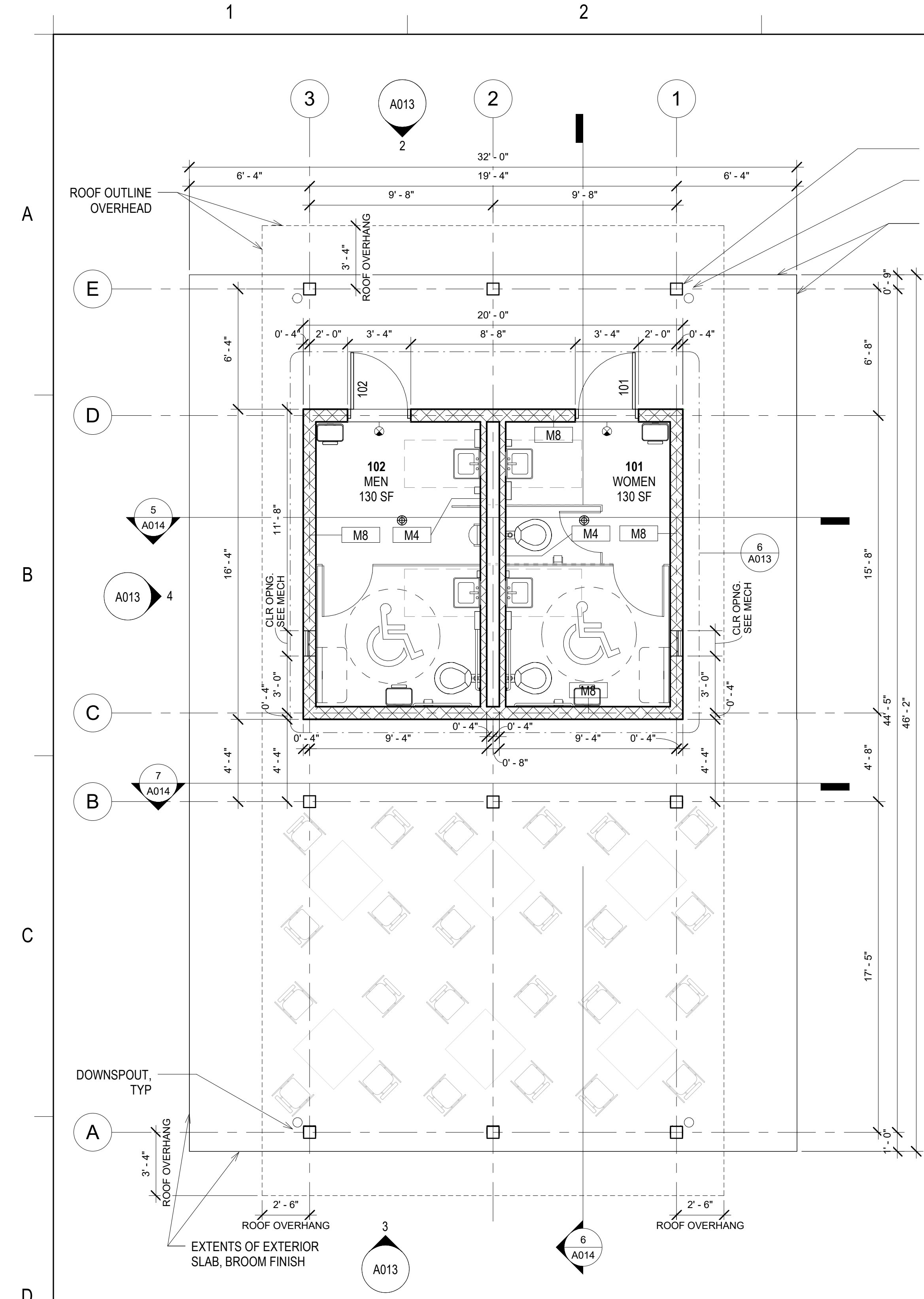
STRUCTURAL ENGINEERING
BBM STRUCTURAL



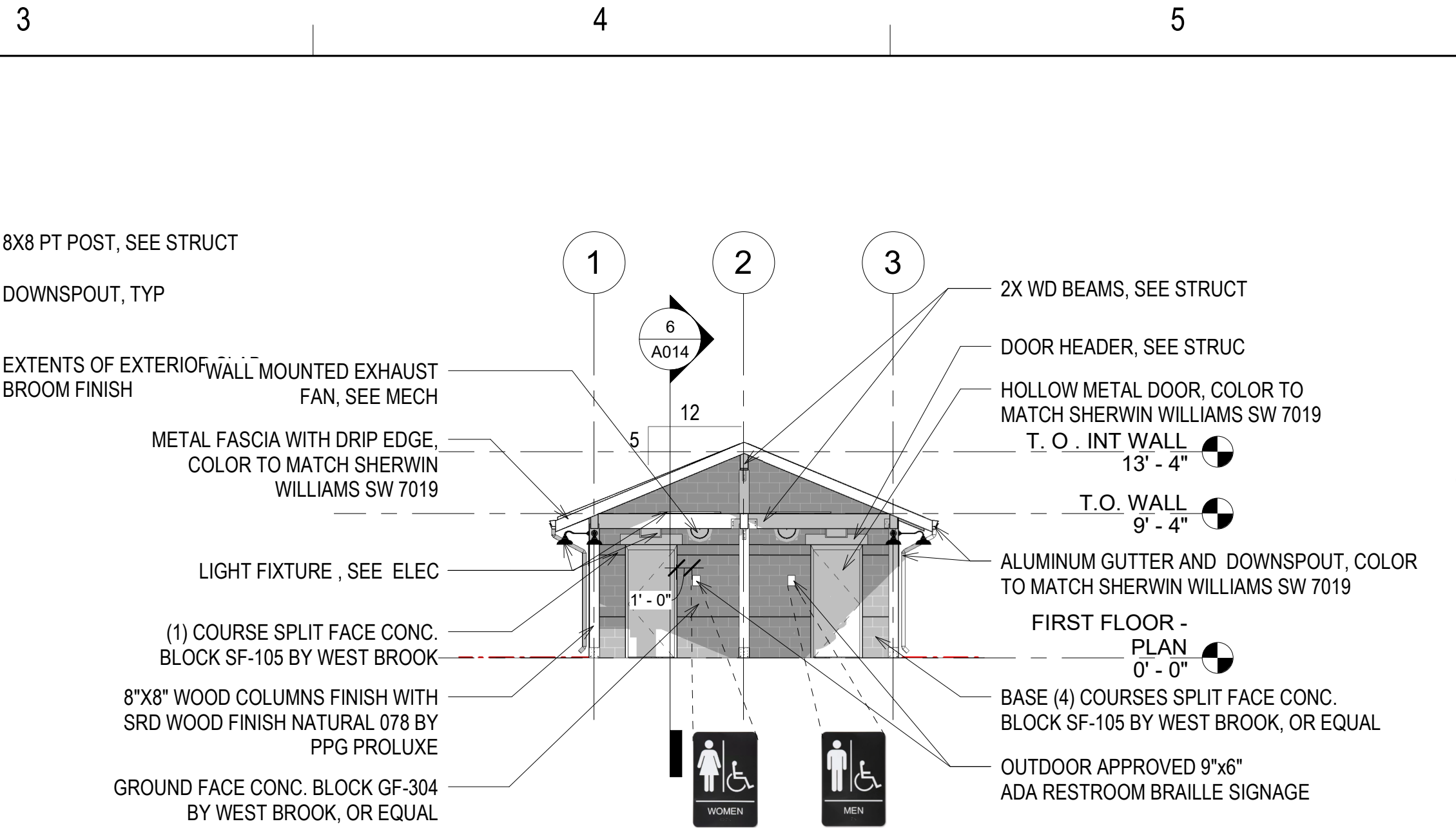
VICINITY MAP, NTS LOCATION MAP, NTS

IF THIS SHEET MEASURES LESS THAN 42" x 30", IT HAS BEEN REDUCED

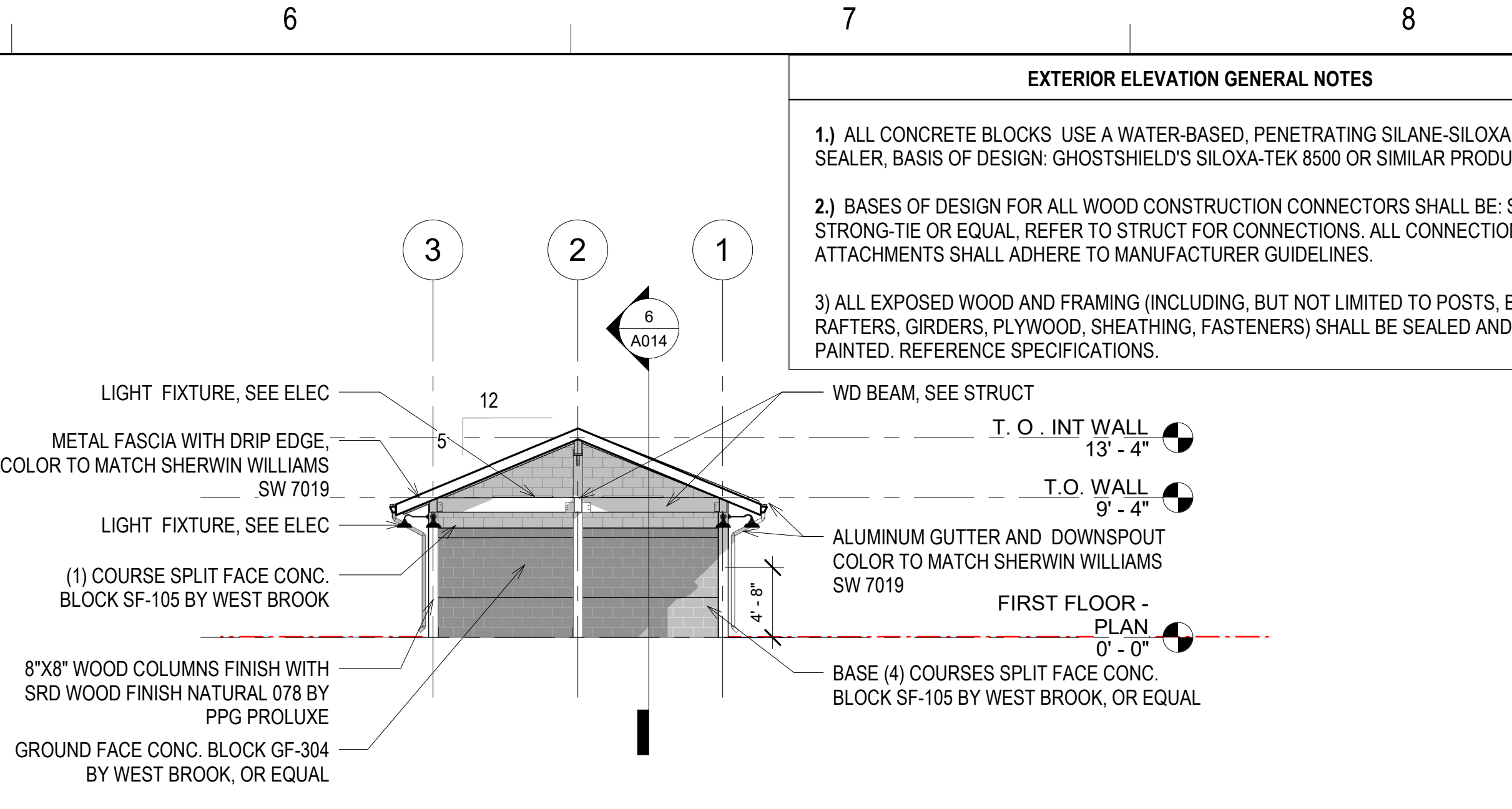
DATE	
DESCRIPTION	
NO.	
client	
consultant	
name	JOHNNIE LOHRUM, JR. A09659
professional license no.	
architect	
project name	City of Deland - Jackson Lane Park Pavilion
project date	11/14/2025
project no.	2025-P004
designed by	J. F.
drawn by	M.T. & J. F.
scale	
sheet number:	G000



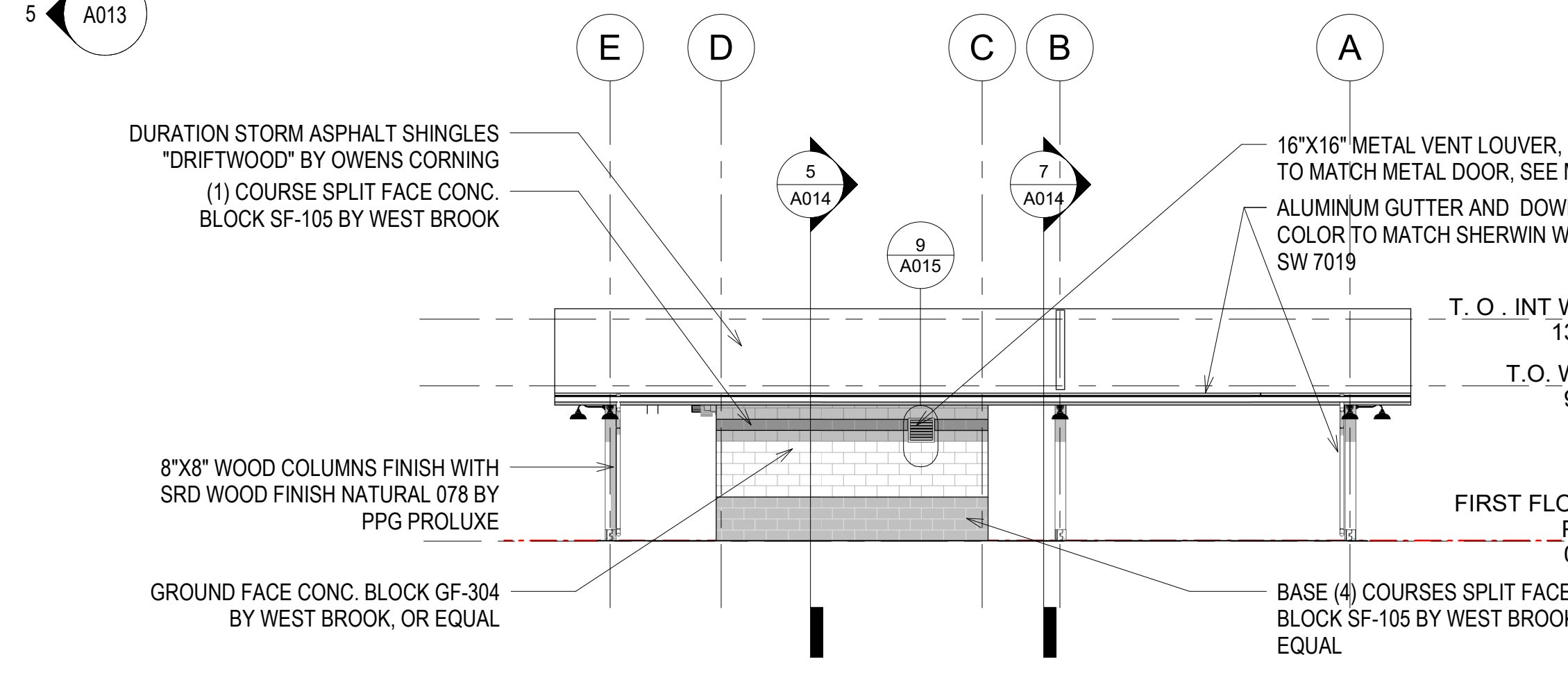
1 FIRST FLOOR - PLAN
1/4" = 1'-0"



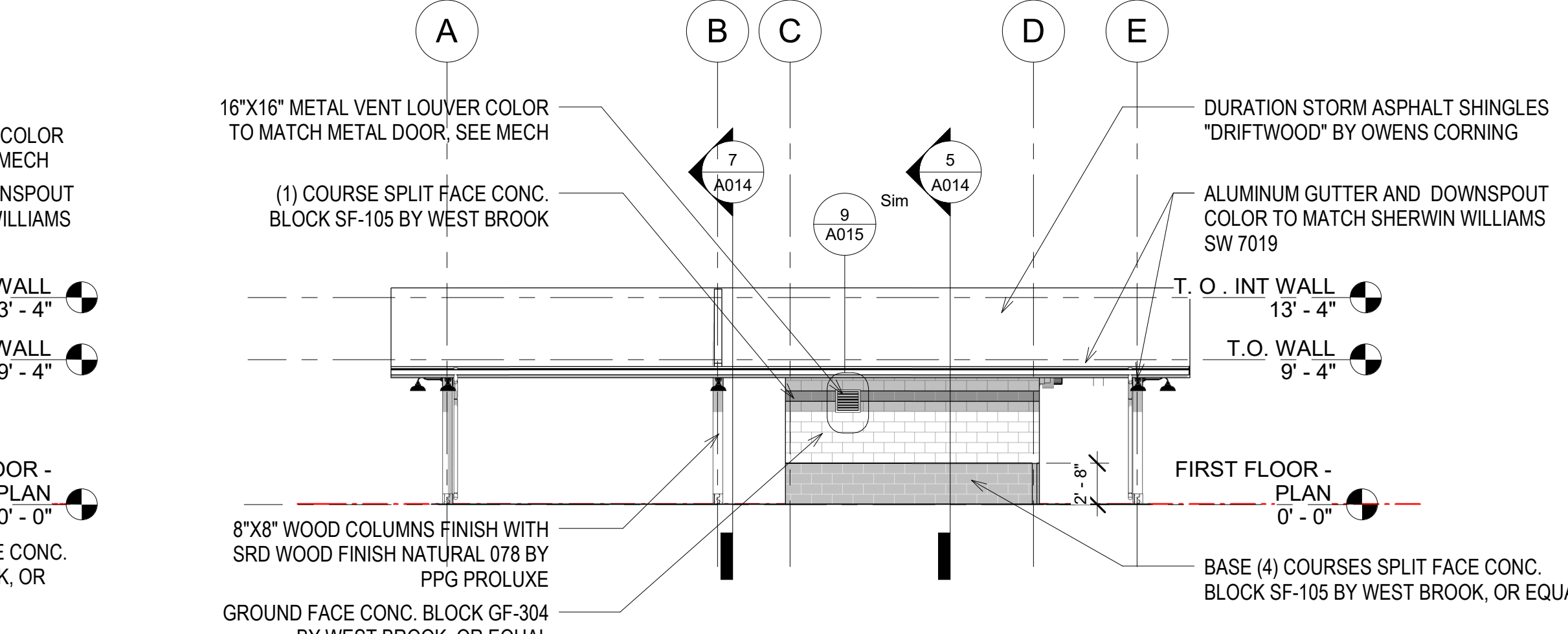
2 ELEVATION - NORTH
1/8" = 1'-0"



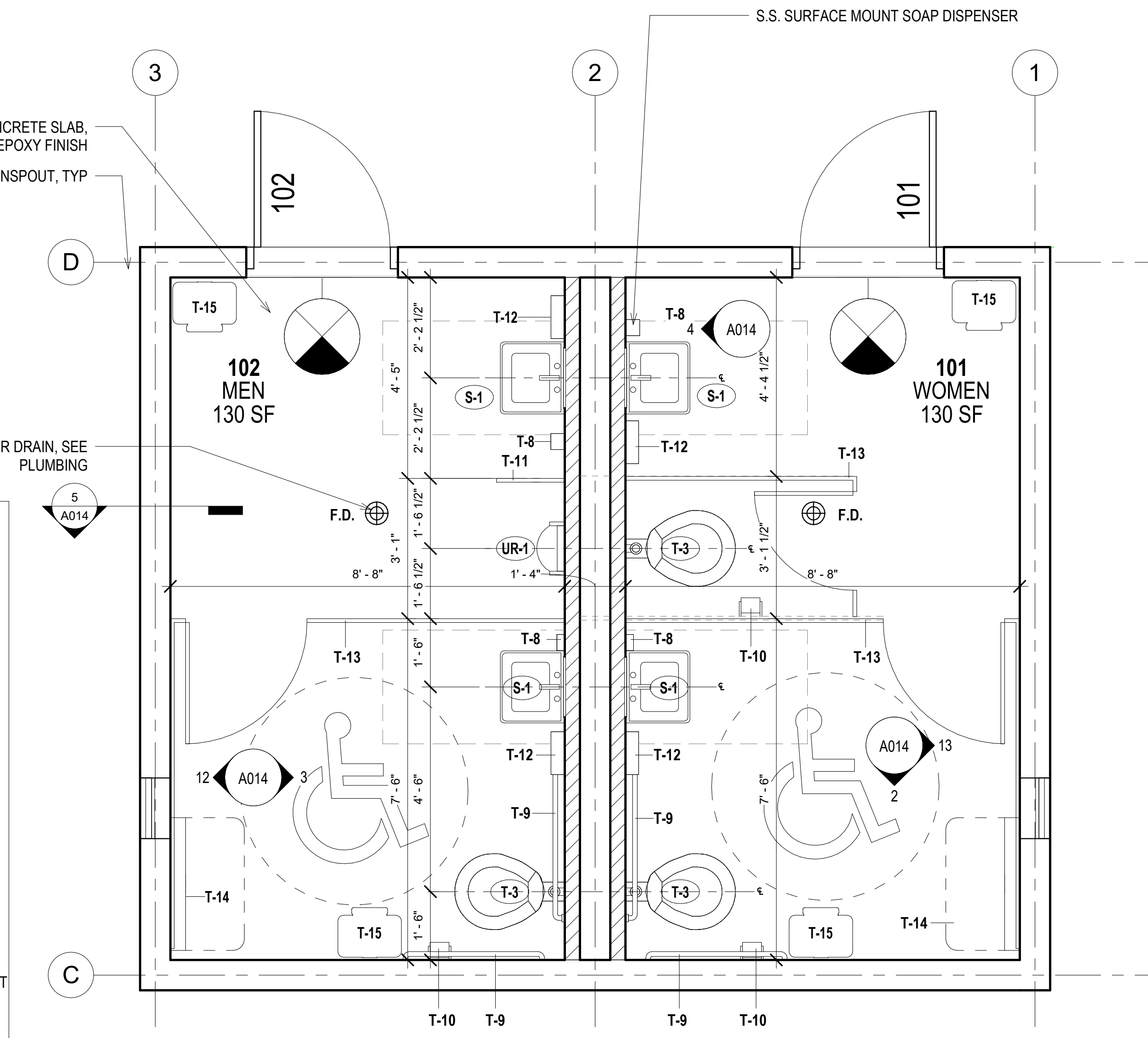
3 ELEVATION - SOUTH
1/8" = 1'-0"



4 ELEVATION - WEST
1/8" = 1'-0"

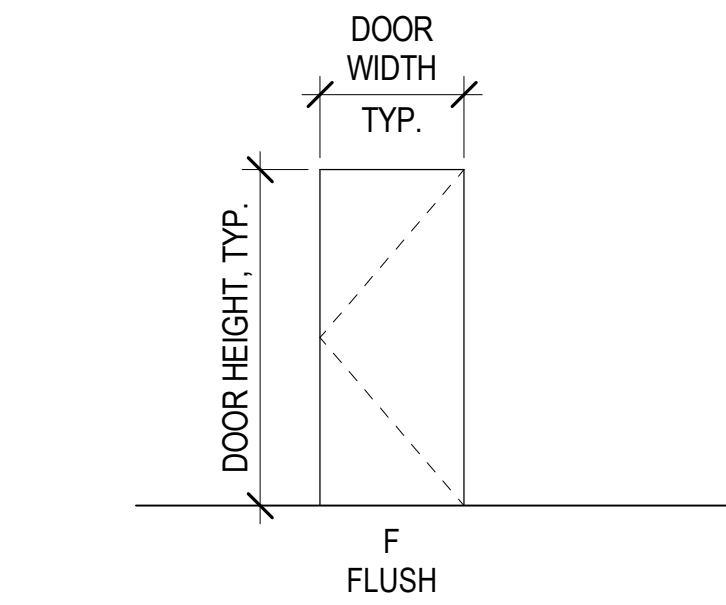


5 ELEVATION - EAST
1/8" = 1'-0"

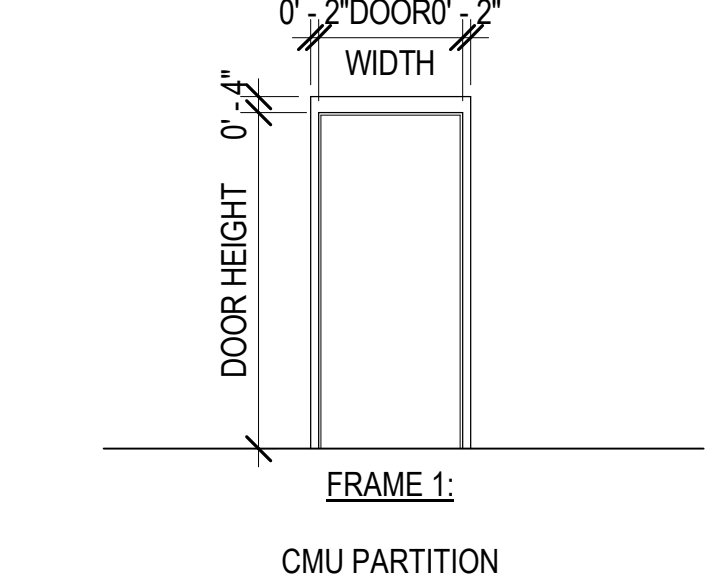


6 ENLARGED FIRST FLOOR - PLAN
1/2" = 1'-0"

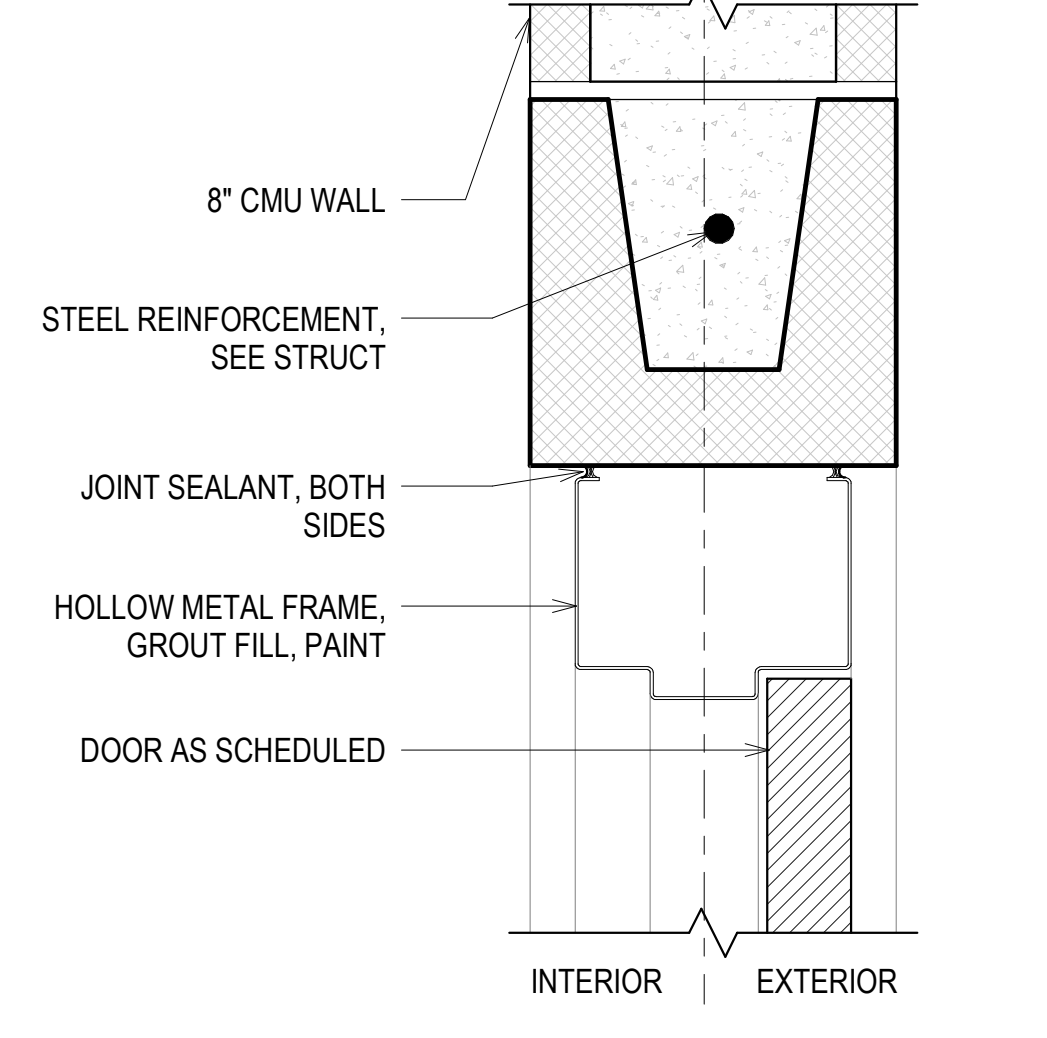
DOOR SCHEDULE										
MARK	WIDTH	HEIGHT	DOOR MATERIAL	FRAME TYPE	FRAME MATERIAL	FIRE RATING	DOOR TYPE	COUNT	HARDWARE SET	COMMENTS
101	3'-0"	7'-0"	HM	FRAME 1	HM		F	1	1	
102	3'-0"	7'-0"	HM	FRAME 1	HM		F	1	1	



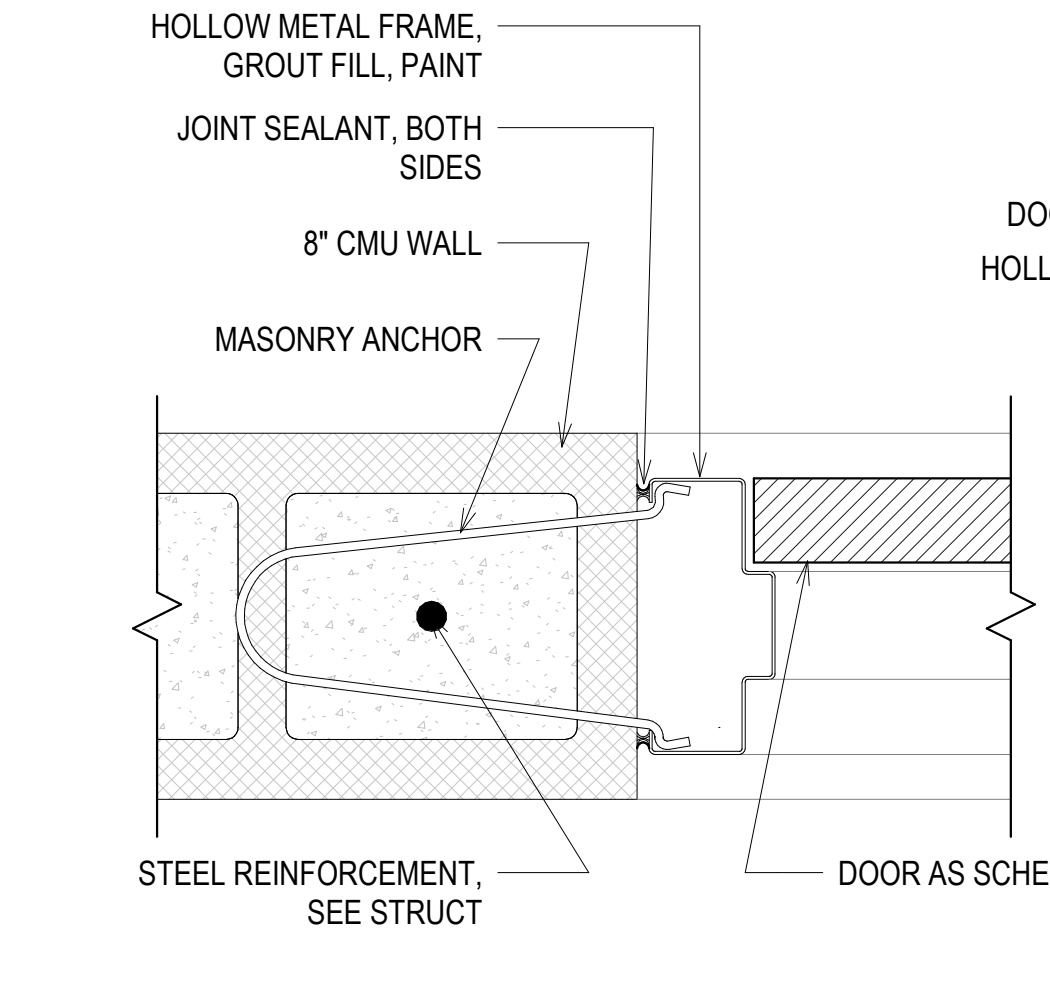
LEGEND, TYPICAL DOOR PANELS
1/4" = 1'-0"



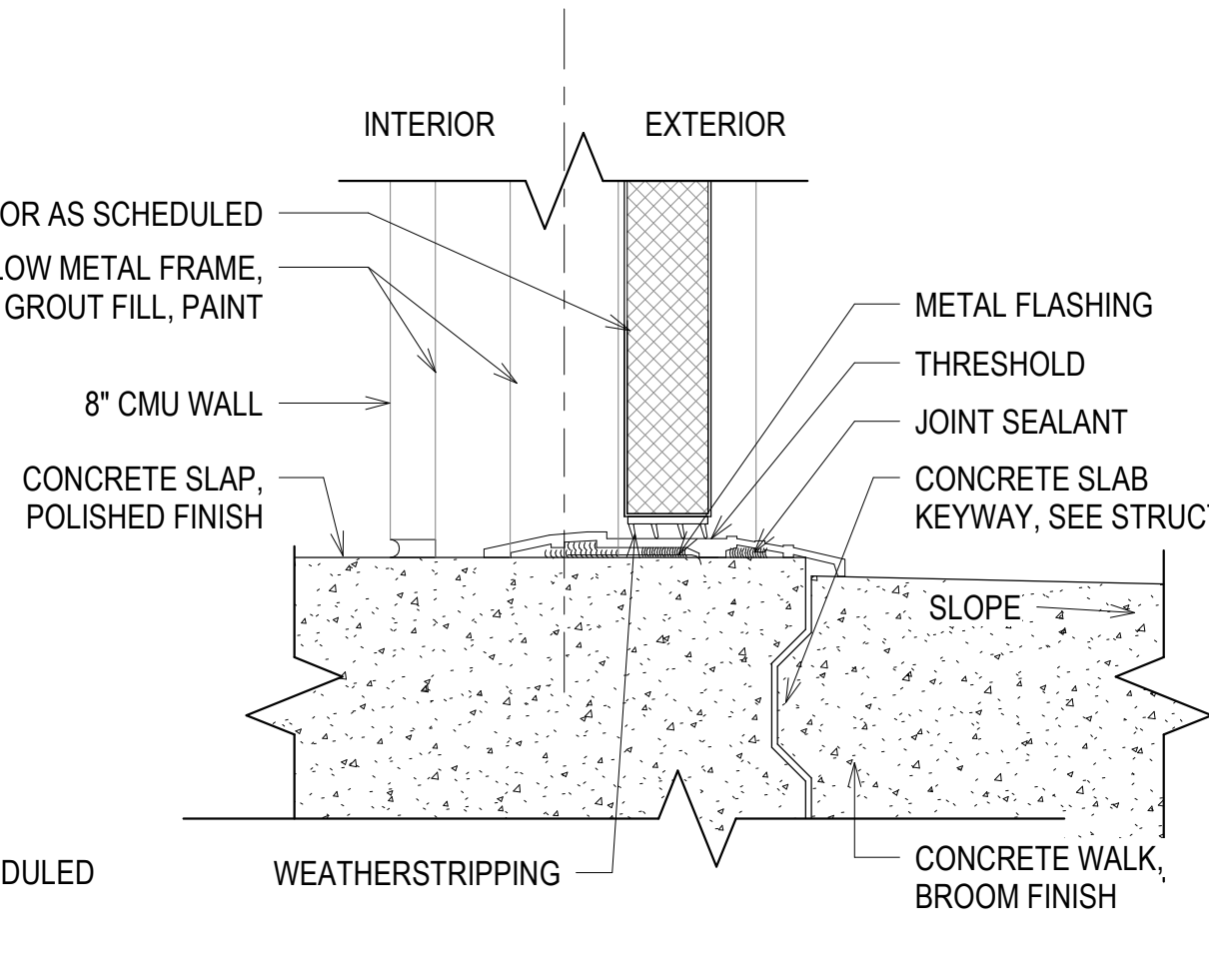
LEGEND, TYPICAL HM DOOR FRAMES
1/4" = 1'-0"



7 DOOR - TYPICAL CMU HEAD
3" = 1'-0"



8 DOOR - TYPICAL CMU JAMB
3" = 1'-0"



9 DOOR - TYPICAL CMU THRESHOLD
3" = 1'-0"

EXTERIOR ELEVATION GENERAL NOTES

- 1) ALL CONCRETE BLOCKS USE A WATER-BASED, PENETRATING SILANE-SILOXANE SEALER, BASIS OF DESIGN: GHOSTSHIELD'S SILOXA-TEK 8500 OR SIMILAR PRODUCTS
- 2) BASES OF DESIGN FOR ALL WOOD CONSTRUCTION CONNECTORS SHALL BE: SIMPSON-STRONG-TIE OR EQUAL, REFER TO STRUCT FOR CONNECTIONS. ALL CONNECTIONS AND ATTACHMENTS SHALL ADHERE TO MANUFACTURER GUIDELINES.
- 3) ALL EXPOSED WOOD AND FRAMING (INCLUDING, BUT NOT LIMITED TO POSTS, BEAMS, RAFTERS, GIRDERS, PLYWOOD, SHEATHING, FASTENERS) SHALL BE SEALED AND / OR PAINTED. REFERENCE SPECIFICATIONS.

DATE	
DESCRIPTION	
NO.	
client	
contractor	
owner	
professional license no.	
ARCHITECT	
PROJECT	City of Deland - Jackson Lane Park Pavilion
PROJECT NO.	100% CD
PROJECT ADDRESS	720 N. Frankfort Ave. Deland, FL 32724
DATE	11/14/2025
PROJECT NO.	2025-P004
DESIGNED BY	J.F.
DRAWN BY	M.T. & J.F.
SCALE	As indicated
SHEET NUMBER	A013

FLOOR PLAN, EXTERIOR ELEVATIONS

IF THIS SHEET MEASURES LESS THAN 42" x 30", IT HAS BEEN REDUCED



County of Volusia

FY 2026/27

Community Development Block Grant (CDBG) Program

Capital Improvement Project Application

City of DeLand

Applicant Name

Jackson Lane Park Improvements

Project Name

Application Checklist

FY 2026/27 CDBG Capital Project - Funding Application Checklist

*Applicant **MUST** place this initialed checklist on top of all submitted proposals.*

Initials of CDBG Primary Contact or Representative	Necessary Application Document/Information
<input checked="" type="checkbox"/> EK	Section A: Signed Applicant Information
<input checked="" type="checkbox"/> EK	Section B: Project Description
<input checked="" type="checkbox"/> EK	Section C: National Objective
<input checked="" type="checkbox"/> EK	Section D: Applicant Capacity
<input checked="" type="checkbox"/> EK	Section E: Project Support
<input checked="" type="checkbox"/> EK	Section F: Project Timeframe
<input checked="" type="checkbox"/> EK	Section G: Project Budget
<input checked="" type="checkbox"/> EK	Section H: Procurement
<input checked="" type="checkbox"/> EK	Section I: Signed Certification of Construction Need
<input checked="" type="checkbox"/> EK	Section J: Signed Conflict of Interest Statement
<input checked="" type="checkbox"/> EK	Attached Site Map, Photos, Plans, and Historic Designation, as applicable
<input checked="" type="checkbox"/> EK	Attached Letter(s) of Support, if applicable
<input checked="" type="checkbox"/> EK	Attached Public Participation Documentation
<input type="checkbox"/> See memo	Attached Board, City Commission, or Department Director approval documentation including meeting agendas, meeting minutes, signed resolutions, etc.
<input checked="" type="checkbox"/> EK	Applicable Procurement Policy (attach only the pages referenced)
<input type="checkbox"/>	Other (If applicable)

Note: When filling out this application, please refer to the FY 2026/27 CDBG Funding Application Instructions and Guidance. The application must be typed using the provided fillable application. Hand-written applications will not be accepted.



A. Applicant Information

Name of Applicant: City of DeLand

CDBG Primary Contact Name and Title:
(should be the same for all proposals) Ashley Graham, CPA, Chief Accountant

Email Address: GrahamA@DeLand.org Phone Number: 386-626-7073

Project Manager Name and Title:
(Implementation) Ray Bahrami, Director of Engineering & Airport

Email Address: BahramiR@DeLand.org Phone Number: 386-626-7189

Proposed Project Title: Jackson Lane Park Improvements

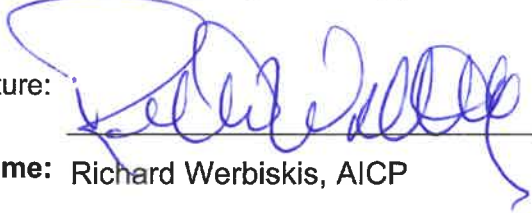
Total Amount Requested: \$ 349,801 Total Estimated Project Cost: \$ 379,714

Additional Funds Available to Leverage, if applicable: \$ 29,913

Source of Additional Funds, if applicable: City Reserve

Physical Location of Proposed Project: 720 North Frankfort Avenue, DeLand

Certifying Representative
▪ Person authorized to sign contract, if project is selected
To the best of my knowledge and belief, data in this proposal are true and correct and the governing body of the applicant has duly authorized the document.

Signature: 

Name: Richard Werbiskis, AICP

Title: Acting City Manager

May 13, 2026
Date Signed



B. Project Description

Type of Project:

- | | |
|--|---|
| <input type="checkbox"/> Senior Centers | <input type="checkbox"/> Parking Facilities |
| <input type="checkbox"/> Clearance/Demolition/Asbestos Removal | <input type="checkbox"/> Solid Waste Disposal Improvements |
| <input type="checkbox"/> Facilities for Persons with Disabilities | <input type="checkbox"/> Water/Sewer Improvements |
| <input type="checkbox"/> Homeless Facilities (not operating costs) | <input type="checkbox"/> Street/Sidewalk Improvements |
| <input type="checkbox"/> Youth Centers | <input type="checkbox"/> Non-Residential Historic Preservation |
| <input type="checkbox"/> Neighborhood Facilities | <input type="checkbox"/> ADA Accessibility |
| <input checked="" type="checkbox"/> Parks, Recreational Facilities | <input type="checkbox"/> Public Facility Improvements (General) |

Exact Location/Project Address:

Provide a site map clearly identifying where on the site the proposed project will take place.

720 North Frankfort Avenue, DeLand

If applicable, please indicate the following:

Address Start: _____ Address End: _____

Linear Feet: _____

Summary of Project:

Provide a detailed description of the project to include the entire scope of work. Elements of the project not included in this section of the application may not be considered once awarded.

The overall project request is to construct a new 576 square foot bathroom facility at Jackson Lane Park, which will require the necessary installation of a sidewalk, power, water, and sewer to the building. In addition to this request, the City would like to include a new 576 square foot covered pavilion to be included in the overall project.

Planning Status:

Provide a description of where the project is at in the planning phase. Will engineered plans be required for this project? If yes, are those plans completed or underway? If plans are underway, describe when they are set to be completed. Attach relevant documents to support which may include completed plans, a timeline provided by the engineer creating the plans, etc.

Yes, engineering plans are required for this project and have been completed. At this stage, revised plans have been prepared and submitted in draft form (not yet signed and sealed). Final signed and sealed plans will be submitted if this request is awarded.

Project Need and Justification:

Describe the underlying purpose and need for the proposed project, including any alternatives considered, and how the proposed project is intended to address housing and/or community development needs.

The project site is an already established neighborhood park that currently includes a well-used playground and basketball court. It serves as a key recreational amenity for nearby residents, with the next closest neighborhood park located more than a mile to the south, limiting convenient access to similar facilities.

The project request is to construct a new restroom facility to support the existing park amenities. Currently, the lack of restroom access constrains the duration and usability of the park, particularly for families, children, and limits any organized activities. By adding this infrastructure, the project will enhance the functionality, comfort, and overall accessibility of the park, allowing it to better serve the surrounding community and existing neighborhood.

Alternatives that have been considered include maintaining the park in its current condition; however, this option does not support the existing use of the facility. The proposed improvement represents a targeted investment that builds on an already popular community asset, promotes equitable access to recreational amenities, and supports neighborhood livability.

Project Location Status:

Is a project currently underway at the same location (phased project)? Is yes, when will the current phase be completed? What steps are you taking to ensure the current project is substantially completed prior to October 1, 2026?

No projects are currently underway at this same location.

Anticipated Accomplishments and/or Outcomes:

Describe the anticipated accomplishments and/or outcomes that are expected as a result of the project once completed.

The anticipated accomplishment is that the project will deliver new restroom facilities and a pavilion to support the existing park amenities. These improvements will enhance user comfort and convenience, encourage longer visits, and accommodate a wider range of activities, including small gatherings and community events.

As a result, the project is expected to increase overall park usage, expand access for residents of all ages and abilities, and strengthen the park's role as a neighborhood hub for recreation and community interaction.

Describe the Designated Service Area and Beneficiaries:

Provide a detailed description, photos, and a map that clearly shows the project site and area that will benefit from the proposed project.

This park is located within a CDBG eligible area and will continue to provide recreation facilities for the surrounding CDBG eligible neighborhood.

See attached map, scope of work, and photos.

Existing Conditions and Trends:

Provide a description of existing conditions, the character, features, and resources of the project area as well as any trends that are likely to continue in the absence of the project. Please cite current data to support your response.

Jackson Lane Park currently includes a basketball court, a rental facility known as the “Boy Scout Hut,” and newer playground equipment. Presently, restroom access is limited to the interior of the rental hall, which restricts availability for general park users when the building is not open or rented by a private party.

The addition of a dedicated restroom facility and covered pavilion will enhance the park’s functionality and better support existing amenities. Without these improvements, current limitations on comfort and convenience are likely to persist, potentially constraining park usage and limiting the range of activities the site can accommodate.

Historic Preservation:

Is the proposed project location part of a registered historic location or historic district? If not, put N/A. If yes, please indicate which list(s) the project location is registered (Example: National Historic Register) and provide documentation confirming the designation. If locally designated, will a Certificate of Appropriateness be required? Refer to the FY 2026/27 CDBG Funding Application Instructions and Guidance for more information.

N/A

Hours of Operation:

If the project consists of work for a public facility, describe the hours of operation and/or what they will be once construction is completed. If proposed project is not a public facility, put N/A.

Jackson Lane Park opens at sunrise and closes at sunset.

C. National Objective

Activity will meet a national objective by: *(choose one of the two options)*

Area Benefit

Uses census tract data to demonstrate at least 51% of beneficiaries are LMI.

(choose one of the two options)

Census tract block group data
or

Income survey conducted by agency/municipality

Limited Clientele Benefit

Uses data for a certain population within the community.

(choose one of the two options)

Will be income verified
or

Presumed low-income by HUD

Area Benefit: (if applicable)

Census Tract	Block Group	Total Population	Low/Mod Population	% Low/Mod Population
See attached memo				

Total

Limited Clientele Benefit: (if applicable)

Qualifying group:

Number of persons served:

D. Applicant Capacity

Similar Projects:

Describe any similar capital projects previously carried out, and the outcomes. Describe any experience with implementing projects utilizing CDBG or other federal funding sources.

Tra Thomas Park has a slightly similar scope of work, such as installation basketball backboards/goals and install new swing set and benches The Tra Thomas Park project was completed in 2025.

Agency Capacity:

Describe the agency's experience and current capacity to manage a capital project. Describe the agency's capacity to complete a competitive solicitation, oversee grant compliance, and manage contractors.

The City has the experience and capacity necessary to successfully manage this capital improvement project and oversee all competitive solicitation and grant compliance requirements. Qualified internal staff will manage procurement, oversee construction activities, contractor coordination, project administration, reporting, and overall compliance.

The architect of record will be involved during construction to assist with design coordination and implementation throughout construction. Administrative support staff will remain involved to assist with documentation, financial tracking, and grant administration to ensure the project is completed in accordance with all funding requirements and the overall project timeline.

Past Applications:

Has the city/agency ever applied for CDBG funding for this project? If yes, provide information on when the application was last submitted, what changes have been made since it was last submitted, and any other relevant information.

Yes. In February 2025, the City requested approval to transfer unallocated funds from three different previously funded projects (FY 2022/23, FY 2023/24, and FY 2024/25) that were completed under budget. A total of \$102,642 was reallocated to the Jackson Lane Park Improvement Project for the FY 2024/25 grant cycle.

While the transfer was approved and the project was funded, it was not completed. Initial construction bids exceeded the allocated \$102,642 (lowest bid was \$425,000), which was significantly above the available budget, and the City did not have sufficient additional funds to cover the remaining costs.

Past Contracts:

Has the city/agency been required to return funds because of non-compliance or due to the inability to expend funds during the contract period within the past three years? If yes, explain the reason why, and how long ago this took place.

Yes. In March 2026, the County canceled previously awarded funds due to an inability to complete the projects within the contract period. This included \$102,643 in reallocated funds (FY 2022/23 and FY 2023/24) for the Jackson Lane Park Project and \$89,220 (FY 2024/25) for Right-of-Way ADA sidewalk improvements.

The cancellations were the result of minimal progress caused by legal issues with the contractor and construction bids that were significantly higher than anticipated. Since that time, the City has completed the Right-of-Way ADA sidewalk improvements in-house. The Jackson Lane Park Project, however, remains unfunded.

Feasibility of Maintaining Project:

Explain future maintenance as a result of the project.

Future maintenance will be completed by the City of DeLand.

E. Project Support

Public Support:

Describe the actions that were taken to gather public support for the project. Describe the activities taken to inform the public of the proposed project (public meetings, notices, letters, etc.). Attach copies of proof of public participation including meeting documents, notices, letters of support, etc.

As of May 7, 2026, the City has posted the proposed project on its website and publicly advertised the upcoming City Commission meeting scheduled for May 18th.

This project request is scheduled for consideration at the May 18 City Commission meeting, at which time City staff will seek formal support from the Commission through adoption of a Resolution.

Official meeting minutes and the executed Resolution will be provided once available. In the interim, the meeting agenda and associated agenda materials have been included in this application packet.

Municipality Support (Non-profit Organizations):

Review the requirements for non-profits as described in the "Funding Application Instructions and Guidance". If you are unable to obtain a letter of support by the application due date, explain in the space below the steps your organization will take to ensure support is provided no later than June 12, 2026. Cities, county departments, and non-profits with project located within unincorporated Volusia County, put N/A.

N/A

Governing Body Support:

Review the requirements for non-profits as described in the "Funding Application Instructions and Guidance". Attach proof of support by the applicant's governing body. If you are unable to obtain approval by the application due date, explain in the space below the steps your organization will take to ensure support is provided no later than June 12, 2026. Non-profits without a governing body or board, put N/A.

This project request is scheduled for the May 18 City Commission agenda, at which time staff will seek formal support from the Commission by an executed Resolution.

Official meeting minutes and executed resolution will be provided once available. In the interim, the meeting agenda and related agenda materials are included in this packet.

F. Project Timeframe

Implementation Responsibility:

Who will be implementing the construction of the proposed project?

- Agency/Municipality Employees
- Contractor
- County of Volusia Employees (only applies to internal departments/divisions)

Comments about implementation responsibility (if needed):

Plan of Action:

The Plan of Action (POA) on the next page will become part of the Subrecipient Agreement if project is approved. Clearly explain who created the POA provided below (i.e. purchasing analyst, public works director, etc.), what factors were considered, what is unique to this project timeline, and note any potential concerns or delays. Projects that

The plan of action was completed by Ray Bahrami, Director of Engineering & Airport



CDBG FY 2026/27 Plan of Action		
Milestones	Planned Date	Notes (not required)
Authorization to Proceed (ATP) Received	10/1/26	Remaining dates will adjust if ATP is not received by this date
Technical Design & Procurement Documents Complete	10/1/26	
Complete Solicitation Package Submitted to Volusia County	10/1/26	
Solicitation Package Approved by Volusia County (Allow one week)	10/8/26	
Solicitation Advertised	10/15/26	
Pre-Solicitation Meeting	10/29/26	
Solicitation Opening	11/19/26	
Contract Award	12/7/26	
Pre-Construction Meeting	1/12/27	
Issue a Notice to Proceed	2/1/27	
Project Start Date	2/1/27	
Project Completed	5/1/27	
All Reimbursement Requests Submitted to Volusia County		



G. Project Budget

Applicants must either fill out the following budget or attach an additional budget.

Budget Categories	Project Cost Estimate	Sources of Funds		
		CDBG Funds	Applicant Funds	Other:
		AMOUNT	AMOUNT	AMOUNT
Materials Costs	\$ 150000	\$ 150000	\$	\$
Labor Costs	\$ 150000	\$ 150000	\$	\$
Engineering Services	\$ 29913	\$	\$ 29913	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
Other:	\$	\$	\$	\$
SOURCE TOTAL (Column total)		\$	\$	\$
TOTAL PROJECT COST (the total project costs, all funding sources)	\$ 329913			

Please note, due to the grant-based accounting method used by HUD, funds cannot be transferred between fiscal years. As a result, remaining program year balances will revert back to the county if not utilized for the proposed project.

Description of Budget:

Explain the budget above. Include the resources that will be used for the project prior to reimbursement, any potential funding concerns, completeness of budget given, and estimates used. Backup documentation for the budget amounts should be available upon request. If the project is to be implemented by the county, attach correspondence with relevant County of Volusia department stating the budget reasoning.

The budget above includes CDBG funds and City reserve funds to cover the remaining balance in order to complete the project.

Leveraged Funds:

Clearly explain what funds, if any, are being used to match CDBG funds for the project. If any funds are anticipated, but are not currently in hand, please note that here (ex: pledges).

The City will provide leverage funds of \$29,913 from City reserve funds to cover the project design and construction administration (CA) services provided by the consultant.

These funds have been identified by the City for the project and will serve as the local contribution toward the overall project cost. At this time, no additional matching funds are anticipated beyond the City reserve funds identified above.

Outstanding Balance:

Explain any remaining CDBG balances from prior year capital projects.

The City does not have any outstanding CDBG balances.

H. Procurement

Eligible procurement:

Purchases must be handled fairly and in a manner that encourages full and open competition; documentation must be maintained that demonstrates this. Additionally, subrecipients or subgrantees are required to abide by the strictest of the following when purchasing services, supplies, materials, or equipment:

- The municipality or agency purchasing and procurement policy
- All applicable federal procurement rules, most specifically those contained in 24 CFR 85.36
- A Volusia County CDBG entitlement program threshold of \$50,000 for small purchases, which will be outlined in the FY 2026/27 Subrecipient Agreement. Purchases above this threshold must be awarded through a formal competitive bid or proposal process, even if the limit established in the subrecipient's or subgrantee's procurement policy allows a higher threshold for a formal competitive bid.

Please note: Approval of the application including the process outlined below does not eliminate the requirement to approve all steps of the project procurement and implementation with Community Assistance prior to moving forward, this is mandatory to ensure that projects remain compliant and eligible for CDBG reimbursement.

Method of Procurement to be Used for this Project:

Include the name of the procurement method, a brief summary of the steps that will be taken, and a reference to the procurement policy of the agency or municipality implementing the project. Attach the page of the policy that applies to the reference to this submission.

Competitive Sealed Bids (Formal Advertisement per 24CFR 85.36(d)(2))

Procurement Reasoning:

Clearly explain why the method of procurement noted above is the best choice for this project.
Competitive sealed bids will attract the best pricing

Procurement Management:

Explain who will be responsible for implementing the procurement method above, including their position. Explain past solicitations completed that show the capacity to complete a competitive solicitation (how it was advertised, type of projects, dollar amounts of projects, etc.).

Ray Bahrami, Director of Engineering & Airport will be responsible for implementing the procurement method above.

The City has successfully completed multiple competitive solicitations for prior Community Development Block Grant (CDBG) projects, demonstrating the capacity and experience necessary to administer federally funded procurement processes in compliance with applicable regulations, including Competitive Sealed Bids (Formal Advertisement pursuant to 24 CFR 85.36(d)(2)).

Past competitively procured projects have included right-of-way improvements such as sidewalk and ADA accessibility upgrades, playground equipment installation, and construction of a new community center sign. These solicitations were publicly advertised through formal bid notices and procurement procedures consistent with federal and local requirements.

Project award amounts have varied depending on the scope of work, with individual projects ranging up to approximately \$130,000. Through these completed projects, the City has demonstrated the ability to advertise, manage, evaluate, and administer competitive procurements for federally funded capital improvement projects.



I. Certification of Construction Need

The purpose of this form is to differentiate between the two categories of public facility or infrastructure projects shown below:

- Maintenance of a public facility or infrastructure, and
- Necessary rehabilitation of a public facility or infrastructure.

The agency or municipality that is implementing the proposed capital project must designate an employee to confirm which category, from the two listed above, of which the project best fits. The employee should have the knowledge and experience to make an informed determination and explanation regarding the proposed project, the facility, the past use, and the current condition.

Agencies and municipalities should exercise reasonable judgment in choosing an employee to certify the construction need of a project. It is not the intent of the entitlement community, County of Volusia, to have the agency or municipality incur any additional costs or to hire outside experts. Due to the vast differences in the organization of different agencies and jurisdictions, specific employee positions cannot be defined. A certification completed by the CDBG contact(s) for the agency or municipality would not be appropriate. Please discuss potential certifications with Volusia County if you have any questions or concerns.

Name and Title of Certifying Employee: Ray Bahrami, Director of Engineering & Airport

Email Address: BahramiR@DeLand.org Phone Number: 386-626-7189

Proposed Project Title: Jackson Lane Park Improvements

Project should be classified as:

- Maintenance
 Deferred Maintenance
 Rehabilitation
 New Construction

Reason for determination given:

Attach additional pages or documentation as needed.

The project site, Jackson Lane park, currently only has playground equipment and a pavilion.

The installation of a new bathroom facility requires connection to power, water and sewer.

Ray Bahrami

Certifying Employee Name

Raymond Bahrami

Certifying Employee Signature

Digitally signed by Raymond Bahrami
Date: 2026.05.08 07:52:15 -04'00'

Date

J. Conflict of Interest Statement

Please read and sign at the bottom of the next page, signifying that you have read and agree to adhere to the following policy. Also, please disclose any potential conflicts including any boards or committees currently serving on, any private companies owned by you or members of your Board of Directors, and any other potential conflicts.

(a) *Applicability.* (1) In the procurement of supplies, equipment, construction, and services by recipients and by subrecipients, the conflict of interest provisions in 24 CFR 85.36 and 24 CFR 84.42, respectively, shall apply.

(2) In all cases not governed by 24 CFR 85.36 and 84.42, the provisions of this section shall apply. Such cases include the acquisition and disposition of real property and the provision of assistance by the recipient or by its subrecipients to individuals, businesses, and other private entities under eligible activities that authorize such assistance (e.g., rehabilitation, preservation, and other improvements of private properties or facilities pursuant to §570.202; or grants, loans, and other assistance to businesses, individuals, and other private entities pursuant to §570.203, 570.204, 570.455, or 570.703(i)).

(b) *Conflicts prohibited.* The general rule is that no persons described in paragraph (c) of this section who exercise or have exercised any functions or responsibilities with respect to CDBG activities assisted under this part, or who are in a position to participate in a decision-making process or gain inside information with regard to such activities, may obtain a financial interest or benefit from a CDBG-assisted activity, or have a financial interest in any contract, subcontract, or agreement with respect to a CDBG-assisted activity, or with respect to the proceeds of the CDBG-assisted activity, either for themselves or those with whom they have business or immediate family ties, during their tenure or for one year thereafter. For the UDAG program, the above restrictions shall apply to all activities that are a part of the UDAG project and shall cover any such financial interest or benefit during, or at any time after, such person's tenure.

(c) *Persons covered.* The conflict of interest provisions of paragraph (b) of this section apply to any person who is an employee, agent, consultant, officer, or elected official or appointed official of the recipient, or of any designated public agencies, or of subrecipients that are receiving funds under this part.

(d) *Exceptions.* Upon the written request of the recipient, HUD may grant an exception to the provisions of paragraph (b) of this section on a case-by-case basis when it has satisfactorily met the threshold requirements of (d)(1) of this section, taking into account the cumulative effects of paragraph (d)(2) of this section.

(1) *Threshold requirements.* HUD will consider an exception only after the recipient has provided the following documentation:

(i) A disclosure of the nature of the conflict, accompanied by an assurance that there has been public disclosure of the conflict and a description of how the public disclosure was made; and

(ii) An opinion of the recipient's attorney that the interest for which the exception is sought would not violate State or local law.



(2) *Factors to be considered for exceptions.* In determining whether to grant a requested exception after the recipient has satisfactorily met the requirements of paragraph (d)(1) of this section, HUD shall conclude that such an exception will serve to further the purposes of the Act and the effective and efficient administration of the recipient's program or project, taking into account the cumulative effect of the following factors, as applicable:

- (i) Whether the exception would provide a significant cost benefit or an essential degree of expertise to the program or project that would otherwise not be available.
- (ii) Whether an opportunity was provided for open competitive bidding or negotiation.
- (iii) Whether the person affected is a member of a group or class of low- or moderate-income persons intended to be the beneficiaries of the assisted activity, and the exception will permit such person to receive generally the same interests or benefits as are being made available or provided to the group or class.
- (iv) Whether the affected person has withdrawn from his or her functions or responsibilities, or the decision-making process with respect to the specific assisted activity in question.
- (v) Whether the interest or benefit was present before the affected person was in a position as described in paragraph (b) of this section.
- (vi) Whether undue hardship will result either to the recipient or the person affected when weighed against the public interest served by avoiding the prohibited conflict; and
- (vii) Any other relevant considerations.

Name	Conflicts/Potential
None	No Known Conflicts
_____	_____
_____	_____
_____	_____
_____	_____

Michael Pleus, ICMA-CM

Ashley Graham, CPA, Chief Accountant

Authorized Official

CDBG Liaison

Michael Pleus
Signature **Date**

AG 5/11/26
Signature **Date**

February 27, 2025

Michael Pleus, City Manager
City of DeLand
120 South Florida Avenue
DeLand, FL 32720

Re: Notification of Change to Community Development Block Grant Allocation Method

Dear Mr. Pleus,

Volusia County receives Community Development Block Grant (CDBG) funds directly from the U.S. Department of Housing and Urban Development (HUD) as a qualified urban county entitlement community through a formula grant. The formula HUD uses to determine funds for the County of Volusia is identified as Formula A, which considers three factors of an area: population, poverty, and overcrowding. Since 2015, the county's annual allocation has been divided and allocated using the same Formula A for all partnering cities and the unincorporated areas. These fixed allocations have been provided to our partnering cities to apply for projects or public service activities.

Beginning with fiscal year 2025/26, the county will no longer award partnering cities a fixed annual allocation based on Formula A. Instead, projects will be awarded through a competitive application process. This method will allow partnering cities, non-profit organizations, and county departments to propose more large-scale and impactful capital projects, maximizing the benefit for residents. City allocations have historically ranged from \$60,000 - \$180,000, but with a competitive process, cities could request upwards of \$1 million for a project. The competitive applications will be reviewed and scored by an evaluation committee to determine which projects will be recommended for final approval by the County Council. To ensure fair distribution of CDBG funds, limits and geographic requirements will be set. For example, a city may receive a capital project award no more than two times in any five-year period. The evaluation criteria and full details will be provided when the application is released.

The county will also be making efforts to utilize 15 percent of the overall CDBG annual allocation for public service activities. This is the maximum amount allowed under CDBG regulations and has historically been underused. Partnering cities are encouraged to identify public service activities that are CDBG-eligible. Non-profit organizations will also have an opportunity to propose public service activities directly to the county.



COMMUNITY SERVICES DEPARTMENT

COMMUNITY ASSISTANCE

The county anticipates releasing a competitive solicitation for CDBG-eligible capital projects and public service activities in early March. A workshop was held on January 24, 2025, to discuss the potential of a competitive process with city staff and discuss any areas of concern. A virtual workshop was also held on February 27, 2025, to discuss the new process with city staff. An additional meeting will be held in early April to answer questions as applications are being completed.

If you have any questions regarding CDBG requirements or this change in allocation method, please contact Eva Colee at ecolee@volusia.org or 386-736-5955 ext. 15593.

Thank you for all that you do to assist the residents of Volusia County.

Respectfully,

A handwritten signature in blue ink, appearing to read "C Hall", is positioned below the word "Respectfully,".

Carmen Hall
Community Assistance Director

cc: Brad Burbaugh, Community Services Director
Brittany Louis, Housing & Grants Administration Manager

COMMUNITY ASSISTANCE

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Resolution re Surplus Equipment.

DEPARTMENT: City Clerk

PREPARED BY: Dale Arrington, Interim City Clerk

ATTACHMENTS: Surplus Property Resolution, Memo 26-011.a Equipment Addition for Surplus Memo 26-011, Memo 26-011 Surplus Gear (radios and 82 Gen), Surplus Memo Dex 2026, Dex-printer-surplus

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

The proposed resolution declares equipment surplus and authorizes the City Manager to dispose of same. See the attached memoranda from Michael Vazquez, Division Chief of Administration, Fire Department, requesting disposal of equipment that is expired or reached the end of its service life. Alberto Cirelli, IT Director, also requested that seven printers be declared surplus per the attached memorandum. In addition, this resolution provides a corrected asset number for one piece of Utility Department equipment declared surplus on May 4, 2026.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

N/A

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The proceeds from any sale of surplus equipment would be included as revenue in the City budget.

RECOMMENDATION:

It is recommended that the City Commission adopt the resolution declaring the equipment surplus and authorizing its disposal.

BACKGROUND/DISCUSSION:

NA

RESOLUTION 2026 –

**A RESOLUTION OF THE CITY COMMISSION OF DELAND, FLORIDA,
DECLARING CERTAIN PROPERTY SURPLUS; AUTHORIZING DISPOSAL OF
THE PROPERTY; AND PROVIDING AN EFFECTIVE DATE.**

WHEREAS, the disposal of tangible surplus property is authorized by Section 274.06, Florida Statutes; and

WHEREAS, the City Commission hereby finds that the below property is either: obsolete and the continued use of it is uneconomical or inefficient; that it serves no useful function; and/or that it is irreparable; and

WHEREAS, the City Commission hereby finds that it is in the best interests of the City to dispose of said surplus property;

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COMMISSION OF THE CITY OF DELAND, FLORIDA:

DESCRIPTION

Section 1. The following described property is hereby declared surplus:

<u>Dept.</u>	<u>Asset#</u>	<u>Description</u>	<u>Make</u>	<u>Model</u>	<u>Serial #</u>
122		Station 82 Generator Drive Unit	Cummins	6BT5.9G6	46276787
122		Station 82 Generator Driven Unit	ONAN	DGDB-5595	B030466877
122		Station 82 Generator Coupling Unit	Thomson	TSC800	W019868
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B5
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401210075D9
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B6
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B4
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B8
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B3
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401210071C0
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401210075DA
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B7
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B2
122		Station 82 PPE Washer	EcoWash	EWR-30 M2	8101371035
122		Station 83 PPE Washer	EcoWash	EWR-30 M2	8101371034
4204	5617	2016 4X4 Utility Body (#288)	Ford	F-250	IFTBF2A69GEC17002
110		City Hall CH 141-MFP Cashier	Konica	Bizhub 558	AA6T011006073
110		City Hall CH-143-MFP Utility Billing	Konica	Bizhub 558	AA6T011006079
110		Wastewater	Konica	Bizhub 368	A9HJ011004424
110		Fire Department 83	Konica	Bizhub 368	AA6V017008573
110		Fire Department 82	Konica	Bizhub 368	AA6V017008546
110		Police-2cnd Floor	Konica	Bizhub 368	AA6V017008534
110		Admin Services CH 3 rd Floor	Konica	Bizhub 368	AA6V017008578

Section 2. The City Manager is hereby authorized to dispose of the surplus property listed in Section 1 above in a manner provided by law and to remove the surplus property from the City's fixed assets.

Section 3. This Resolution shall become effective immediately upon its adoption.

PASSED AND ADOPTED this 18th day of May, 2026.

ATTEST:

Christopher M. Cloudman
Mayor-Commissioner

Dale Arrington
Interim City Clerk-Auditor

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney



MEMORANDUM

NUMBER: 26-011.a
DATE: May 12, 2026
TO: Dale Arrington, Interim City Clerk
FROM: Michael Vazquez, Division Chief of Administration
SUBJECT: Equipment Addition- Surplus Memo 26-011

Please add the following equipment to Surplus Memorandum 26-011. We recommend these items for surplus because they are past their useful life due to age. These items will be sent for auction.

<u>Dept.</u>	<u>Asset#</u>	<u>Description</u>	<u>Make</u>	<u>Model #</u>	<u>Serial#</u>
122		Station 82 PPE Washer	EcoWash	EWR-30 M2	8101371035
122		Station 83 PPE Washer	EcoWash	EWR-30 M2	8101371034



MEMORANDUM

NUMBER: 26-011
DATE: April 30, 2026
TO: Dale Arrington, Interim City Clerk
FROM: Michael Vazquez, Division Chief of Administration
SUBJECT: Surplus of expired equipment

The following equipment is recommended for surplus based on its age and current condition. Specifically, the Station 82 Generator has been designated for scrap, while the portable radios will be transitioned to auction.

<u>Dept.</u>	<u>Asset#</u>	<u>Description</u>	<u>Make</u>	<u>Model</u>	<u>Serial #</u>
122		Station 82 Generator Drive Unit	Cummins	6BT5.9G6	46276787
122		Station 82 Generator Driven Unit	ONAN	DGDB-5595	B030466877
122		Station 82 Generator Coupling Unit	Thomson	TSC800	W019868
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B5
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401210075D9
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B6
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B4
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B8
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B3
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401210071C0
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401210075DA
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B7
122		Portable Radio P7300	L3 Harris	MAEV-17HXX	A401220030B2

Information Services Memorandum

May 12, 2026

TO: Dale Arrington, City Clerk

FROM: Alberto Cirelli, IT Director

SUBJECT: Surplus Equipment

Please have the attached list of equipment declared surplus with disposal at the City Manager's discretion. The equipment has been upgraded in accordance with our IT equipment rotation program.

We reached out to DEX Imaging for disposal, they have decommissioned all hard drives leaving no City of Deland footprint on any of the devices.

Their contact information is:

DEX Imaging
Cary Frisenda
955 Foster Way Suite 312
South Daytona, FL 32119
cfrisenda@deximaging.com
386-322-1168 ext 1601

Thank you,

Alberto Cirelli

City Hall CH	AA6T011006073
City Hall CH	AA6T011006079
Waste Water	A9HJ011004424
Fire Dept 83	AA6V017008573
Fire Dept 82	AA6V017008546
Police 2 nd Floor	AA6V017008534
Admin Services City Hall 3 rd Floor	AA6V017008578

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Second Reading of Ordinance Changing the Zoning for ±23.33 Acres of Property, Located at the Northeast Corner of International Speedway Blvd. and N. Spring Garden Ave., from VC R-3C (Single Family), to BR (Business Retail).

DEPARTMENT: Planning

PREPARED BY: Kendall Story, Senior Planner

ATTACHMENTS: Ordinance 2026-11, Ordinance Exhibit A - Legal Description, Z25-169 Survey, Z25-169 Staff Report, Z25-169 Zoning, Z25-169 Aerial, Citizen Letter of Opposition

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

The subject property is ± 23.33 acres, vacant, and undeveloped. The current zoning is Volusia County R-3C (Urban Single-family), which provides for single-family residential homes on a minimum of 10,000 SF lots. The applicant is requesting to rezone the property to BR (Business Retail) which allows for uses such as professional offices, personal services, hotels and convenience stores with gas pumps.

School concurrency review is not required, as the BR zoning district does not allow residential uses.

A traffic Impact Analysis or memo will be required at the time of site plan or subdivision. If the development is projected to create more than 1,000 ADT per day, a full traffic study will be required.

Stormwater retention will be designed at the time of site plan or subdivision plat. The stormwater system will be designed to meet all required governmental regulations, and it shall be designed to accommodate a 100-year, 24-hour storm event which will be retained on site.

At the March 11, 2026, Planning Board hearing, members of the public spoke against the rezoning request with concerns about the environmental impact and availability of vacant commercial spaces for redevelopment in the area. The Planning Board voted 5-2 to approve the request.

At the April 20, 2026, City Commission meeting, members of the public spoke against the rezoning with concerns about the proposed BR zoning not being appropriate for the property. The City Commission voted 4-1 to approve the requested rezoning.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Smart Growth Principles

SUSTAINABILITY:

N/A

FISCAL IMPACT:

Development of this property will increase funds towards City services.

RECOMMENDATION:

Staff recommends that the City Commission approve the requested rezoning, on second reading.

BACKGROUND/DISCUSSION:

The subject property currently has a Business Retail (BR) Future Land Use designation. The only zoning districts permitted are the BR (Business Retail) zoning district and PD (Planned Development).

ORDINANCE NO. 2026 - 11

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, CHANGING THE ZONING FROM VOLUSIA COUNTY'S R-3C (URBAN SINGLE-FAMILY) TO CITY OF DELAND'S BR, BUSINESS RETAIL ON PROPERTY LOCATED AT THE NORTHEAST CORNER OF INTERNATIONAL SPEEDWAY BOULEVARD AND NORTH SPRING GARDEN AVENUE; MAKING FINDINGS OF CONSISTENCY WITH THE COMPREHENSIVE LAND USE PLAN FOR THE CITY OF DELAND; DIRECTING CHANGE IN THE COMPREHENSIVE ZONING MAP; CONDITIONING FINAL DEVELOPMENT ORDERS ON A DETERMINATION OF CAPACITY; AND PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the property located at the northeast corner of International Speedway Boulevard and North Spring Garden Avenue and more particularly described in the attached Exhibit "A", is currently zoned as R-3C, Urban Single-family, pursuant to Volusia County's Zoning Ordinances; and

WHEREAS, the property currently has a Land Use Designation of Business Retail pursuant to the City of DeLand's Land Use Plan; and

WHEREAS, a proper and complete application has been received requesting that the zoning be changed to City of DeLand's BR, Business Retail; and

WHEREAS, the BR, Business Retail zoning designation is consistent with the Comprehensive Plan of the City of DeLand.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The City Commission has held a public hearing on the application for a change of zoning from Volusia County's R-3C, Urban Single-family to City of DeLand's BR, Business Retail zoning designation, on the following described property:

See legal description attached hereto as Exhibit "A"

Tax Parcel Identification Nos. 700500000160 & 700500000430

Section 2. The City Commission hereby finds that the City of DeLand's BR, Business Retail zoning designation is consistent with the property's BR, Business Retail future land use designation.

Section 3. Pursuant to the determination made at public hearing, the City Commission hereby amends the Comprehensive Zoning Map of the City of DeLand and changes the zoning from Volusia County's R-3C, Urban Single-family to City of DeLand's BR, Business Retail, zoning designation on the parcels described in Section 1.

Section 4. The Planning Director is hereby directed to change the Comprehensive Zoning Map of the City of DeLand to conform with the change of zoning enacted in this Ordinance.

Section 5. No rights to obtain final development orders nor any rights to develop the property have been granted or implied by this Ordinance. Final development orders for the

property including, but not limited to building permits and site plan approval shall be subject to a determination of capacity.

Section 6. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 7. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this 18th day of May, 2026.

Christopher M. Cloudman
Mayor - Commissioner

ATTEST:

Dale Arrington
Interim City Clerk - Auditor

Passed on first reading:
Adopted on second reading:

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

LEGAL DESCRIPTION: (FURNISHED)

THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, LYING NORTH OF INTERNATIONAL SPEEDWAY BOULEVARD (C.R. 92), EXCEPT THE NORTH 280 FEET OF THE WEST 300 FEET THEREOF AND EXCEPT RIGHT-OF-WAY FOR STATE ROAD 15-A; SUBJECT TO RIGHT-OF-WAY FOR GREENS DAIRY ROAD, AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01°40'52" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15 A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP FOR STATE ROAD 15 A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88°50'59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01°40'52" WEST ALONG THE EASTERLY RIGHT-OF-WAY LINE OF SAID STATE ROAD NO. 15A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT-OF-WAY, NORTH 88°50'59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01°40'52" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88°50'59" WEST ALONG THE NORTH RIGHT-OF-WAY LINE OF US HIGHWAY NO. 92 (INTERNATIONAL SPEEDWAY BOULEVARD - 200 FOOT RIGHT-OF-WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.

AND EXCEPT THAT PART DESCRIBED AS FOLLOWS:

COMMENCE AT A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTH QUARTER (1/4) CORNER OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA; THENCE SOUTH 88°41'44" WEST ALONG THE NORTH LINE OF THE NORTHWEST QUARTER (1/4) OF SAID SECTION 5 A DISTANCE OF 2656.35 FEET TO A RAILROAD SPIKE, WITHOUT IDENTIFICATION, MARKING THE NORTHWEST CORNER OF SAID SECTION 5, BEING A POINT ON THE CENTERLINE OF SURVEY OF STATE ROAD 15-A, AS SHOWN ON THE FLORIDA DEPARTMENT OF TRANSPORTATION RIGHT-OF-WAY MAP, FINANCIAL PROJECT NUMBER 240856 1, SECTION 79160-2512; THENCE SOUTH 01°33'53" EAST, ALONG THE CENTERLINE OF SURVEY FOR SAID STATE ROAD 15-A AND THE WEST LINE OF SAID SECTION 5, A DISTANCE OF 618.11 FEET; THENCE DEPARTING SAID CENTERLINE AND WEST LINE OF SECTION 5, NORTH 88°26'07" EAST 50.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A AND THE POINT OF BEGINNING, THENCE CONTINUE NORTH 88°26'07" EAST ALONG SAID EASTERLY EXISTING RIGHT-OF-WAY LINE 8.00 FEET; THENCE NORTH 01°33'53" WEST PARALLEL WITH SAID CENTERLINE OF SURVEY, 337.84 FEET TO THE SOUTH LINE OF THE SOUTH 125.00 FEET OF THE NORTH 280.00 FEET OF SAID SECTION 5; THENCE ALONG SAID SOUTH LINE SOUTH 88°41'44" WEST 8.00 FEET TO THE EASTERLY EXISTING RIGHT-OF-WAY LINE OF SAID STATE ROAD 15-A; THENCE SOUTH 01°33'53" EAST, ALONG THE SAID EASTERLY EXISTING RIGHT-OF-WAY LINE OF STATE ROAD 15-A, A DISTANCE OF 337.88 FEET TO THE POINT OF BEGINNING.

AND (OR 8279 PG 2131)

A PARCEL OF LAND BEING A PORTION OF THE NORTHWEST 1/4 OF THE NORTHWEST 1/4 OF SECTION 5, TOWNSHIP 17 SOUTH, RANGE 30 EAST, VOLUSIA COUNTY, FLORIDA, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHWEST CORNER OF SAID SECTION 5; THENCE RUN SOUTH 01° 40' 52" EAST ALONG THE WEST LINE OF THE NORTHWEST 1/4 OF SAID SECTION 5 AND THE CENTERLINE OF STATE ROAD NO. 15A (SPRING GARDEN AVENUE) AS DEPICTED ON THE FLORIDA DEPARTMENT RIGHT OF WAY MAP FOR STATE ROAD 15A, SECTION 79160-2511, FOR A DISTANCE OF 850.31 FEET; THENCE DEPARTING SAID CENTERLINE, NORTH 88° 50' 59" EAST FOR A DISTANCE OF 60.00 FEET TO THE POINT OF BEGINNING; THENCE NORTH 01° 40' 52" WEST ALONG THE EASTERLY RIGHT OF WAY LINE OF SAID STATE ROAD NO. 15A FOR A DISTANCE OF 213.00 FEET; THENCE DEPARTING SAID RIGHT OF WAY, NORTH 88° 50' 59" EAST FOR A DISTANCE OF 282.00 FEET; THENCE SOUTH 01° 40' 52" EAST FOR A DISTANCE OF 213.00 FEET; THENCE SOUTH 88° 50' 59" WEST ALONG THE NORTH RIGHT OF WAY LINE OF US HIGHWAY NO. 92 INTERNATIONAL SPEEDWAY BOULEVARD - 200-FOOT RIGHT OF WAY) FOR A DISTANCE OF 282.00 FEET TO THE POINT OF BEGINNING.



**PLANNING DIVISION STAFF REPORT
TO
THE CITY OF DELAND PLANNING BOARD**

March 11, 2026

- A. APPLICATION NO.:** Z25-169 Spring Garden ISB Rezone
APPLICANT: Mr. Sean Fortier, P.E., KCG Corp
OWNER: I-4 Howland Investments, LLC
STAFF PLANNER: Kendall Story, Senior Planner
REQUEST: Request for a rezone from VC R-3C (urban single-family residential) to City of DeLand BR (Business Retail)

- B. APPLICABLE REGULATIONS:**
Article XII ADMINISTRATION AND ENFORCEMENT
 Sec. 33-135 – Procedure for text amendments & rezoning.

- C. SITE FACTORS:**
PARCEL NUMBER: 700500000160; 700500000430
LOCATION: Northeast corner of ISB & N. Spring Garden Ave.
SIZE OF PROPERTY: ±23.33 acres

- D. LAND USE DESIGNATION & ZONING OF SUBJECT PROPERTY:**
Future Land Use: BR (Business Retail)
Existing Zoning: VC R-3C
Existing Use: agriculture

- E. SURROUNDING LAND USE & ZONING:**

	LAND USE	ZONING
North:	VC ULI (Urban Low Intensity)	VC R-3A (Urban Single-family)
South:	BR (Business Retail)	Miller PD (Planned Development)
East:	BR (Business Retail)	Garden Crossings PD (Planned Development)
West:	VC ULI (Urban Low Intensity)	R-3C (Urban Single-family)

- F. BACKGROUND:** The subject property is ± 23.33 acres, vacant, undeveloped with agricultural uses. The current zoning is Volusia County R-3C (Urban Single-family), which allows for single-family residential homes on a minimum of 10,000 SF lots. The applicant is requesting to rezone the property to BR (Business Retail) which allows for uses such as professional offices, personal services, hotels and convenience stores with gas pumps.
- G. ANALYSIS:** Under the future land use designation of BR (Business Retail), the only zoning districts permitted are the BR (Business Retail) zoning district and PD (Planned Development). The applicant has not provided any conceptual plans at this time, however, the uses permitted under the BR zone district include uses such as professional offices, personal services, hotels, and convenience stores with gas pumps.

Any future development will be subject to site plan and subdivision review and approval. Florida-friendly plantings and components of LID (Low Impact Development) design will be required. All of the city’s Land Development Regulations will be applied, as well as International Dark Sky standards, designed to reduce light pollution by restricting upward-directed light and avoiding glare.

A preconstruction meeting is required prior to any horizontal site work. Building permits will be required for all vertical development.

Below is a table that compares the development standards of the existing zoning district (VC R-3C), compared to the proposed zoning district (BR).

SITE DATA	VC R-3C (URBBAN SINGLE-FAMILY)	BR (BUSINESS RETAIL)
Unit count (max)	101	N/A
Density	4.36 DU/ACRE	N/A
Intensity	35,500 sq. ft.	71,100 sq. ft.
Maximum Height	35 ft.	80 ft.
Lot Width	85 ft.	75 ft.
Maximum impervious	35 %	70%
Minimum lot area	10,000 sq. ft.	9,000 sq. ft.
Setbacks	Front: 30 ft. Rear: 20 ft. Side yard: 8 ft.	Front: 20 ft. Rear: 10’/25’ abutting res. Side yard: 10’/25’ abutting res.

Below is a table that compares the permitted uses of the existing zoning district (VC R-3C), compared to the proposed zoning district (BR).

ZONING DISTRICT	PERMITTED USES
VC R-3C (RESIDENTIAL)	Single-family residential homes; houses of worship; schools; parks; public facilities such as police and fire stations.
BR (BUSINESS RETAIL)	Grocery stores; convenience stores with or without gas pumps; medical and professional offices; pharmacies; hospitality and personal service uses

School Concurrency: School concurrency is not required, as the BR zoning district does not allow residential uses.

Traffic Analysis: A Traffic Impact Analysis or memo will be required at the time of site plan or subdivision. If development is projected to create more than 1,000 ADT per day, a full traffic study will be required.

Stormwater: Stormwater retention will be designed at the time of site plan or subdivision plat. The stormwater system will be designed to meet all required governmental regulations, and that it shall be designed to accommodate a 100-year, 24-hour storm event which will be retained on site.

Section 33-135 of the Land Development Regulations provides the following criteria, which the City Commission shall utilize in reviewing any rezoning request:

1. Is the proposed rezoning consistent with the Comprehensive Land Use Plan, the land use, zoning pattern and character of the surrounding area?

The proposed zoning classification of BR (Business Retail) is consistent with the Comprehensive Plan with a future land use designation of BR (Business Retail) and the

nearby zoning pattern, which is a mixture of residential and commercial uses on International Speedway Blvd. & Spring Garden. However, the BR zoning district allows for a maximum height of 80', which is not in line with all of the surrounding area, but is similar to the approved Gardens Crossings PD to the east, which allows a maximum height of 60'.

2. Will the proposed rezoning have an impact upon the environment or natural resources?

The subject property is currently undeveloped and being used for grazing land. It is over 5 acres and therefore will require an environmental study at the time of site plan, as well as a tree survey. The code requires a minimum of 15% tree protection area, which will also be reviewed once a site plan is submitted.

3. Will the proposed rezoning have an impact upon the economy of the affected area?

Development on the subject property could have a positive impact on the city and surrounding area by providing commercial and retail uses to the immediate area.

4. Will the proposed rezoning have an impact upon governmental services?

Governmental services such as potable water, reclaimed water, sewer, code enforcement, police, and fire will be provided by the city. At the time of site plan or subdivision plat, the Technical Review Committee (TRC) will verify that there is adequate infrastructure and facilities to service the development.

5. Are there changes in the circumstances or conditions affecting the area since the original assignment of zoning that will support the proposed zoning?

There have not been any significant changes in the area surrounding the subject property. The immediate area is typified by low intensity commercial uses, with single-family neighborhoods being found nearby. The conceptual plan for the Garden Crossings PD (east of subject property) shows anticipation for a future connection between the properties to allow for easier cross access.

6. Was there a mistake in the original classification?

When the subject property was annexed into the city on July 26, 2006, it maintained its original county zoning. Although there was no mistake in its zoning classification, the property is required to establish city zoning prior to development.

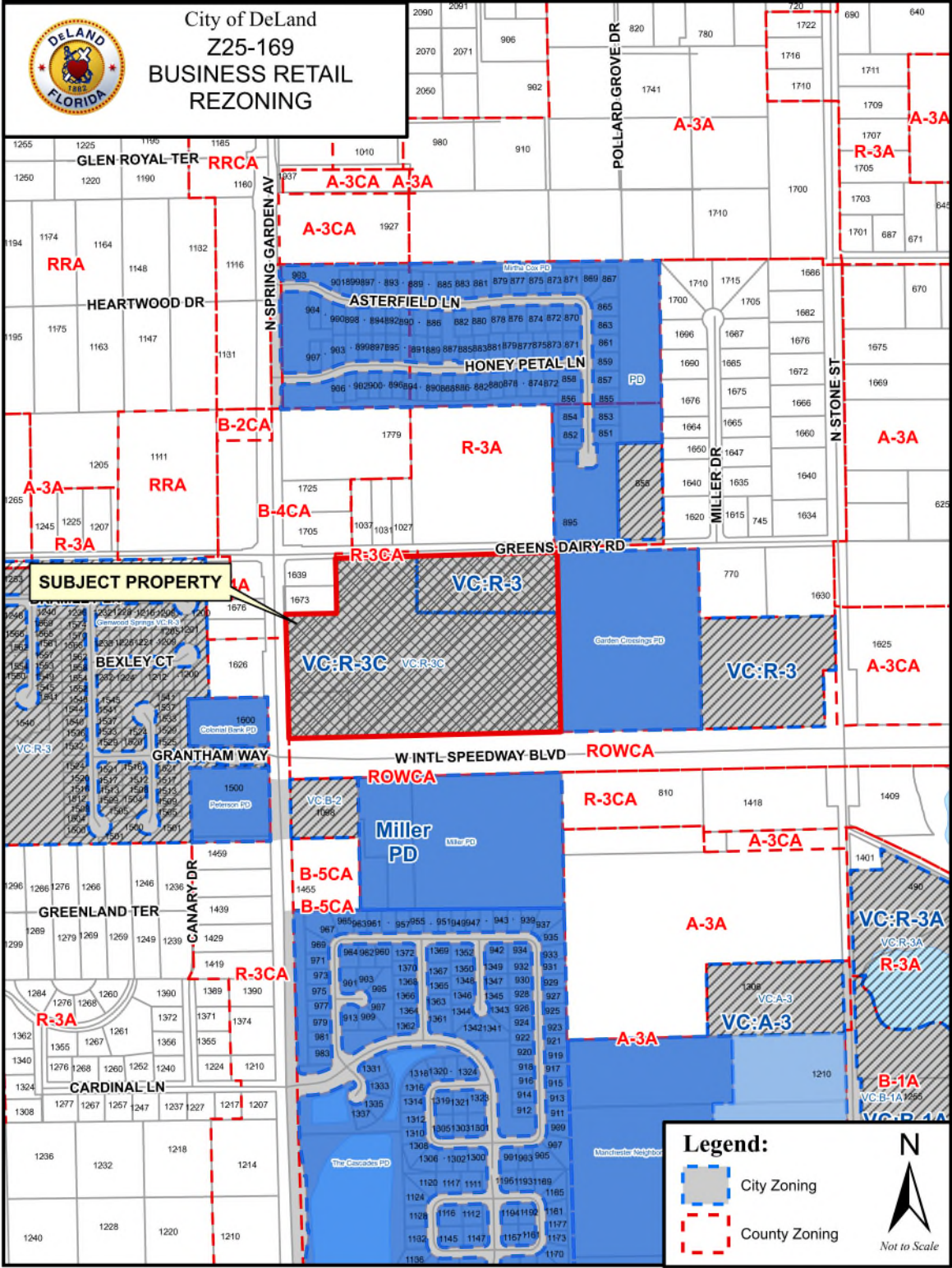
7. Will the proposed rezoning have any effect upon the use or value of the affected area?

The proposed rezoning should have a positive impact upon the surrounding area, as the infusion of new commercial uses will service the homes in the nearby neighborhoods and may raise overall values. It should be noted that the maximum 80-ft height allowance in the BR zoning district will be inconsistent with the surrounding zoning allowances of 35-ft on the north side, 60-ft on the east side, 35-ft on the south side, and 35-ft on the west side.

8. Will the proposed rezoning have an impact upon public health, safety and welfare?

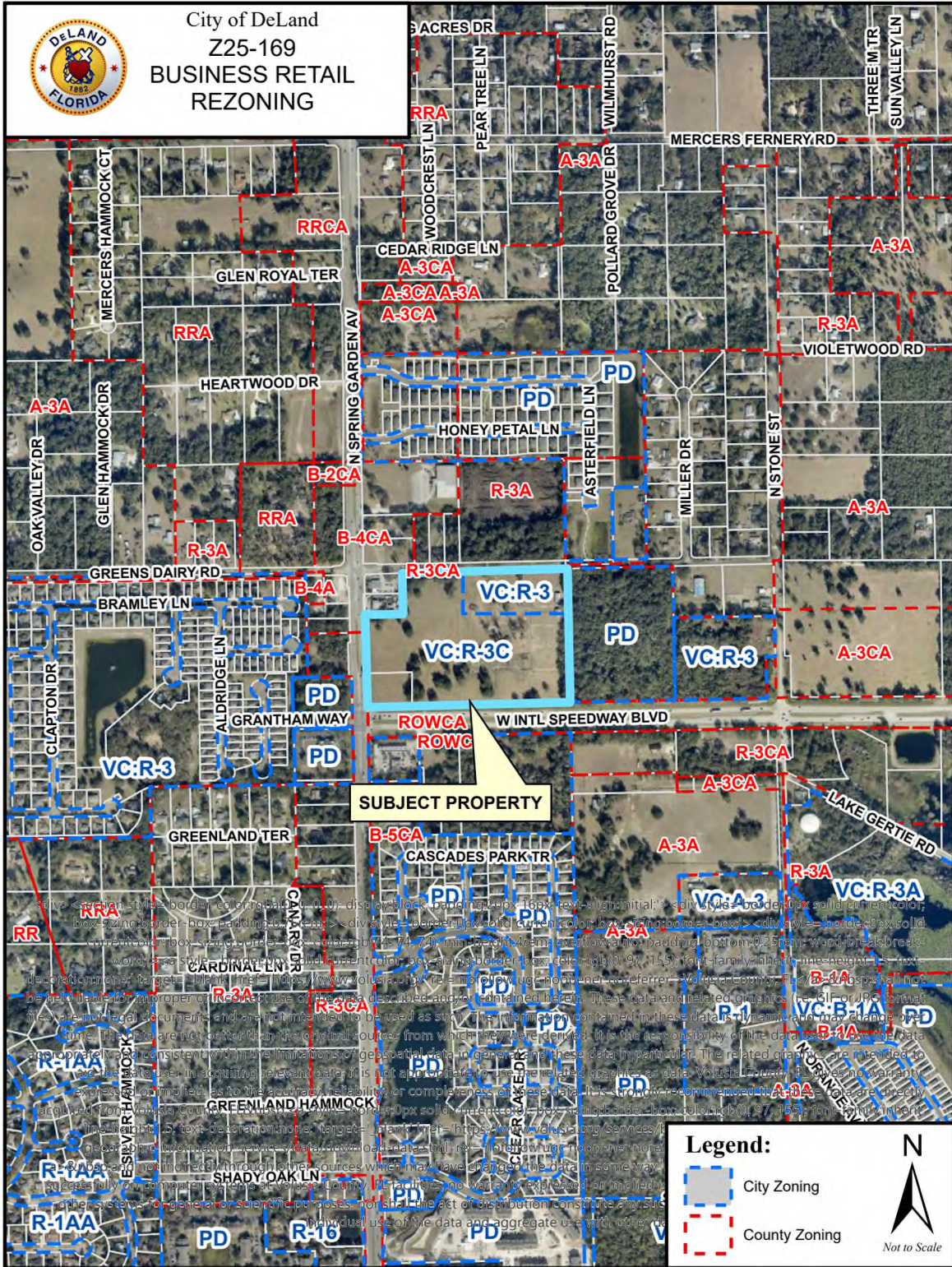
There is no indication at this time that the BR zoning district will create negative impacts upon public health, safety or welfare, as public services must be available to the subject property for any future development. The rezoning would be consistent and compatible with the uses of the surrounding area, including those of the property to the east known as the Garden Crossings PD, which allows for uses that mirror those of the BR zoning district.

- H. NEXT STEPS:** The request for a rezoning will go before the City Commission on April 20, 2026, for first reading and is anticipated to go before City Commission for second reading in May of 2026.
- I. STAFF RECOMMENDATION:** Staff recommends that the Planning Board forward the application to the City Commission with a recommendation of approval for the request to rezone the subject property from Volusia County R-3C (Urban Single-family), to BR (Business Retail).





City of DeLand
Z25-169
BUSINESS RETAIL
REZONING



Kendall Story

From: Doug Green <dgreen2268@gmail.com>
Sent: Wednesday, March 11, 2026 6:30 PM
To: Planning
Subject: z25-169 R3C to Bus Retail

Our names are Douglas and Brenda Green . We have lived on the corner of Greens Dairy Road and Miller Drive for 46 years. Our daughters walked to the school bus on Green's Dairy Rd in the 1980s. This road has continued to be used by the neighbors for morning and evening walks. Joggers, bicyclists and dog walkers also use Green's Dairy as a "neighborhood road". Residents from the new subdivision, Addison Place, have been coming out to walk it as well. They have no other neighborhood access except for Green's Dairy. The Volusia County School bus uses it in the morning and afternoon. There is a significant amount of cut through traffic at times from 15A to Stone and back. RJ Carter Plumbing on 15A and Green's dairy receives all his equipment in 24 foot box trucks. His plumbers drive to and from their appointments on this road instead of using 15A , I would guess 75 % of the time.I have seen wildlife and domestic pets killed on this road.Speeders take advantage of the cut through to !5A because the half mile has no impediment to stop them. There are pedestrian signs at the sidewalk entrance to Addison Place but that is not going to stop a 55 mph car. One other characteristic about Green's Dairy Rd is the fact that it is not flat. From 15A to Stone there is a rise in the road about half way which prevents eastbound drivers from having a complete line of sight of any pedestrians. The speeders also turn onto Green's Dairy from Stone and accelerate up to 45 to 55 while the street is posted 30MPH. I hope you will place yourself in our neighborhood and do the right thing.

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: Purchase of property adjacent to Public Works & Utilities Campus.

DEPARTMENT: Legal

PREPARED BY: Darren Elkind, City Attorney

ATTACHMENTS: Real Estate Purchase and Sale Agreement - seller executed, Aerial View of Property, A26-12 422 E Beresford Avenue DeLand, 422 E Beresford Ave Deland - 5.94 AC Vacant Parcel -Restricted Appraisal 5-9-2026

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

The City has been acquiring properties adjacent to the Public Works & Utility Campus. DeLand Florida Developers, LLC has offered to sell a vacant parcel owned by the company that is located at 422 East Beresford Avenue and is adjacent to the north side of the Campus. An aerial drawing showing the property is attached to this agenda item. The purchase price is \$840,000.00. Two appraisals were ordered in accordance with Florida Statute, and the average price of the two attached appraisals is \$4,050 less than the contract price, which requires a extraordinary vote of the City Commission (meaning four commissioners voting in favor assuming all five are present and voting).

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The purchase price is \$840,000.00 with the City paying all routine closing costs. The City has already obtained and paid for two required appraisals and will obtain and pay for a survey and Phase I environmental assessment prior to consummating the purchase. The \$840,000 is included in the amended FY 25/26 budget in the Capital Fund.

RECOMMENDATION:

Approve the attached Purchase and Sale Agreement.

BACKGROUND/DISCUSSION:

The City has been acquiring properties adjacent to the Public Works & Utilities Campus for several years. Whenever any properties between Amelia Avenue to the west, Garfield Avenue to the east, Beresford Avenue to the north, and New Hampshire Avenue to the south become available for purchase, the City attempts to obtain the properties by voluntary purchase. This avoids the need to acquire property through eminent domain in the future at significantly higher costs. This site has been under consideration by the City for some

time and the City's current acquisition agent, Mr. Ed Barfield, has negotiated the attached contract.

There is no immediate plan for development of this property. However, if not acquired, the site could be developed at some point and acquisition would become difficult, and potentially cost prohibitive, in the future. The property is currently zoned R-8 which would allow for up to eight dwelling units per acre. Given the size of the property, this could potentially result in over 40 units in an apartment or townhome configuration. This is a strategic, forward-thinking, acquisition that will well serve the citizens as well as rate-paying utility customers of the City.

Florida Statute 166.045 requires two appraisals for the property because the purchase price is over \$500,000. The two appraisals are attached. One values the property at \$840,000 (rounded down from \$840,513). The second appraisal came in at \$831,900. Since the average of the two appraisals is less than the purchase price, albeit only slightly, the statute requires the City Commission to approve the purchase by extraordinary vote, which in this case means four commissioners will need to vote in favor, assuming all five are present and voting.

REAL ESTATE PURCHASE AND SALE AGREEMENT

THIS REAL ESTATE PURCHASE AND SALE AGREEMENT ("Agreement") is entered by and between CITY OF DELAND, a Florida municipal corporation ("Buyer") and DELAND FLORIDA DEVELOPERS, LLC, a Florida limited liability company ("Seller"). Subject to the terms and conditions of this Agreement, Buyer agrees to purchase from Seller and Seller agrees to sell to Buyer the real estate more particularly described in the attached Exhibit "A" and located at 422 E. Beresford Avenue, DeLand, Volusia County, Florida 32724 (the "Property"). The Property will be conveyed together with all easements, development and other rights and approvals appertaining to, benefiting or affecting the Property; including without limitation all development-related approvals, permits, impact fee credits, utility capacity reservations, tax abatements, concurrency exemptions or similar rights, credits, reservations, abatements, exemptions or approvals, if any, that appertain to the Property or may have been granted to Seller pertaining to the Property. The "Agreement Date" for purposes of this Agreement shall be the date the last of Buyer or Seller shall execute and deliver this Agreement.

1. PURCHASE PRICE. The Purchase Price to be paid by Buyer to Seller for the Property is Eight Hundred Forty Thousand and 00/100 Dollars (\$840,000.00). In connection with the closing of this transaction and conveyance of title to the Property to Buyer (the "Closing"), Buyer shall pay the Purchase Price, subject to prorations as provided herein.

2. DEPOSIT. Within three (3) business days of the Agreement Date, Buyer shall deposit the sum of Twenty-Five Thousand and 00/100 Dollars (\$25,000.00) (the "Deposit") with Paul, Elkind, Branz & Paul, LLP as escrow agent. The escrow agent shall also serve as the closing agent (hereafter, the "Closing Agent"). The Deposit shall be fully refundable to Buyer in the event of any termination of this Agreement prior to the expiration of the Inspection Period (as hereinafter defined) and shall be applied to the Purchase Price at Closing. After the expiration of the Inspection Period, the Deposit shall be non-refundable but shall be applied to the Purchase Price at Closing.

3. SELLER'S PROPERTY MATERIALS. Within ten (10) days following the Agreement Date, Seller shall deliver to Buyer copies of the following materials which are in Seller's possession or reasonable control (collectively, "Seller's Property Materials"): (i) Seller's most recent title insurance policy for the Property, and copies of all exception documents shown thereon that are in Seller's possession or control (the "Existing Title Materials"); (ii) Seller's most recent survey(s) pertaining to the Property (the "Existing Surveys"); (iii) all development approvals and permits that have been issued by any governmental authorities with respect to the Property, if any (and with respect to any development approvals or permits that have been applied for but not yet issued, a copy of the application materials and all correspondence relating thereto), including without limitation, any development orders, site plan approvals, permits for installation of water and sewer facilities, and also including any conditions, restrictions, obligations, covenants, declarations or agreements that may exist or may have been submitted, received by, entered into or accepted by Seller pertaining to development of the Property (collectively, the "Existing Entitlement Materials"); (iv) all engineering and geotechnical drawings, plans, reports and materials that exist pertaining to development of the Property in accordance with the Existing Entitlement Materials; and (v) all environmental assessment reports, soil tests, wetland delineation reports, endangered species reports and other engineering reports and materials pertaining to the physical condition of the Property that

presently are in Seller's possession or control. Buyer acknowledges that the Seller's Property Materials are being furnished to Buyer as an accommodation and, except as may be expressly set forth elsewhere in this Agreement, Seller makes no warranty or representation whatsoever to Buyer concerning the completeness and/or accuracy of any of the Seller's Property Materials.

4. INSPECTION PERIOD: Buyer shall have sixty (60) days from the Agreement Date (the "Inspection Period") to conduct such investigations of the Property as Buyer deems necessary, including without limitation, environmental assessments, soil reports, title searches, surveys, and other diligence investigations. If Buyer is not satisfied with the results of such investigations in its sole and absolute discretion, then at any time prior to the expiration of the Inspection Period, Buyer may by written notice to Seller, terminate this Agreement and the Deposit will be returned to Buyer.

5. TITLE AND SURVEY. During the Inspection Period, (i) Buyer shall obtain at Buyer's expense a title insurance commitment (the "Title Commitment") issued by a nationally recognized title insurance company ("Title Company") showing marketable title in the name of the Seller and binding Title Company to deliver to Buyer upon Closing an extended coverage ALTA Form B policy of owner's title insurance in the amount of the purchase price (the "Title Policy"), and (ii) Buyer may obtain at its expense, from a licensed surveyor, a new or updated survey of the Property (a "New Survey"). In the event any of the Existing Title Materials, Existing Surveys, the Title Commitment or any New Survey shall evidence any matter reasonably objectionable to Buyer, Buyer shall notify Seller of same in writing (a "Title Objection") prior to expiration of the Inspection Period and Seller shall promptly commence reasonable diligence to cure such Title Objection prior to Closing; provided, if Seller reasonably concludes that notwithstanding its reasonable efforts, Seller will not be able to cure or remove any Title Objection prior to Closing, then Seller shall, within ten (10) days following its receipt of the Title Objection, deliver written notice to Buyer (a "Non-Cure Notice") informing Buyer of Seller's inability to cure the Title Objection and detailing the circumstances that render Seller not able to cure the Title Objection; further provided, in the event Seller shall delivery a Non-Cure Notice to Buyer, Buyer may terminate this Agreement by written notice delivered to Seller within ten (10) days following Buyer's receipt of the Non-Cure Notice, in which event Buyer shall return the Seller's Property Materials to Seller and neither Seller nor Buyer shall have any further rights or obligations under this Agreement except for indemnity obligations which shall survive termination of this Agreement. All matters disclosed by the Existing Title Materials, Existing Surveys, the Title Commitment or any New Survey and not objected to by Buyer as a Title Objection, and any Title Objection which is the subject of a Non-Cure Notice, shall be deemed "Permitted Exceptions" hereunder; provided, however, notwithstanding anything to the contrary in this Agreement, no mortgage lien, judgment lien, mechanic's lien or other lien or encumbrance upon the Property which can be removed by payment of a liquidated sum of money (herein, a "Money Lien") shall qualify as a Permitted Exception. Seller shall not be required to remove any Money Lien prior to Closing; however, in connection with the Closing Seller shall remove or bond off all Money Liens, using the Purchase Price proceeds as necessary, with the instrument releasing or discharging such Money Lien being recorded after the Closing in accordance with customary conveyancing practices.

6. CLOSING DATE AND LOCATION. The Closing hereunder shall be held on or before September 1, 2026, at the offices of Paul, Elkind, Branz & Paul, LLP or at such other place as the parties may mutually agree (the "Closing").

7. CLOSING DELIVERIES. At the Closing, and as an express condition of Buyer's obligation to close, Seller shall deliver to the Closing Agent the following documents, all in form reasonably satisfactory to Buyer and Title Company in accordance with customary title standards and conveyancing practices in Volusia County, Florida:

(a) a statutory warranty deed conveying to Buyer good and marketable fee simple title to the Property, free and clear of all liens and encumbrances except applicable governmental zoning, building and use restrictions and the Permitted Exceptions;

(b) such other instruments of sale, authority, assignment, conveyance or transfer as shall reasonably be necessary or desired to transfer all Seller's rights, title and interest in or appertaining to the Property to Buyer;

(c) A non-foreign affidavit meeting the requirements of the Internal Revenue Service; and

(d) A Seller's affidavit in form sufficient and acceptable to the Title Company so as to allow it to eliminate the standard owner's exceptions, including the parties in possession, mechanic's lien, and gap exceptions, from the title commitment and policy and running to the benefit of Buyer and the Title Company insuring title to the Property stating that there are no outstanding unrecorded options or contracts for sale of the Property involving anyone other than Buyer, that the Property is unencumbered except as specifically set forth in the Title Commitment, and that no construction or repairs have been made, nor any work done to or on the Property by Seller which has not been paid for in full, nor any contract entered into nor anything done upon Seller's instructions which would cause or result in a lien or claim of lien to be made against the Property under any construction lien law.

8. CLOSING EXPENSES AND PRORATIONS. At the Closing, Buyer shall pay all state, county and municipal stamps, fees and transfer taxes required to be paid in connection with conveying the Property from Seller to Buyer and all premiums and fees for the Title Policy. Buyer shall pay the cost of recording the deed. Each party shall pay any fees due to its own attorneys or other consultants. Ad-valorem real estate taxes for the year during which the Closing occurs and any utility charges or similar expenses pertaining to the Property shall be apportioned between the parties as of the end of the day of Closing in accordance with customary practice. Seller shall be responsible for special assessment liens existing as of the day of Closing. Seller and Buyer agree that if any supplemental information becomes available within one (1) year following the Closing that indicates any prorations made at time of Closing were incorrect, then upon written request by either party to the other, Seller or Buyer shall promptly adjust the said incorrect proration(s) by separate payment from/to Seller or Buyer as applicable (which obligation shall survive the Closing hereunder for a period of one (1) year following Closing without regard to whether any express statement to such effect appears on the Closing statement).

9. BUYER RESPONSIBLE FOR ALL COSTS AND DAMAGES. Notwithstanding anything to the contrary in this Agreement, and without regard to whether Buyer or Seller shall Close under this Agreement or the Agreement is terminated by either party without a Closing

pursuant to the terms of this Agreement, Buyer shall be responsible for all engineering fees, legal fees and consultant fees and all other costs and expenses incurred in connection with Buyer's investigations related to the Property.

10. BUYER'S CONTINGENCY. This Agreement, and the Buyer's obligation to close hereunder, are expressly contingent upon the approval of the Buyer's City Commission at a duly noticed meeting, which will be conducted prior to the expiration of the Inspection Period; and in the event that the City Commission does not grant approval, any deposit shall be returned to Buyer in accordance with paragraph 2 of this Agreement.

11. SELLER'S WARRANTIES. As a material inducement to Buyer entering into this Agreement and expending substantial monies and effort to conduct its due diligence investigations, and as a condition to Buyer's obligation to Close hereunder, Seller represents and warrants to Buyer that the following statements are true and correct and, will remain true and correct through the date of Closing hereunder:

(a) Seller has good and indefeasible title for sale and purchase of the Property and shall maintain this title in good standing and the title, at Closing, shall be good and indefeasible and shall comply, upon title transfer, as called for in this Agreement within paragraph 5.

(b) No party except Seller is in possession of any portion of the Property, no person or entity except Buyer has any right or option to acquire all or any portion of the Property and, to the best of Seller's knowledge, no prescriptive or other implied or expressed rights-of-way or easements in the Property exist in the public, in any adjacent lands or in any third parties.

(c) Seller has not filed and has no present intention of filing any voluntary petition in bankruptcy or seeking any similar relief under any applicable federal or state law; and Seller is not aware of any fact, condition, agreement, claim, circumstance or legal action or proceeding currently existing, pending, threatened or contemplated against Seller which might impair Seller's right to convey the Property to Buyer as contemplated by this Agreement.

(d) To Seller's knowledge, the Property is in compliance with all applicable federal, state or local health, safety, pollution, or similar laws, rules or regulations pertaining to the environmental condition of the Property, and Seller is not aware of any hazardous or toxic substances or materials on or beneath the Property, or on or beneath lands located near to the Property, that would require a response or remedial action under any such environmental law.

(e) Seller is not aware of any pending or anticipated special assessments, moratorium, proceeding in the nature of a condemnation or governmental taking, or other legal or administrative proceeding currently existing, pending, threatened or contemplated against any portion of the Property.

From and after the Agreement Date and until Closing or earlier termination of this Agreement, Seller will exercise good faith and all reasonable care and diligence to maintain the herein representations and warranties of Seller true and accurate, and if Seller shall become aware of any fact, matter or circumstance which makes any of the herein representations and warranties of

Seller no longer true or accurate, Seller will immediately notify Buyer of same in writing. It shall be a condition to Buyer's obligation to Close under this Agreement that the herein representations and warranties of Seller remain true and correct as of the Closing Date, and in the event that at any time prior to Closing any of the said representations or warranties shall become no longer materially true and correct, Buyer shall have the remedies available to Buyer in the event of a default by Seller under this Agreement.

12. MAINTENANCE OF PROPERTY. Through the Closing or earlier termination of this Agreement Seller shall (i) maintain the Property in the same condition as it exists as of the Agreement Date, normal wear and tear excepted; (ii) comply with all applicable federal, state and local laws, ordinances, rules and regulations pertaining to the Property; and (iii) not suffer or permit any sale, transfer, lease or encumbrance of, or lien upon, the Property.

13. DEFAULT. If Buyer shall fail or refuse to perform any of Buyer's obligations under this Agreement and such failure or refusal continues for ten (10) days following written notice thereof given to Buyer by Seller, Seller may terminate this Agreement by written notice to Buyer. If Seller shall fail or refuse to perform any of Seller's obligations under this Agreement and such failure or refusal continues for ten (10) days following written notice thereof given to Seller by Buyer, Buyer may either (i) terminate this Agreement by written notice to Seller, or (ii) commence a suit for specific performance of Seller's obligations under this Agreement.

14. CONDEMNATION. In the event that prior to Closing, all or any portion of the Property or any rights or easements therein shall be taken by condemnation or rights of eminent domain or like process, or shall be threatened therewith, and the same, in Buyer's reasonable opinion, would have a materially adverse impact upon Buyer's use of the Property for Buyer's Intended Purposes, Buyer shall, within fifteen (15) days after having received written notice thereof from Seller, elect in writing to either a) terminate this Agreement by giving written notice thereof to Seller whereupon this Agreement and all rights and obligations created hereunder shall be null and void and of no further force or effect, except as otherwise provided or; (b) require Seller to convey the remaining portion or portions of the Property to Buyer pursuant to the terms and provisions hereof and to transfer and assign to Buyer at the Closing all of the right, title and interest of Seller in and to any award made or to be made by reason of such condemnation.

15. BROKERS. Seller and Buyer shall each pay their own real estate agent fees separately from the Closing. Seller hereby indemnifies Buyer and agrees to defend and hold harmless Buyer from any loss, damage, cost, expense, liability or claim, including legal fees, which Buyer may reasonably incur or suffer in connection with any real estate brokers or agents claiming by, through or under Seller seeking any commission, fee or payment in connection with the transaction contemplated by this Agreement.

16. NOTICES. All notices, demands or communications given pursuant to this Agreement shall be in writing and shall be delivered pursuant to one of the following methods of delivery: (i) a nationally recognized overnight courier service which obtains a signed receipt upon delivery (e.g., U.S. Post Office Express Mail, Federal Express, UPS, etc.), (ii) hand delivery, upon a signed receipt, or (iii) email transmission, provided that the addressee party acknowledges in writing

its receipt of the transmission (sender's own email confirmation sheet or message is not sufficient). Notice shall be addressed to the party or person to whom the notice is to be given, at the following addresses:

To Seller:

DeLand Florida Developers, LLC
15 Verbena Avenue, Second Floor
Floral Park, NY 11001

and

Ivan Moreno, Manager of DeLand Florida Developers, LLC
4031 Clarcona Ocoee Road
Orlando, FL 32810
ivanmoreno@ewifl.com
Telephone: (321) 228-1099

To Buyer:

City of DeLand
c/o Edwin R. Barfield, SR/WA
Barfield Group
Telephone: (407) 893-5759
ed@barfieldgroup.com

With a Copy to:

Darren J. Elkind, Esq.
142 East New York Avenue
DeLand, FL 32724
(386) 734-3020
delkind@paulandelkind.com

Any notice, demand or communication so given, must be in writing. Any notice, demand or communication shall be deemed given, delivered or made upon receipt of same (or refusal of receipt of same) by the party to whom the same is to be given, delivered or made. Seller or Buyer may from time to time notify the other party of changes with respect to whom and where notices should be sent by sending notification of such changes pursuant to this Paragraph.

17. GENERAL PROVISIONS.

(a) *Legal Holiday.* If any date set forth herein for the performance of any obligation by Seller or Buyer or for the delivery of any instrument or notice should fall on a

Saturday, Sunday or legal holiday, the compliance with such obligation or delivery shall be deemed acceptable on the next business day following such Saturday, Sunday or legal holiday.

(b) *Entire Agreement.* This Agreement represents the entire understanding between Seller and Buyer with respect to the transaction contemplated herein and supersedes, incorporates and merges all prior negotiations, representations and agreements, whether oral or written. All understandings and agreements heretofore had between the parties hereto are merged into this Agreement, which alone fully and completely expresses their agreement.

(c) *Amendment.* This Agreement may not be amended, nor shall any waiver, change or modification be effected, except by an instrument in writing executed by or on behalf of the party against whom enforcement is sought.

(d) *Successors and Assigns.* This Agreement shall be binding upon and inure to the benefit of the heirs, successors, administrators, executors and assigns of the respective parties, and be a burden running with title to the Property.

(e) *Counterparts.* This Agreement may be executed in two or more counterparts, each of which shall be deemed an original, but all of which together shall constitute one and the same instrument, and in pleading or proving any provision of this Agreement it shall not be necessary to produce more than one such counterpart.

(f) *Interpretation.* Each party hereto has been represented, or had the opportunity to be represented, by separate counsel in connection with the negotiation and drafting of this Agreement. Accordingly, this Agreement shall be interpreted without regard to any presumption or other rule requiring interpretation against the party causing this Agreement or any part thereof to be drafted.

(g) *Waiver of Breach.* The failure of any party hereto to enforce any provision of this Contract shall not be construed to be a waiver of such or any other provision, nor in any way to affect the validity of all or any part of this Contract or the right of such party thereafter to enforce each and every such provision. No waiver of any breach of this Contract shall be held to constitute a waiver of any other or subsequent breach.

(h) *Severability.* In the event any provision of this Agreement or any paragraph, sentence, clause or wording appearing herein in this Agreement shall prove to be invalid, void or illegal for any reason and same shall not materially interfere with the fairness of this Agreement or either party's ability to perform its other obligations under this Agreement, then such invalidity, voidance or illegality shall not affect, impair or invalidate any other provision of this Agreement, and the remaining terms and provisions of this Agreement shall nevertheless remain in full force and effect.

(i) *Legal Expenses and Attorneys' Fees.* In the event a dispute arises between Seller and Buyer related to or arising out of any breach or alleged breach of this Agreement, or any representation, covenant or warranty contained in this Agreement, and such dispute gives rise to any administrative proceeding, arbitration, court action or other legal process or proceeding, then, the

prevailing party in such dispute shall be entitled to reimbursement from the non-prevailing party for all losses, damages, costs, liabilities or expenses reasonably incurred by the prevailing party in furtherance of or defense of said action, process or proceeding, including, without limitation, reasonable attorneys fees whether incurred in preparation for or conduct of trial, administrative or arbitration proceedings, appellate proceedings, or post-judgment proceedings. The term "prevailing party" as used in reference to proceedings in the Federal Bankruptcy Court shall be deemed to mean the prevailing party in any adversary proceeding or contested matter, or any other actions taken by the non-bankrupt party which are reasonably necessary to protect its rights in the Property and under the terms of this Agreement.

(j) *Applicable law and Venue.* This Contract shall be construed by and controlled under the laws of the State of Florida. The sole venue for any legal action in connection with this Agreement is where the property is located: the Seventh Judicial Circuit Court in Volusia County, Florida.

(k) *WAIVER OF JURY TRIAL.* IN THE INTEREST OF AVOIDING THE DELAYS AND EXPENSES ASSOCIATED WITH JURY TRIALS, SELLER AND BUYER MUTUALLY, EXPRESSLY, IRREVOCABLY AND UNCONDITIONALLY WAIVE TRIAL BY JURY FOR ANY PROCEEDINGS ARISING OUT OF OR IN CONNECTION WITH THIS AGREEMENT OR THE TRANSACTION CONTEMPLATED BY THIS AGREEMENT.

18. EXECUTION. No binding legal obligation shall be created hereunder until such time as both Seller and Buyer have both formally executed and delivered this Agreement and the first party to execute this Agreement shall remain free to withdraw from its offer to enter into this Agreement at any time prior to such time as it shall receive written evidence of the other party's formal execution of this Agreement (facsimile evidence of such transmission being acceptable provided the said executing party shall promptly post at least one original for delivery to the other party).

*** Signatures on following page ***

IN WITNESS WHEREOF, Seller and Buyer have caused this Agreement to be executed in multiple copies as of the date indicated below.

Witnesses:

Maria Marquez
[Signature]

SELLER:

DeLand Florida Developers, LLC

[Signature]
BY: Ivan Moreno, Manager

Date: 05/07, 2026

Witnesses:

BUYER:

City of DeLand, a Florida municipal corporation

By: Christopher M. Cloudman, Mayor

Date: _____, 2026

EXHIBIT A

LEGAL DESCRIPTION

Lot 3, except the Northerly 30 feet, ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, a subdivision according to the Plat thereof recorded in Map Book 3, Page 25 of the Public Records of Volusia County, Florida.



City of DeLand
EXHIBIT



422 E Beresford Ave
Parcel: 7021-0200-0030



422 E Beresford Avenue

422 E Beresford Avenue, DeLand, FL 32724



Effective Date

March 16, 2026

Prepared For

James V. Ailes
Utilities Director
City of DeLand

Client File Number

N/A

Date of the Report

April 20, 2026

Internal File Number

A26-12

Report Type

Restricted Appraisal Report

PREPARED BY:



Transmittal Letter



204 S. Dillard Street
Winter Garden, FL 34787

P: 407-877-0200

April 20, 2026

James V. Ailes
Utilities Director
City of DeLand
1102 S Amelia Avenue
DeLand, FL 32724

RE: Restricted Appraisal Report for the property located at 422 E Beresford Avenue, DeLand, FL 32724

Dear James V. Ailes:

At your request, we have completed the research and analysis necessary in preparing a restricted appraisal report, based on the definition and in compliance with the minimum standards of the Uniform Standards of Professional Appraisal Practice (USPAP) and Title XI of FIRREA, for the above-captioned property.

The subject property consists of 5.94 gross and net upland acres (258,584 SF) of vacant land. The site is available for residential development at a maximum density of eight dwelling units per acre based on the existing zoning and Future Land Use designations (indicating a maximum of 47 units on the subject site). The subject property is located specifically along the south side of E Beresford Avenue, west of Garfield Avenue and east of Amelia Avenue within the City of DeLand in Volusia County. E Beresford Avenue is a two-lane, asphalt-paved road with a center turn lane and is improved with streetlighting as well as concrete sidewalks and curbing in the area of the subject. Beresford Avenue intersects with US Highway 17/92, a primary arterial roadway, approximately 0.25 miles west of the subject.

The subject neighborhood boundaries can be defined as McGregor Road connecting with Orange Camp Road to the south, Dr. Martin Luther King Jr. Beltway connecting with Kepler Road to the east, International Speedway Boulevard to the north and Spring Garden Avenue to the west. Uses in the immediate area of the subject are primarily residential in nature. Central Florida Recycling Center is adjacent to the east and south of the subject property. Additionally, some of the City of DeLand municipal facilities, including the Public Works office, Engineering Department office, Water Utilities office and the wastewater treatment plant, are located in the immediate vicinity of the subject. Commercial uses in the area are predominantly located along US-17/92 and include automobile dealerships, retail centers and restaurants. New residential and commercial developments in the defined neighborhood are underway.

The subject site is rectangular in shape, wooded, level and at/near road grade height. No adverse easements, encroachments or restrictions are known.

The subject property is zoned R-8 (Multiple-Family Dwelling District) with a Medium Density Residential Future Land Use by the City of DeLand. The Multiple-Family Dwelling District is intended to provide for a variety of multiple-family residential developments in an urban, medium-density residential setting. Permitted uses in the R-8 district include multiple-family dwellings, family day care homes, neighborhood parks and bed and breakfasts (as an accessory use only). The R-8 district allows for multi-family residential development at a maximum density of eight dwelling units per gross acre, reflecting the potential for a maximum for 47 units on the subject site (based on a site area of 5.94 acres). A conceptual site plan for a 47-unit townhouse subdivision was submitted to the City in 2022. The proposed project did not receive development approvals at that time and it was reported that the stormwater treatment and retention requirements have been revised subsequent to the original concept plan submittal. The client representative indicated that, based on discussions with the City's Development Services Manager, the prior development plans are at approximately 10% of the process required to obtain approvals/entitlements.

The subject property is identified as Alternate Key 2293128 by the Volusia County property appraiser and tax collector. The 2025 certified market value was \$97,660, reflecting \$19,000 per acre (based on 5.14 acres shown on the tax roll). The 2025 assessed value was also \$97,660, resulting in ad-valorem taxes of \$1,780.23 based on a millage rate of 18.2289 with no additional non-ad valorem assessments. The 2025 taxes have not yet been paid and became delinquent on April 1, 2026. The current payoff amount is \$1,833.64 (if paid by April 30). There are no prior delinquent taxes. Based on the results of our valuation analysis, the assessed value for tax purposes is low; a market-oriented sale of the property would trigger a reassessment for tax purposes, likely resulting in an increased assessment and tax liability.

The subject property is currently under the ownership of DeLand Florida Developers, LLC. There have been no recorded transactions of the subject property within the last three years. The subject property is currently listed for sale by Hector Delgado with Panther Capital Group at an asking price of \$850,000, reflecting \$18,085 per potential unit and \$3.29 per net upland SF (based on 258,584 SF). The subject property is not known to be under contract for purchase at the time of appraisal. The subject listing was analyzed in the sales comparison approach to value, the results of our analysis indicate the current subject asking price is slightly above the indicated market value.

In our opinion, the highest and best use of the parent property as if vacant, is for residential subdivision development at the maximum allowable density or approximately 47 units (based on the allowable density of eight dwelling units per acre).

The purpose of this appraisal is to estimate the as-is market value of the fee simple estate in the subject property, as of March 16, 2026. The intended use of this report is for decision-making purposes related to the potential acquisition of the subject property by the City of DeLand. This report is for the use and benefit of and may be relied upon by representatives of the City of DeLand, who are the client and the intended users of this report. It is entirely inappropriate to use this report for any purpose other than the one stated. The appraisers are not responsible for any unauthorized use of this report. This investigation involved collecting and analyzing comparable market data under market conditions prevailing on March 16, 2026.

In preparing this appraisal, we gathered and reviewed information provided by the client representative including documents related to the conceptual site plan submitted to the City in 2022, recent aerials, and the zoning details, in addition to Volusia County public records, the subject's neighborhood and market area, and researched comparable land sales and listings using real estate services including CoStar, Total Commercial and MLS.

In the valuation of the subject property, one of the three commonly accepted approaches to value was considered and applied: the sales comparison approach, with the result indicating the most credible value estimate for the subject. The sales comparison approach is considered an appropriate method in the valuation of the subject if available for sale on the open market. The sales comparison approach analyzes recent sales and/or current listings and contracts of similar properties as a basis for comparison with the subject in order to determine an appropriate unit of comparison for estimating the subject's market value. The income and cost approaches were not applicable in valuing the subject vacant land.

In the valuation of the subject property, the sales comparison approach was applied. Four recent sales of medium-density residential development sites and the subject listing were included in the analysis. The comparable properties analyzed range in size from 4.88 to 8.16 net upland acres (212,573 to 355,545 net SF) with potential/planned number of units ranging from 35 to 80 units. The sales are located within the subject market area with sale dates ranging from September 2024 to February 2026 and with the subject listing current as of the effective date of value. The sales were analyzed both on a price per potential/planned residential unit basis and a price per net upland SF basis, and quantitative adjustments were applied. Unadjusted sale prices ranged from \$10,000 to \$22,500 per unit, averaging \$17,746 per unit and from \$3.22 to \$3.66 per net SF, averaging \$3.36 per SF. After adjustments, the indications ranged from \$13,000 to \$20,250 per unit and from \$2.91 to \$3.72 per SF. Primary weight of 25% each was placed on Sales 2 and 4 due to their proximity to the subject, with secondary weight of 20% placed on Sale 3 and supporting weight of 15% each given to Sale 5 (due to its physical differences when compared with the subject) and Subject/Listing 1 (as it is not representative of a settled sale). This weighting results in a value indication of \$17,952 per potential unit, or \$843,750 when applied to the subject's potential 47 units and \$3.21 per net SF, or \$830,801 when applied to the subject's 258,584 net SF.

Price per unit is the primary consideration for buyers and sellers of residential development land; as such, in reconciling the two value indications, primary reliance of 75% was placed on the price per unit indication, while the indication via the price per net SF was given supporting weight of 25%. This weighting indicates a market value for the subject property, via the sales comparison approach, of \$840,513, **rounded to \$840,000**, as of March 16, 2026.

In estimating the opinion of value, an appraisal has been performed, as defined by the Uniform Standards of Professional Appraisal Practice. As we discussed and agreed, a restricted appraisal report has been prepared. However, for your convenience, the comparable land sales adjustment grid is attached following.

As a result of our field investigation and valuation analysis, which is contained within our files, it is our opinion that the as-is, fee simple market value of the subject property, as of March 16, 2026, is estimated to be:

EIGHT HUNDRED FORTY THOUSAND DOLLARS

(\$840,000).

The marketing and exposure time is estimated to be 12 to 18 months.

Extraordinary Assumptions: *None*

Hypothetical Conditions: *None*

Use of extraordinary assumptions or hypothetical conditions may affect assignment results.

Reliance on this appraisal report may not be understood properly without additional information in our work files. We trust this information will assist you. It was a pleasure to provide appraisal services for you.

Our appraisal services and related appraisal report have been designed to conform to USPAP. This report was prepared in accordance with, and is subject to, our Assumptions and Limiting Conditions and General Service Conditions, which are attached to and form an integral part of this report.

No investigation was made of the title to or any liabilities against the property appraised.

Value Conclusions

Description	Perspective	Type of Value	Premise	Property Interest	Effective Date	Indicated Value
422 E Beresford Avenue	Current	Market Value	As Is	Fee Simple	03/16/2026	\$840,000

Land Sale Adjustment Grid						
	Subject/Listing 1	Land Sale 2	Land Sale 3	Land Sale 4	Land Sale 5	
Location:	422 E Beresford Avenue	525 E Kentucky Avenue	1088 10th Street	263 N Blue Lake Avenue	2301 Harley Strickland Boulevard	
Area:	DeLand, Volusia County	DeLand, Volusia County	Holly Hill, Volusia County	DeLand, Volusia County	Orange City, Volusia County	
Project:	N/A	Waters	Fox Pointe	Vue at Blue Lake	Bristol Manor	
Gross Acreage:	5.94 Acres	8.00 Acres	9.66 Acres	9.26 Acres	5.43 Acres	
Gross SF:	258,584 SF	348,480 SF	420,885 SF	402,930 SF	236,531 SF	
Net Upland Acreage:	5.94 Acres	8.00 Acres	8.16 Acres	4.82 Acres	5.43 Acres	
Net Upland SF:	258,584 SF	348,480 SF	355,545 SF	212,573 SF	236,531 SF	
Access:	1 Street (paved)	3 Streets (paved)	2 Streets (paved)	1 Street (paved)	1 Street (undeveloped)	
Shape/Utility:	Rectangular/Average	Mostly Rectangular/Average	Rectangular/Average	Rectangular/Average	Rectangular/Average	
Primary Street Frontage:	E Beresford Avenue	E Kentucky Avenue	10th Street	N Blue Lake Avenue	Harley Strickland Boulevard	
Secondary Street Frontage:	None	Garfield Avenue and Smith Street	Vine Street	None	None	
Available Utilities: (S = Sewer, W = Water, E = Electric, T = Telephone)	W, E, T	W, E, T	S, W, E, T	W, E, T	E, T	
Highest and Best Use:	Residential Development	Residential Development	Residential Development	Residential Development	Residential Development	
Potential/Planned # of Units	47 potential	50 planned	70 planned	35 planned	80 planned	
Overall Density (Maximum Units per Acre):	8.00 DU/Net Upland Acre	6.25 DU/Net Upland Acre	8.58 DU/Net Upland Acre	7.17 DU/Net Upland Acre	14.73 DU/Net Upland Acre	
State of Development Approvals:	Zoning/FLU in place	Entitled and Permitted	Zoning/FLU in place	FLU in place (Zoning change required)	Buyer Acquired Approvals and Zoning Change	
Retention:	On Site	On Site	On Site	On Site	On Site	
State of Development/Topography:	Wooded and level	Wooded and level	Wooded and level	Wooded and generally level	Wooded and level	
Improvements/Amenities:	None	None	None	Lakefront (Blue Lake)	None	
Zoning / Future Land Use:	R-8 (Multiple-Family Dwelling District)/Medium Density Residential	PUD (Planned Unit Development)/Urban Medium Intensity	R-6 & RPUD (Low Density Multi-Family Residential & Residential Planned Unit Development)/Medium Density Residential	E-1 (Educational)/Low Density Residential	PUD (Planned Unit Development)/Mixed-Use	
Appraisal Date:	City of DeLand	Volusia County	City of Holly Hill	City of DeLand	City of Orange City	
Sale Date:	Mar-26 Appraisal Date	-	-	-	-	
Months Since Closing:	-	1	17	18	11	
Sale/Listing Price:	\$850,000	\$1,125,000	\$1,300,000	\$685,000	\$800,000	
Adjusted Sale/Listing Price (including demolition costs):	\$850,000	\$1,125,000	\$1,300,000	\$685,000	\$800,000	
Sale/Listing Price/Potential Unit:	\$18,085	\$22,500	\$18,571	\$19,571	\$10,000	
Sale/Listing Price/Net SF:	\$3.29	\$3.23	\$3.66	\$3.22	\$3.38	
Adjustments for property rights, financing, conditions of sale and market conditions:						
Real Property rights:	0%	0%	0%	0%	0%	
\$/Lot or Unit adjusted for property rights:	\$18,085	\$22,500	\$18,571	\$19,571	\$10,000	
\$/Net SF adjusted for property rights:	\$3.29	\$3.23	\$3.66	\$3.22	\$3.38	
Financing terms:	0%	0%	0%	0%	0%	
\$/Lot or Unit adjusted for financing terms:	\$18,085	\$22,500	\$18,571	\$19,571	\$10,000	
\$/Net SF adjusted for financing terms:	\$3.29	\$3.23	\$3.66	\$3.22	\$3.38	
Conditions of sale:	-5%	0%	0%	0%	0%	
\$/Lot or Unit adjusted for conditions of sale:	\$17,181	\$22,500	\$18,571	\$19,571	\$10,000	
\$/Net SF adjusted for conditions of sale:	\$3.12	\$3.23	\$3.66	\$3.22	\$3.38	
Expenditures immediately after purchase:	0%	0%	0%	0%	0%	
\$/Lot or Unit adjusted for expenditures:	\$17,181	\$22,500	\$18,571	\$19,571	\$10,000	
\$/Net SF adjusted for expenditures:	\$3.12	\$3.23	\$3.66	\$3.22	\$3.38	
Annual Market Conditions @ 0%:	0.0%	0.0%	0.0%	0.0%	0.0%	
\$/Lot or Unit adjusted for market conditions:	\$17,181	\$22,500	\$18,571	\$19,571	\$10,000	
\$/Net SF adjusted for market conditions:	\$3.12	\$3.23	\$3.66	\$3.22	\$3.38	
Per Unit Analysis:						
Location:	0%	0%	0%	0%	0%	
No. of Units/Economies of Scale:	0%	0%	5%	0%	10%	
Utilities:	0%	0%	-5%	0%	5%	
Access:	0%	0%	0%	0%	10%	
Shape/Utility:	0%	0%	0%	0%	0%	
Retention:	0%	0%	0%	0%	0%	
View/Amenity:	0%	0%	0%	-10%	0%	
State of Approvals/Entitlements:	0%	-10%	0%	5%	5%	
State of Development/Topography:	0%	0%	0%	0%	0%	
Net Property Adjustments:	0%	-10%	0%	-5%	-30%	
Gross Adjustments:	5%	10%	10%	15%	30%	
Indicated Value per Unit:	\$17,181	\$20,250	\$18,571	\$18,593	\$13,000	
Weighting:	15%	25%	20%	25%	15%	
Weighted Value/Unit:	\$2,577	\$5,063	\$3,714	\$4,648	\$1,950	
Indicated Value/Unit:	\$17,952/Unit x	47 Units		(To be weighted at 75%)	\$843,750	
Per Net SF Analysis:						
Time-Adjusted Price/Net SF:	\$3.12	\$3.23	\$3.66	\$3.22	\$3.38	
Net Physical Adjustments (excluding # of Units):	0%	-10%	-5%	-5%	-20%	
Land Area/Size (Net Upland SF):	0%	0%	0%	0%	0%	
Density/Land Use:	0%	0%	0%	0%	-10%	
Net Property Adjustments:	0%	-10%	-5%	-5%	-10%	
Gross Adjustments:	5%	10%	5%	15%	30%	
Indicated Value/Net Upland SF:	\$3.12	\$2.91	\$3.47	\$3.06	\$3.72	
Weighting:	15%	25%	20%	25%	15%	
Weighted Value/Net SF:	\$0.47	\$0.73	\$0.69	\$0.77	\$0.56	
Weighted Indicated Value/Gross Acre:	\$3.21/Net Upland SF x	258,584 Net Upland SF		(To be weighted at 25%)	\$830,801	
		Correlated Value Indication:			\$840,513	
				Rounded To:	\$840,000	

Sincerely,
Property Valuation & Consulting, Inc.



Blair Beasley
State-Certified General Real Estate Appraiser, FL No. RZ3871
blair@propertyvalue.com

Subject Photos



View looking east along Beresford Avenue from near the northwest corner of the site (subject on right)



View looking southeast from near the northwest corner of the site



View looking south into the site from Beresford Avenue



View looking southwest from near the northeast corner of the site



View looking west along Beresford Avenue from near the northeast corner of the site (subject on left)

Addenda

Addenda

Certification

We certify that, to the best of our knowledge and belief:

The statements of fact contained in this appraisal report are true and correct.

The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions, and are our personal, impartial, and unbiased professional analyses, opinions and conclusions.

We have no present or prospective interest in the property that is the subject of this report, and we have no personal interest or bias with respect to the parties involved.

We have no bias with respect to the property that is the subject of this report or to the parties involved with this assignment.

Our engagement in this assignment was not contingent upon developing or reporting predetermined results.

Our compensation for completing this assignment is not contingent upon the development or reporting of a predetermined value or direction of value that favors the cause of the client, the amount of the value opinion, the attainment of a stipulated result, or the occurrence of a subsequent event directly related to the intended use of the appraisal.

The reported analyses, opinions, and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics & Standards of Professional Appraisal Practice of the Appraisal Institute, which include the Uniform Standards of Professional Appraisal Practice and the regulating agencies governed under FIRREA.

The use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives.

John Robinson has made an inspection of the property that is the subject of this report.

John Robinson provided significant real property appraisal assistance to the person(s) signing this certification.

As of the date of this report, Blair Beasley has completed the Standards and Ethics Education Requirements and the requirements of the continuing education program for Practicing Affiliates of the Appraisal Institute.

We have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report, within the 3-year period immediately preceding acceptance of this assignment.



Assumptions and Limiting Conditions

No responsibility is assumed for matters legal in nature. No investigation has been made of the title to or any liabilities against the property appraised. In this appraisal, it is presumed that, unless otherwise noted, the owner's claim is valid, the property rights are good and marketable, and there are no encumbrances that cannot be cleared through normal processes.

We have provided a restricted appraisal report, intended to comply with the reporting requirements set forth by the Uniform Standards of Professional Appraisal Practice (USPAP) for an appraisal report. As such, the report presents a summary discussion of the data, reasoning, and analyses used in the appraisal process to develop Property Valuation & Consulting's opinion of value. Supporting documentation concerning the data, reasoning, and analyses has been retained as a part of our work papers. The depth of discussion contained in the report is specific to your needs as the client and for the intended use as stated. Property Valuation & Consulting, Inc., is not responsible for the unauthorized use of this report.

Furthermore, our appraisal services and related appraisal report have been prepared in accordance with the requirements of Title XI of the Financial Institution's Reform, Recovery and Enforcement Act of 1989 (FIRREA) with respect to real estate related financial transactions, as we understand these requirements.

To the best of our knowledge, all data set forth in this report are true and accurate. Although gathered from reliable sources, no guarantee is made nor liability assumed for the accuracy of any data, opinions, or estimates identified as being furnished by others that have been used in formulating this analysis.

The market value estimate contained within this report specifically excludes the impact of structural damage or environmental contamination resulting from earthquakes or other causes. It is recommended that the reader of this report consult a qualified structural engineer and/or industrial hygienist for the evaluation of possible structural/environmental defects, the existence of which could have a material impact on market value.

Land areas and descriptions used in this appraisal were provided by the owner and/or obtained from surveys or public records and have not been verified by legal counsel or a licensed surveyor. (The land description is included for identification purposes only and should not be used in a conveyance or other legal document without proper verification by an attorney.)

No soil analysis or geological studies were ordered or made in conjunction with this report, nor were any water, oil, gas, or other subsurface mineral and use rights or conditions investigated.

Substances such as asbestos, urea-formaldehyde foam insulation, other chemicals, toxic wastes, or other potentially hazardous materials could, if present, adversely affect the value of the property. Unless otherwise stated in this report, the existence of hazardous substance, which may or may not be present on or in the property, was not considered by the appraisers in the development of the conclusion of value. The stated value estimate is predicated on the assumption that there is no material on or in the property that would cause such a loss in value. No responsibility is assumed for any such conditions, and the client has been advised that the appraiser is not qualified to detect such substances, quantify the impact on values, or develop the remedial cost.

No environmental impact study has been ordered or made. Full compliance with applicable federal, state, and local environmental regulations and laws is assumed unless otherwise stated, defined, and considered in the report. It is also assumed that all required licenses, consents, or other legislative or administrative authority from any local, state, or national government or private entity organization either have been or can be obtained or renewed for any use that the report covers.

Plats are presented only as aids in visualizing the property and its environment. Although the material was prepared using the best available data, it should not be considered as a survey or scaled for size.

It is assumed that all applicable zoning and use regulations and restrictions have been complied with unless a non-conformity has been stated, defined, and considered in the appraisal report. Further, it is assumed that the utilization of the land and improvements is within the boundaries of the property described and that no encroachment or trespass exists unless noted in the report.

The Americans with Disabilities Act (ADA) became effective January 26, 1992. We have not made a specific compliance survey and analysis of this property to determine whether or not it is in conformity with the various detailed requirements of the ADA. It is possible that a compliance survey of the property together with a detailed analysis of the requirements of the ADA could reveal that the property is not in compliance with one or more of the requirements of the act. If so, this fact could have a negative effect on the value of the property. Since we have no direct evidence relating to this issue, we did not consider the possible noncompliance with the requirements of ADA in estimating the value of the property.

The value or values presented in this report are based upon the premises outlined herein and are valid only for the purpose or purposes stated.

The date of value to which the conclusions and opinions expressed apply is set forth in this report. Unless otherwise noted, this date represents the last date of our physical inspection of the property. The value opinion herein rendered is based on the status of the national business economy and the purchasing power of the U.S. dollar as of that date. Testimony or attendance in court or at any other hearing is not required by reason of this appraisal unless arrangements are previously made within a reasonable time in advance therefore.

One or more of the signatories of this appraisal report is a member or associate/affiliate member of the Appraisal Institute. The Bylaws and Regulations of the Institute require each member and associate/affiliate member to control the use and distribution of each appraisal report signed by them.

Possession of this report or any copy thereof does not carry with it the right of publication. No portion of this report (especially any conclusion to use, the identity of the appraiser or the firm with which the appraiser is connected, or any reference to the Appraisal Institute or the designation awarded by this organization) shall be disseminated to the public through prospectus, advertising, public relations, news, or any other means of communication without the written consent and approval of Property Valuation & Consulting, Inc.

General Service Conditions

The service(s) provided by Property Valuation & Consulting, Inc. have been performed in accordance with professional appraisal standards. Our compensation was not contingent in any way upon our conclusions of value. We assumed, without independent verification, the accuracy of all data provided to us. We have acted as an independent contractor and reserved the right to use subcontractors. All files, work papers or documents developed by us during the course of the engagement are our property. We will retain this data for at least five years.

Our report is to be used only for the specific purposes stated herein and any other use is invalid. No reliance may be made by any third party without our prior written consent. You may show our report in its entirety to those third parties who need to review the information contained herein. No one should rely on our report as a substitute for their own due diligence. No reference to our name or our report, in whole or in part, in any document you prepare and/or distribute to third parties may be made without our prior written consent.

You agree to indemnify and hold us harmless against and from any and all losses, claims, actions, damages, expenses, or liabilities, including reasonable attorneys' fees, to which we may become subject in connection with this engagement. You will not be liable for our negligence. Your obligation for indemnification and reimbursement shall extend to any controlling person of Property Valuation & Consulting, Inc., including any director, officer, employee, subcontractors, subsidiary, affiliate, or agent.

We reserve the right to include your company/firm name in our client list, but we will maintain the confidentiality of all conversations, documents provided to us, and the contents of our reports, subject to legal or administrative process or proceedings. These conditions can only be modified by written documents executed by both parties.

Property Valuation & Consulting, Inc., is an equal opportunity employer.

Definitions

Market Value can be defined as the most probable price a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

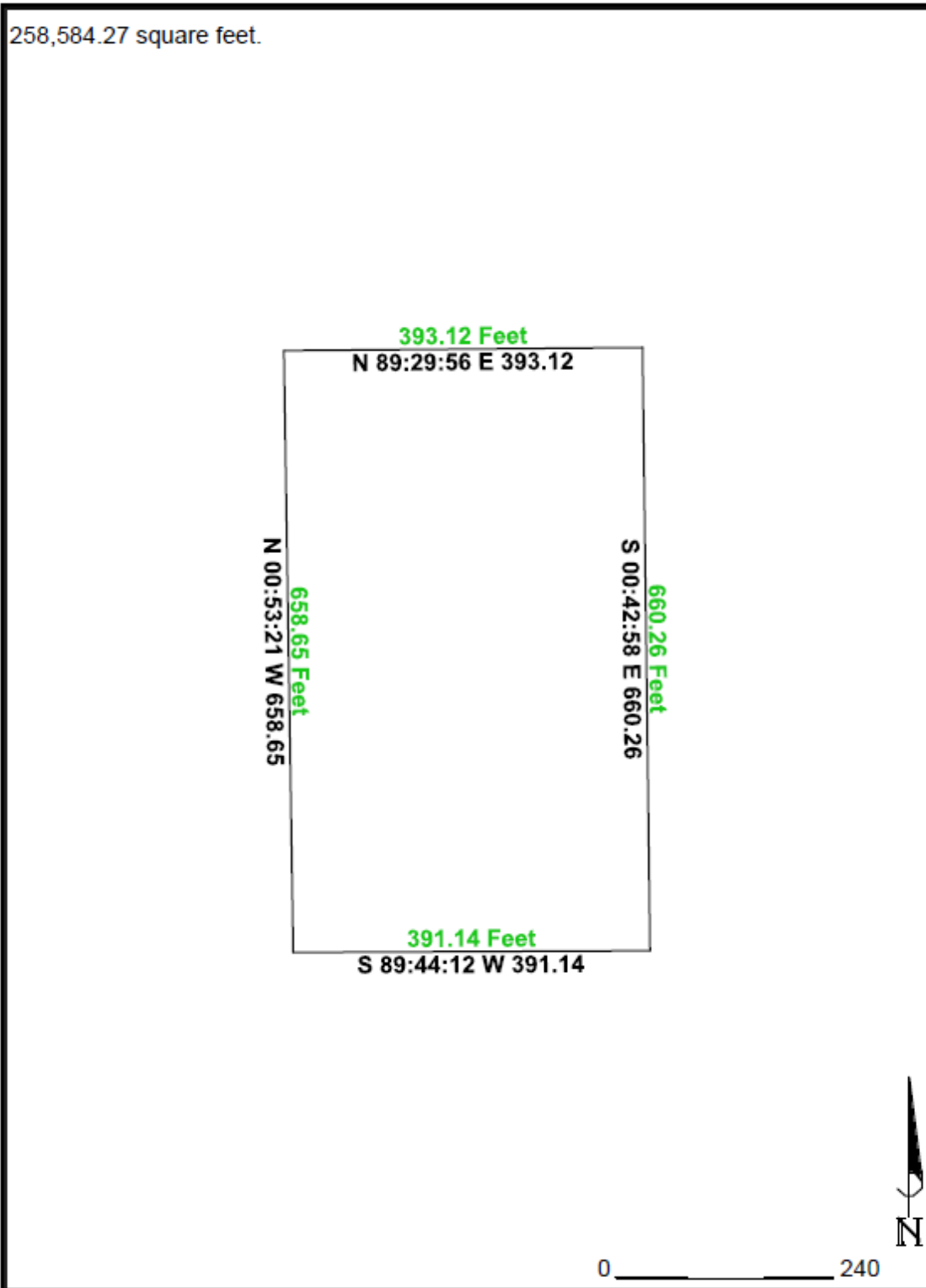
1. Buyer and seller are typically motivated;
2. Both parties are well informed or well advised, and acting in what they consider their best interests;
3. A reasonable time is allowed for exposure in the open market;
4. Payment is made in terms of cash in United States dollars or in terms of financial arrangements comparable thereto; and
5. The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale. *12 CFR 34 42 (a) Financial Institutions Reform, Recovery, and Enforcement Act of 1989 ("FIRREA")

Fee simple estate is defined as the absolute ownership unencumbered by any other interest or estate, subject only to the limitations imposed by the governmental powers of taxation, eminent domain, police power and escheat.

Legal Description

Lot 3, except the Northerly 30 feet, ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, a subdivision according to the Plat thereof recorded in Map Book 3, Page 25 of the Public Records of Volusia County, Florida.

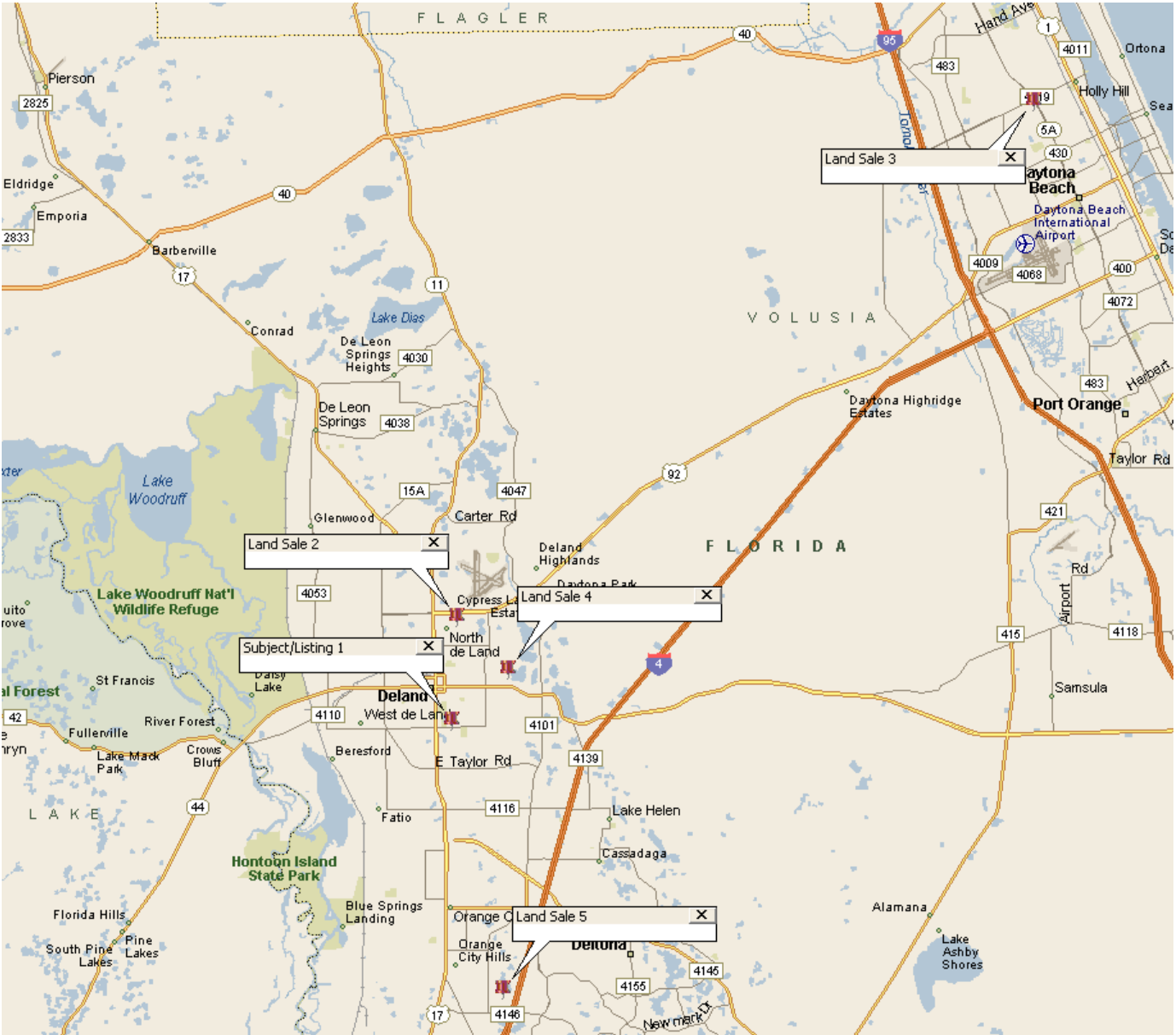
Site Sketch - Provided by Client Representative



Subject Property Aerial/Tax Map

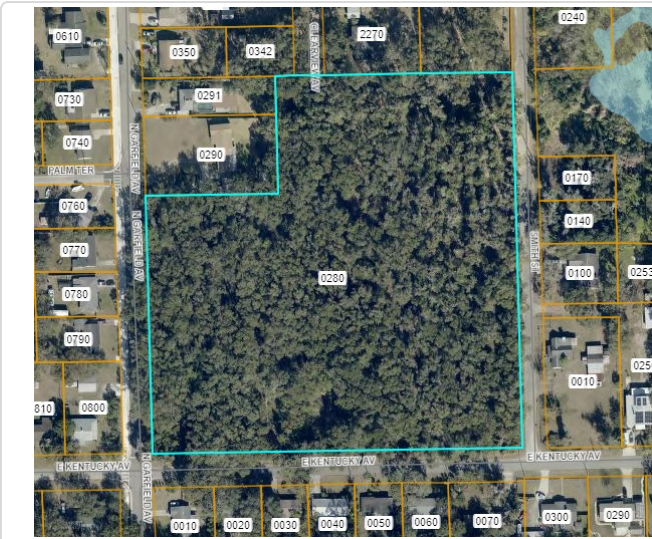


Comparable Land Sales Map



Comparable Land Sales Aerial Photographs

Subject/Listing 1: 422 E Beresford Avenue, DeLand, Volusia County - refer to preceding subject aerial



Land Sale 2: 525 E Kentucky Avenue, DeLand, Volusia County

Land Sale 3: 1088 10th Street, Holly Hill, Volusia County



Land Sale 4: 263 N Blue Lake Avenue, DeLand, Volusia County

Land Sale 5: 2301 Harley Strickland Boulevard, Orange City, Volusia County

Appraiser Qualifications

QUALIFICATIONS OF BLAIR BEASLEY State-Certified General Real Estate Appraiser #RZ3871

Business Address

Property Valuation & Consulting, Inc.
204 South Dillard Street
Winter Garden, FL 34787
(407) 877-0200, Fax: (407) 877-8222

Education

Florida State University Tallahassee, FL
Bachelor of Science in Real Estate and Marketing, April 2011

Appraisal & Real Estate Courses

Introduction to Real Estate: Florida State University	Tallahassee, FL	December 2009
Real Estate Valuation: Florida State University	Tallahassee, FL	December 2010
Real Estate Finance: Florida State University	Tallahassee, FL	December 2010
Real Estate Market Analysis: Florida State University	Tallahassee, FL	April 2011
Real Estate Investment: Florida State University	Tallahassee, FL	April 2011
Legal Environment of Real Estate: Florida State University	Tallahassee, FL	April 2011
National USPAP 15 Hour Course, Steve Williamson Real Estate Education Specialists	Orlando, FL	April 2012
General Appraiser Market Analysis and Highest & Best Use	Maitland, FL	April 2013
Business Practices and Ethics	Online	February 2014
7-Hour National USPAP Update Course	Orlando, FL	November 2014
Florida Law	Orlando, FL	November 2014
7-Hour National USPAP Update Course	Orlando, FL	May 2016
7-Hour National USPAP Update Course	Orlando, FL	April 2018
Florida Law	Orlando, FL	April 2018
Appraising Small Apartment Properties	Online	November 2018
Basic Hotel Appraising – Limited Service Hotels	Online	November 2018
Appraisal of Land Subject to Ground Leases	Online	November 2018
Supervisor Appraiser/Trainee Appraiser Course	Online	August 2019
7-Hour National USPAP Update Course	Orlando, FL	February 2020
Three Hour Florida Law	Virtual Classroom	September 2020
The Cost Approach: Unnecessary or Vital to a Healthy Practice	Virtual Classroom	October 2020
Uniform Appraisal Standards for Federal Land Acquisitions	Online	November 2020
Business Practices and Ethics	Virtual Classroom	November 2021
7-Hour National USPAP Update Course	Virtual Classroom	October 2022
Three Hour Florida Law	Virtual Classroom	October 2022
Rates and Ratios: Making Sense of GIMs, OARs and DCF	Online	November 2022
Analyzing Operating Expenses	Online	November 2022
7-Hour National USPAP Update Course	Virtual Classroom	October 2024
Three Hour Florida Law	Virtual Classroom	October 2024
Impact of Short-Term Rental on Real Property Valuation	Synchronous	November 2024
Comparative Analysis	Online	November 2024
Eminent Domain and Condemnation	Online	November 2024

Appraisal seminars sponsored by The Appraisal Institute

Critical Thinking in Appraisals, January 2014

Real Estate Experience


September 2011 - Present - Associate, Property Valuation & Consulting, Inc., Winter Garden, FL

Appraisal experience includes narrative and form report writing of commercial and residential vacant land, agricultural land, proposed residential subdivision properties, recreational facilities, retail buildings, industrial buildings, office buildings, day care facilities, greenhouse/nursery, commercial condominium properties, religious facilities/houses of worship, and other special purpose properties. This includes research, data collection, verification and analysis.

References: Available upon request.

Appraiser License

Ron DeSantis, Governor Melanie S. Griffin, Secretary



STATE OF FLORIDA
DEPARTMENT OF BUSINESS AND PROFESSIONAL REGULATION

FLORIDA REAL ESTATE APPRAISAL BD

THE CERTIFIED GENERAL APPRAISER HEREIN IS CERTIFIED UNDER THE
PROVISIONS OF CHAPTER 475, FLORIDA STATUTES



BEASLEY, BLAIR
204 S DILLARD STREET
WINTER GARDEN FL 34787

LICENSE NUMBER: RZ3871


EXPIRATION DATE: NOVEMBER 30, 2026

Always verify licenses online at MyFloridaLicense.com

ISSUED: 12/05/2024

Do not alter this document in any form.

This is your license. It is unlawful for anyone other than the licensee to use this document.



RESTRICTED APPRAISAL REPORT

OF

A 5.94 ACRE VACANT PARCEL OF LAND

LOCATED ON THE SOUTH SIDE OF EAST
BERESFORD AVENUE, APPROXIMATELY 300 FEET
WEST OF SOUTH GARFIELD AVENUE IN
THE CITY OF DELAND, FLORIDA

HAVING AN ADDRESS OF
422 EAST BERESFORD AVENUE
DELAND, FLORIDA 32724

DATE OF REPORT: MAY 12, 2026

DATE OF VALUATION: MAY 9, 2026

PREPARED FOR:

Mr. James V. Ailes
City of Deland
Utilities Director
1102 S. Amelia Avenue
Deland, Florida 32724

PREPARED BY:

Thomas A. Riddle, MAI
State-Certified General Appraiser #RZ1451
1770 Huron Trail
Maitland, Florida 32751

May 12, 2026

Mr. James V. Ailes
City of Deland
Utilities Director
1102 S. Amelia Avenue
Deland, Florida 32724

RE: Property Address: 422 East Beresford Avenue, Deland, Florida 32724
Tax I.D. No: 17-30-21-02-00-0030 (Alt. Key 2293128)
County: Volusia

Dear Mr. Ailes:

As requested, I am providing a “Restricted Use” appraisal report for the above-captioned parcel that is intended for your use in establishing a fair market value for internal purposes. The date of this report is May 12, 2026, and the effective date of value is May 9, 2026.

The subject property consists of a ±5.94 acre parcel of vacant land located on the south side of East Beresford Avenue, approximately 300 feet west of South Garfield Avenue, in the City of Deland, Volusia County, Florida. The property address is 422 East Beresford Avenue, Deland, FL 32724. This residential parcel is zoned R-8 and has a future land use of MDR, Medium Density Residential, by the City of Deland.

This report is a Restricted Use Appraisal Report, which is intended to comply with the reporting requirements set forth under Standards Rule 2–2(c) of the Uniform Standards of Appraisal Practice for a Restricted Use Appraisal Report. As such, it presents no discussion of the data, reasoning, and analyses that were used in the appraisal process to develop the appraisers’ opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser’s file. The depth of discussion contained in this report is specific to the needs of the client and for the intended use as stated. The client should understand that the appraiser’s opinion and conclusions set forth in the report may not be understood properly without additional information in the appraiser’s workfile. The appraiser is not responsible for unauthorized use of this appraisal report.

The City of Deland is the client in this assignment and is an intended user of this appraisal report. As stated, the intended use is to determine the value for possible purchase of the property.

The value opinion reported herein is subject to the definitions, assumptions and limiting conditions, and certification contained in this report. I have personally inspected the subject property for the purpose of estimating the fair market value of the unencumbered fee simple interest in the property.

For the purposes of this analysis, fair market value has been defined as follows:

The fair market value of the fee simple interest in the real property to be appraised is defined as: “The most probable price which a property should bring in a competitive and open market under all conditions requisite to a fair sale, the buyer and seller each acting prudently and knowledgeably, and assuming the price is not affected by undue stimulus. Implicit in this definition is the consummation of a sale as of a specified date and the passing of title from seller to buyer under conditions whereby:

- (1) Buyer and seller are typically motivated;
- (2) Both parties are well informed or well advised, and acting in what they consider their own best interests;
- (3) A reasonable time is allowed for exposure to the open market;
- (4) Payment is made in terms of cash in U.S. dollars or in terms of financial arrangements comparable thereto; and
- (5) The price represents the normal consideration for the property sold unaffected by special or creative financing or sales concessions granted by anyone associated with the sale.”

Per the client’s request, this appraisal has been prepared in a Restricted Use report format. This appraisal report is intended to comply with the reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice.

I, Thomas A. Riddle, developed the appraisal. I do not authorize the out of context quoting from or partial reprinting of this appraisal report. Further, neither all nor any part of the appraisal shall be disseminated to the general public by the use of media for public communication without our prior written consent. The use of this report is subject to the requirements reporting requirements set forth under the Uniform Standards of Professional Appraisal Practice and the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute. To the best of my knowledge and belief, the statements, analyses, and opinions contained within this appraisal report are correct (subject to the statement of Assumptions and Limiting Conditions).

After careful consideration of the information included in this appraisal report and retained in the appraiser's file, it is my opinion that the Fair Market Value of the property located at 422 East Beresford Avenue, Deland, FL, as of the effective valuation date of May 9, 2026, was:

EIGHT HUNDRED THIRTY-ONE THOUSAND
NINE HUNDRED AND NO/100 DOLLARS
(\$831,900)

Your attention is directed to the Qualifying and Limiting Conditions included in this report upon which the value conclusion is contingent.

Sincerely,



Thomas A. Riddle, MAI
State-Certified General Real Estate Appraiser #RZ1451

CERTIFICATE OF VALUE

Tax I.D. No.: 17-30-21-02-00-0030
Property Address: 422 E. Beresford Ave., Deland
County: Volusia

I certify to the best of my knowledge and belief, that:

1. The statements of fact contained in this report are true and correct.
2. The reported analyses, opinions, and conclusions are limited only by the reported assumptions and limiting conditions and are my personal, unbiased, professional analyses, opinions, and conclusions.
3. I have no present or prospective interest in the property that is the subject of this report, and I have no personal interest or bias with respect to the parties involved.
4. My compensation is not contingent upon the reporting of a predetermined value or direction in value that favors the cause of the client, the amount of the value estimate, the attainment of a stipulated result, or the occurrence of a subsequent event.
5. My analyses, opinions, or conclusions were developed and this report has been prepared in conformity with the Uniform Standards of Professional Appraisal Practice, and the provisions of Chapter 475, Part II, Florida Statutes.
6. I made a personal inspection of the property on May 9, 2026. I have also made a personal field inspection of the comparable sales relied upon in making this appraisal.
7. No persons other than those named herein provided significant professional assistance to the person signing this report.
8. I understand that this appraisal is to be used for the client only.
9. This appraisal has been made in conformity with the appropriate State laws, regulations, policies and procedures applicable to appraisal of land for public purposes; and, to the best of my knowledge, no portion of the property value entered on this certificate consists of items which are noncompensable under the established law of the State of Florida.
10. I have not revealed the findings or results of this appraisal to anyone other than the client and I will not do so until authorized by the client.
11. Regardless of any stated limiting condition or assumption, I acknowledge that this appraisal report and all maps, data, summaries, charts and other exhibits collected or prepared under this agreement shall become the property of the client without restriction or limitation on their use.
12. Statements supplemental to this certification required by membership or candidacy in a professional appraisal organization are described in an addendum to this certificate and, by reference, are made a part hereof.
13. I have performed no services, as an appraiser or in any other capacity, regarding the property that is the subject of this report within the three-year period immediately preceding acceptance of this assignment.

Based upon my independent appraisal and the exercise of my professional judgment, my opinion of the fair market value for the subject property as of the 9th day of May 2026, was as follows:

SUBJECT VALUE: \$831,900

LAND AREA: (Ac/SF) ±5.94 AC

HIGHEST AND BEST USE: Multifamily Res. Development



May 12, 2026

DATE

APPRAISER

Thomas A. Riddle, MAI

State-Certified General Real Estate Appraiser RZ#1451

SUPPLEMENT TO CERTIFICATE OF VALUE

Professional Assistance

No one provided professional assistance for this assignment.

Additional Certification

I certify that, to the best of my knowledge and belief, the reported analyses, opinions and conclusions were developed, and this report has been prepared, in conformity with the requirements of the Code of Professional Ethics and Standards of Professional Appraisal Practice of the Appraisal Institute.

I certify that the use of this report is subject to the requirements of the Appraisal Institute relating to review by its duly authorized representatives. As of the date of this report, I, Thomas A. Riddle, MAI, have completed the requirements of the continuing education program of the Appraisal Institute.

This is a Restricted Use appraisal report.

Competency Provision

The appraiser has the knowledge and expertise for this appraisal assignment. Thomas A. Riddle has been providing appraisal assignments for over 30 years, including numerous residential and commercial properties.



Thomas A. Riddle, MAI
State-Certified General Real Estate Appraiser #RZ1451
(Expires November 30, 2026)

May 12, 2026
Date

Client: Mr. James V. Ailes
City of Deland
Utilities Director
1102 S. Amelia Avenue
Deland, Florida 32724

Appraiser: Thomas A. Riddle, MAI
State-Certified General Real Estate Appraiser #RZ1451
1770 Huron Trail
Maitland, FL 32751

Intended Use of the Appraisal: The intended use of the appraisal is to determine an opinion of value for the client, the City of Deland, for internal purposes.

Subject Identification The subject property consists of a ±5.94 acre parcel of vacant land located on the south side of East Beresford Avenue, approximately 300 feet west of South Garfield Avenue, in the City of Deland, Volusia County, Florida. The property address is 422 East Beresford Avenue, Deland, FL 32724. This residential parcel is zoned R-8 and has a future land use of MDR, Medium Density Residential, by the City of Deland.

Property Interest Appraised Unencumbered Fee Simple Interest

Purpose of the Appraisal: To estimate market value of the subject property as defined by the Uniform Standards of Professional Appraisal Practice (USPAP) and the Appraisal Institute's Dictionary of Real Estate, Sixth Edition.

Date of Value: May 9, 2026

Date of Report: May 12, 2026

Appraisal Development and Reporting Process: In preparing this appraisal, the appraiser has inspected the subject site and gathered the most recent sales, pending sales and listings comparable to the subject within the subject's competitive market area. This information was used in the Sales Comparison Approach for valuing the subject property, and the comparable properties were inspected.

This Restricted Use Appraisal Report sets forth only the appraisers' conclusions. It is for client use only and cannot be understood properly without additional information in the appraisers' work file. Supporting documentation is retained in the appraisers' file.

Real Estate Appraised:

According to the Volusia County Property Appraiser records, subject property is located within Section 21, Township 17 South, Range 30 East, in the City of Deland, Volusia County, Florida. The following legal description is from the most recent transfer, which was recorded via a Warranty Claim Deed on January 8, 2010, in Official Records Book 6436, Page 3890, Volusia County. The legal description is as follows:

Lot 3, except the Northerly 30 feet, ASSESSOR'S SUBDIVISION OF HIRAM WATERS GROVE, a subdivision according to the Plat thereof recorded in Map Book 3, Page 25 of the Public Records of Volusia County, Florida.

Brief Description of Subject and Existing Use:

As noted, the subject property consists of 5.94 acres of vacant land with approximately 393 feet of road frontage along the south side of East Beresford Avenue. Per the U.S. Fish and Wildlife Service National Wetland Map the subject property is all uplands and according to Flood Insurance Map Panel 12127C0470H, effective February 19, 2014, the subject property is located within Zone "X", outside the limits of the 100-year flood plain. The USDA Natural Resources Conservation Service indicates there are two types of underlying soils comprised of Astatula fine sand, 0 to 8 percent slopes and Tavares fine sand, 0 to 5 percent slopes. The Volusia County Property Appraiser website map indicates that the elevation of the property ranges from about 45 feet above MSL at its highest point near the northeast corner to about 32 feet above MSL near its lowest point near the property's southern boundary. The property is currently heavily wooded with vegetation.

It is my understanding that conceptual site plans were submitted to the City in 2022 for a 48-unit townhome development, but never receive approval. Since this time, according to the client's representative based on discussions with the City's Development Service Manager, stormwater treatment and retention requirements have changed since this original submittal and that the 2022 plans constitute only about 10% of the necessary requirements to obtain development approval/entitlements.

Per CoStar Group the property is listed for sale with a current asking price of \$850,000 and has been on the market for approximately 780 days (2.15 years). There was no active listing sign on the property at the time of the inspection.

Zoning and Land Use: The subject is zoned R-8, Multiple-Family Dwelling (up to 8 du/ac) and has a future land use of MDR, Medium Density Residential (up to 12 du/ac) by the City of Deland.

Highest and Best Use:

Highest and Best Use As Vacant: The subject’s immediate neighborhood is a mix of uses including single family and multifamily residential, and public uses including a school and utility facility southwest of the subject. Most of the commercial uses are along Woodland Boulevard to the west. The surrounding uses, as well as the nature of the subject neighborhood, supports the appraiser’s opinion that from a legal, physical, economic and maximally productive use, the subject’s highest and best use “as vacant” is for a multifamily residential use consistent with the underlying zoning and future land use.

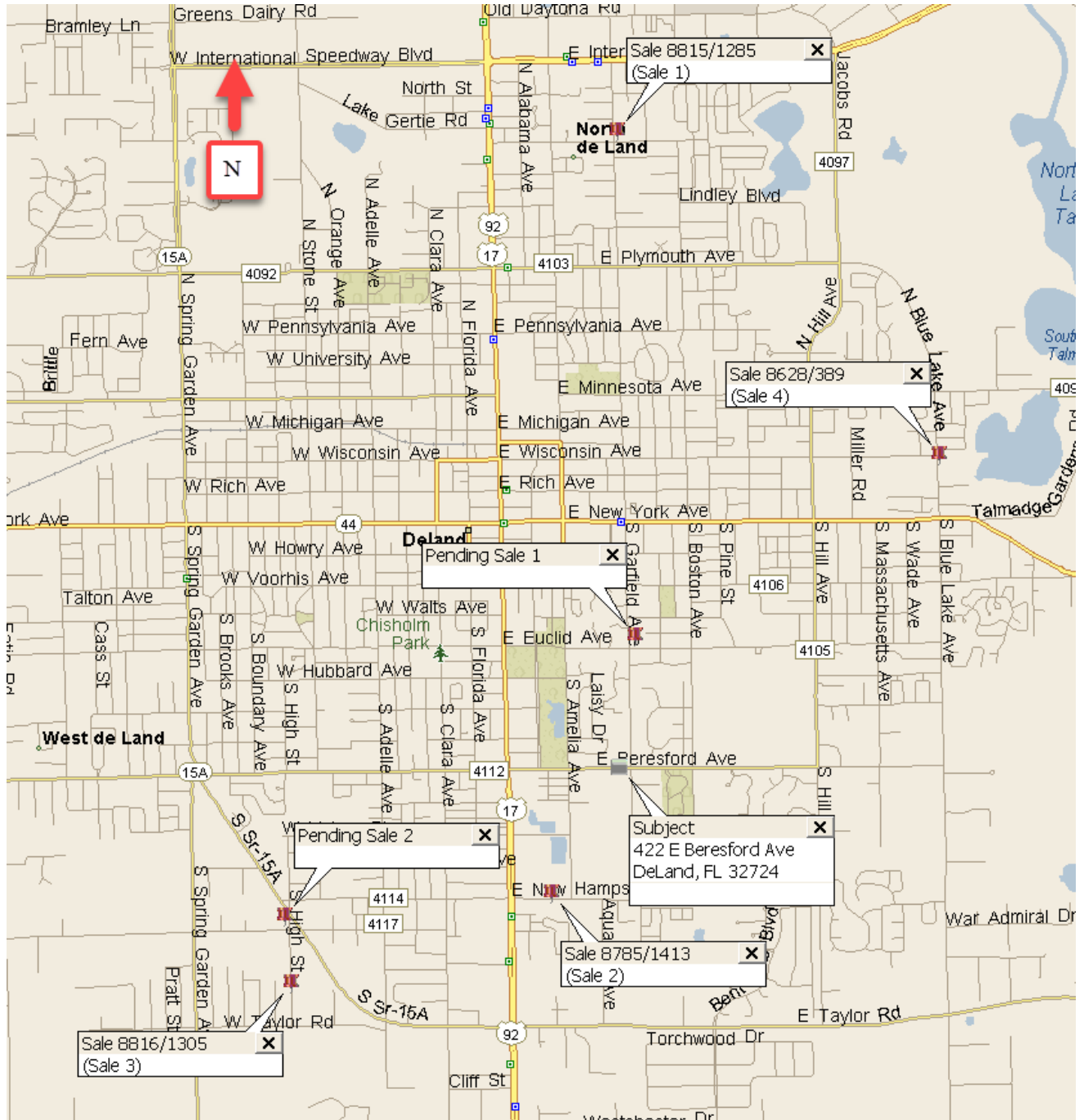
Value Conclusion:

The Sales Comparison Approach was utilized to value the subject property based upon the sale price per proposed/allowed unit. The reader is directed to the four land sales and two pending land sales used in this analysis.

Most weight was placed on Sale 3 and Sale 4, with tertiary weight on the pending sales. After careful consideration of the comparable sales, it is the appraiser’s opinion that the value of the subject would be \$17,700 per unit. Applying this unit value to the subject’s 47 unit’s results in a value conclusion of as of May 9, 2026 of **\$831,900**.

Indicated Exposure Time: 3-6 months
Estimated Marketing Time: 3-6 months

Land Sales Location Map



	SUBJECT	Sale 8815/1285 (Sale 1)	Sale 8785/1413 (Sale 2)	Sale 8816/1305 (Sale 3)
Grantor/Grantee		Kentucky/TPG	Carpenter/Global	Deland Dev./Construct
Sales Price		\$1,125,000	\$150,350	\$416,650
SP/Unit		\$22,500 (proposed)	\$13,668 (allowable)	\$13,020 (proposed)
SP/AC (Net)		\$144,230	\$107,393	\$65,000
SP/SF (Net)		\$3.31	\$2.47	
Prop Rights/Fin. Terms/ Cond. of Sale	Fee Simple/Cash/Normal	Fee Simple	Fee Simple	Fee Simple
Market Cond./ (Date of Sale)		2/13/2026	11/25/2025	11/3/2025
Adjustment		-0-	-0-	-0-
Expenditures		None	None	Sewer Ext.
Adjustment		-0-	-0-	\$150,000
Sales Price		\$1,125,000	\$150,350	\$566,650
SP/Unit		\$22,500 (proposed)	\$13,668 (allowable)	\$17,708 (proposed)
SP/AC (Net)		\$144,230	\$107,393	\$88,401
SP/SF (Net)		\$3.31	\$2.47	\$2.03
Location	S/S of Beresford Ave., Deland	NEC of Kentucky Ave. & N. Garfield Ave., Deland	N/S of New Hampshire Ave., Deland	W/S of High St., S of Beresford Rd., Deland
Adjustment		-0-	-0-	-0-
Land Size (Net)	±5.94 AC	7.8 AC	1.4 AC	6.41 AC
Adjustment		-0-	-0-	-0-
Zoning/FLU	R-8/MDR	PUD/UMI	R-6/UMI	R-6/UMI
Adjustment		-0-	-0-	-0-
HBU	Multi-Family Use	Similar	Similar	Similar
Adjustment		-0-	-0-	-0-
Allowable Units (zoning)	47		11	51
Allowed Density (zoning)	7.9		7	7.9
Proposed Units	47	50		32
Density (Net)	7.9	6.4		5.0
Shape/Topography	Rect./Level	Sufficiently Similar	Sufficiently Similar	Sufficiently Similar
Adjustment		-0-	-0-	-0-
Utilities	All Available	All Available	All Available	All Available
Adjustment		-0-	-0-	-0-
Lake Amenity	None	None	None	None
Adjustment		-0-	-0-	-0-
Entitlements/Zoning Change		Fully Entitled	Raw Land/Unentitled	Raw Land/Unentitled
Adjustment		-15%	-0-	-0-
Net Adjustment (overall)		-15%	-0-	-0-
Adj SP/DU		\$19,125	\$13,668	\$17,708

	SUBJECT	Sale 8628/389 (Sale 4)	Pending Sale 1	Pending Sale 2
Grantor/Grantee		Blue/United		
Sales Price		\$685,000	\$375,000 (asking)	\$1,056,000
SP/Unit		\$19,571 (prop/allowed)	\$15,625 (allowable)	\$22,000 (allowable)
SP/AC (Net)		\$114,167	\$102,180	\$157,848
SP/SF (Net)		\$2.62	\$2.35	\$3.62
Prop Rights/Fin. Terms/ Cond. of Sale	Fee Simple/Cash/Normal	Fee Simple	Fee Simple	Fee Simple
Market Cond./ (Date of Sale)		9/30/2024	Pending 7/29/2026 Exp. Closing	Pending 10/30/2026 Exp. Closing
Adjustment		-0-	-0-	-5%
Expenditures		None	None	None
Adjustment		-0-	-0-	-0-
Sales Price		\$685,000	\$375,000	\$1,003,200
SP/Unit		\$19,571 (prop/allowed)	\$15,625 (allowable)	\$20,900 (allowable)
SP/AC (Net)		\$114,167	\$102,180	\$149,955
SP/SF (Net)		\$2.62	\$2.35	\$3.44
Location	S/S of Beresford Ave., Deland	E/S of Blue Lake Ave., Deland	NEC of Garfield Ave. & Euclid Ave., Deland	NWC of Beresford Rd. & High St., Deland
Adjustment		-0-	+15%	-0-
Land Size (Net)	±5.94 AC	6.0 AC	3.67 AC	6.69 AC
Adjustment		-0-	-0-	-0-
Zoning/FLU	R-8/MDR	E-1/LDR	R-1/MDR	PUD/UMI
Adjustment		+5%	-0-	-0-
HBU	Multi-Family Use	Similar	Similar	Similar
Adjustment		-0-	-0-	-0-
Allowable Units (zoning)	47	35	24	48
Allowed Density (zoning)	7.9	5.8	6.7	7.2
Proposed Units	47	35		48
Density (Net)	7.9	5.8		7.2
Shape/Topography	Rect./Level	Sufficiently Similar	Sufficiently Similar	Sufficiently Similar
Adjustment		-0-	-0-	-0-
Utilities	All Available	All Available	All Available	All Available
Adjustment		-0-	-0-	-0-
Lake Amenity	None	Yes-Blue Lake	None	None
Adjustment		-15%	-0-	-0-
Entitlements/Zoning Change		Raw Land/Unentitled	Raw Land/Unentitled	Fully Entitled
Adjustment		-0-	-0-	-15%
Net Adjustment (overall)		-10%	+15%	-15%
Adj SP/Unit		\$17,614	\$17,969	\$17,765

Photographs of Subject Property



View of East Beresford Avenue facing west. Subject on the left.



View of East Beresford Avenue facing east. Subject on the right.

Photos taken on May 9, 2026

Photographs of Subject Property



View of Subject facing southwesterly from East Beresford Avenue.



View of Subject facing south from East Beresford Avenue.

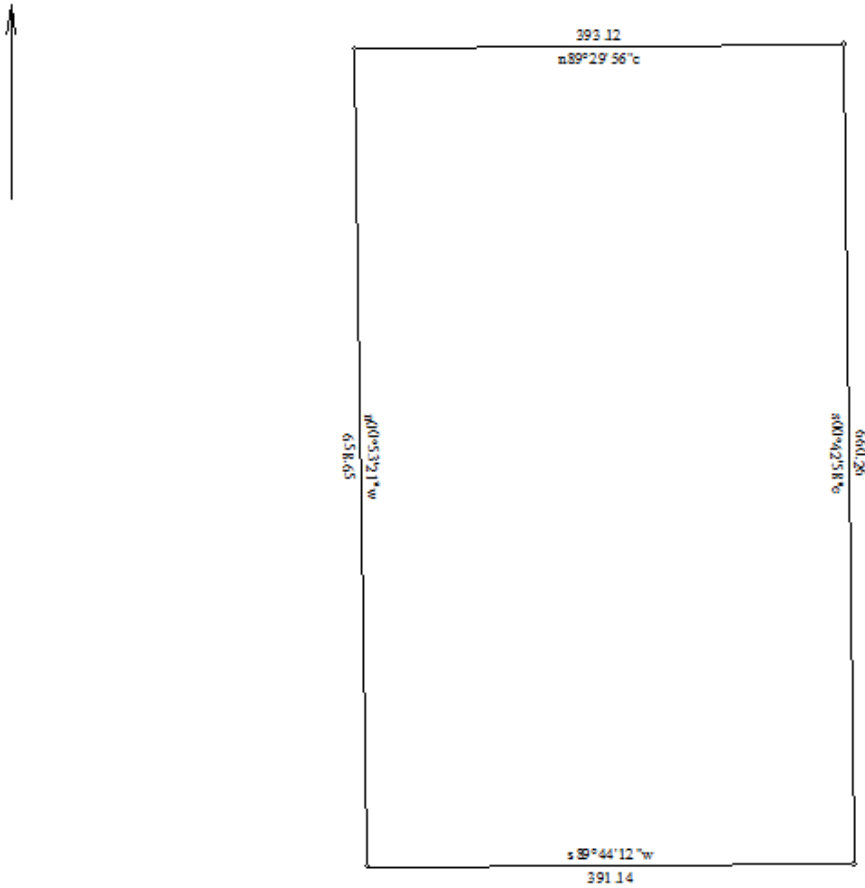
Photos taken on May 9, 2026

Aerial of Subject Property



Subject Deed Plotter Sketch

Dimensions taken from Subject site construction plans provided for this assignment



Title:	Date: 05-11-2026
Scale: 1 inch = 125 feet	File: 422 Beresford Ave Parcel Site Dimension from Plans.des
Tract 1: 5.936 Acres: 2585848sq Feet: Closure= s00.4237w 0.00 Feet: Precision=1/759011: Perimeter= 2103 Feet	
001=n89.2956e393.12	003=s89.4412w 391.14
002=s00.4258e660.26	004=n00.5321w 658.65

ASSUMPTIONS AND LIMITING CONDITIONS:

1. This is a Restricted Use Appraisal Report, which is intended to comply with the reporting requirements set forth under Standard Rule 2-2(c) of the Uniform Standards of Professional Appraisal Practice for a Restricted Appraisal Report. As such, it does not include discussions of the data, reasoning, and analyses that were used in the appraisal process to develop the appraiser's opinion of value. Supporting documentation concerning the data, reasoning, and analyses is retained in the appraiser's file. The information contained in this report is specific to the needs of the client and for the intended use stated in this report. The appraiser is not responsible for unauthorized use of this report.
2. There were no Hypothetical Conditions that were considered in this analysis.
3. No responsibility is assumed for legal or title considerations. Title to the property is assumed to be good and marketable unless otherwise stated in this report.
4. The property is appraised free and clear of any or all liens and encumbrances unless otherwise stated in this report.
5. Responsible ownership and competent property management are assumed unless otherwise stated in this report.
6. The information furnished by others is believed to be reliable. However, no warranty is given for its accuracy.
7. Any plot plans and illustrative material in this report are included only to assist the reader in visualizing the property.
8. It is assumed that there are no hidden or unapparent conditions of the property, subsoil, or structures that render it more or less valuable. No responsibility is assumed for such conditions or for arranging for engineering studies that may be required to discover them.
9. It is assumed that there is full compliance with all applicable federal, state, and local environmental regulations and laws unless otherwise stated in this report.
10. It is assumed that all required licenses, certificates of occupancy, or other legislative or administrative authority from any local, state, or national governmental, or private entity or organization have been or can be obtained or renewed for any use on which the value estimates contained in this report are based.
11. Any sketch in this report may show approximate dimensions and is included to assist the reader in visualizing the property. Maps and exhibits found in this report are provided for reader reference purposes only. No guarantee as to accuracy is expressed or implied unless otherwise stated in this report. No survey has been made for the purpose of this report.

12. The appraiser is not qualified to detect hazardous waste and/or toxic materials. Any comment by the appraiser that might suggest the possibility of the presence of such substances should not be taken as confirmation of the presence of hazardous waste and/or toxic materials. Such determination would require investigation by a qualified expert in the field of environmental assessment. The presence of substances such as asbestos, urea-formaldehyde foam insulation, or other potentially hazardous materials may affect the value of the property. The appraiser's value estimate is predicated on the assumption that there is no such material on or in the property that would cause a loss in value unless otherwise stated in this report. No responsibility is assumed for any environmental conditions, or for any expertise or engineering knowledge required to discover them. The appraiser's descriptions and resulting comments are the result of the routine observations made during the appraisal process.
13. The distribution, if any, of the total valuation in this report between land and improvements applies only under the stated program of utilization. The separate allocations for land and buildings must not be used in conjunction with any other appraisal and are invalid if so used.
14. Possession of this report, or a copy thereof, does not carry with it the right of publication. It may not be used for any purpose by any person other than the party to whom it is addressed without the written consent of the appraiser, and in any event, only with proper written qualification and only in its entirety.
15. Neither all nor any part of the contents of this report (especially any conclusions as to value, the identity of the appraiser, or the firm with which the appraiser is connected) shall be disseminated to the public through advertising, public relations, news sales, or other media without prior written consent and approval of the appraiser.

QUALIFICATIONS OF THOMAS A. RIDDLE, MAI

Education

University of Central Florida - College of Business	1988
Bachelor of Science Degree in Finance	

Successfully completed the following real estate appraisal courses and seminars under the direction of the American Institute of Real Estate Appraisers and the Appraisal Institute

Florida Appraisal Laws and Rules: Advanced	2026
Insurance Services Office Construction and Basic Construction Plan Reading	2024
Insurance Appraisal Report	2021
Ignorance Isn't Bliss: Understanding an Investigation by a State Appraiser Regulatory Board or Agency	2020
Artificial Intelligence, AVMs, and Blockchain: Implications for Valuation	2020
Litigation Appraising-Specialized Topics and Applications	2016
Central Florida Real Estate Forum	2013, 2014, 2016-2019, 2022-2025
Qualitative Analysis, How and Why it is Important	2012
Lessons From the Old Economy: Working in the New	2012
Trial Components: Recipe for Success	2012
Fundamentals of Separating Real Property, Personal Property, and Intangible Business Assets	2012
2011 Real Estate Valuation Forum	2011
Property Tax Assessment	2010
Advanced Appraisal Review Course –Sponsored by the FDOT	2010
USPAP Update	2024 (Most Current)
Florida Law	2024 (Most Current)
Supervisor/Trainee Roles & Relationship	2008, 2010
Evaluating Commercial Construction	2007
The Valuation of Wetlands	2007
Case Studies in Commercial Highest & Best Use	2007
Business Practices and Ethics	2007, 2012, 2017
Florida State Law for Real Estate Appraisers	2006
Online Using Your HP 12C	2006
National USPAP	2006
Rates and Ratios: Making Sense of GIM's, OAR's and DCF's	2005
Real Estate Finance, Value and Investment Performance	2005
National USPAP	2004
Florida Core Law Update	2003
Uniform Appraisal Standards for Federal Land Acquisitions	2003
Land Valuation Assignments	2003
Florida State Law for Real Estate Appraisers	2002
Standards of Professional Practice	2002
Real Estate Disclosure	2002
Analyzing Commercial Lease Clauses	2002
Litigation Skills for the Appraiser	2001
Partial Interest Valuation-Divided	2000
Appraising High Value and Historic Homes	2000
Appraising from Blueprints and Specifications	2000
Uniform Standards of Professional Appraisal Practice	2000

Real estate appraisal courses and seminars (continued)

The Comprehensive Final Exam	1995
Standards of Professional Practice	1990, 1994
Appraisal Procedures	1994
The Comprehensive Appraisal Workshop	1994
ARGUS Training Seminar	1992
Course 2-1 - Case Studies in Real Estate Valuation	1992
Course 2-2 - Report Writing and Valuation Analysis	1992
Course 201 - Principles of Income Property Appraising	1991
Real Estate Appraisal Principles	1990
Principles of Appraising	1988

Licenses and Professional Affiliations

Member Appraisal Institute, (MAI) - Member No. 11316
State Certified General Appraiser RZ 1451 - State of Florida

Experience

Associate Appraiser, independent fee appraiser for The Appraisal Group of Central Florida, Inc., Altamonte Springs, Florida	Currently
Senior Staff Appraiser, Stricklen Appraisal Services, P.A. Eustis, Florida	1994-1999
Associate Appraiser, Clayton, Roper & Marshall, Inc. Orlando, Florida	1988-1994

Additional Experience

Special Magistrate for the Orange County Value Adjustment Board	2004-2025
Qualified as an Expert Witness as a Real Estate Appraiser in Orange County, Florida	

Have completed the following types of appraisals:

Agricultural	Commercial
Citrus groves	Hotels/motels
Environmentally sensitive land	Mini-warehouses
Pasture	Proposed and existing office buildings
Native woodlands	Shopping and retail centers
	Restaurants
	Vacant land

Have completed the following types of appraisals (continued)

Industrial

Industrial parks
Light manufacturing facilities
Warehouses
Vacant land

Residential

Single family
Multi family
Proposed subdivisions
Bulk and individual lots
Mobile home parks
Vacant land

Condemnation

Total takes
Easement takings

Partial takes with and without damages
Rails to Trails

CITY OF DELAND
Request for Commission Action
May 18, 2026

SUBJECT: First Reading of Ordinance Abandoning ± 0.89 Acres of Right-of-Way of Bennett Drive, along lots 25-31 of the DeLand Business and Industrial Park plat.

DEPARTMENT: Planning

PREPARED BY: Emily Kunkel, Senior Planner

ATTACHMENTS: Ordinance, Exhibit A - ROW Abandonment, Area for Required Drainage Easement, Area for Required Utility Easement, Site Plan, No Objection Letter - Charter Communications, No Objection Letter - Duke Energy, No Objection Letter - Florida Gas Transmission Company, No Objection Letter - ATT, No Objection Letter - City of DeLand Utilites

APPROVED BY: Michael Pleus, City Manager, May 13, 2026

SUMMARY/HIGHLIGHT:

The applicant, S A Casey Construction, is seeking to vacate a portion of the Bennett Drive right-of-way, lying along lots 25-31 of the DeLand Business and Industrial Park plat. The vacation of the right-of-way will allow the road to be used as a private driveway for the Coastline Power Solutions business. The right-of-way being abandoned is 552.68' in length and 50' in width, totaling ±0.89 acres.

Staff has not received any comments from the mailed notice, and the following utility providers provided letters of no-objection:

AT&T
Charter Communications
City of DeLand Utilites
Duke Energy
FL Gas Transmission Co.

STRATEGIC PLAN FOCUS AREA/ACTION STEP:

Institute Smart Growth Principles.

SUSTAINABILITY:

N/A

FISCAL IMPACT:

The abandonment of this section of Bennett Drive right-of-way to the Coastline Power Solution property will result in the additional property being added to the City's tax rolls. This expansion of taxable property is expected to generate additional revenue for the City, thereby increasing funds available to support municipal services.

RECOMMENDATION:

Staff recommends that the City Commission approve vacation of a portion of Bennett Drive right-of-way, on first reading.

BACKGROUND/DISCUSSION:

This is a request for vacation of a 50' wide, 552.68' long section of the Bennett Drive right-of-way, located along lots 25-31 of the DeLand Business and Industrial Park plat. This request is being made with the intention of the road being utilized as a private driveway into the Coastline Power Solutions business. The Bennett Drive right-of-way section being vacated is currently an improved right-of-way and is encumbered by existing City utilities. The applicant will be required to give the City easements for underground stormwater pipes and underground water and sewer lines. Those easements will be presented together with the second reading of this ordinance.

ORDINANCE NO. 2026 -

AN ORDINANCE OF THE CITY COMMISSION OF DELAND, FLORIDA, ABANDONING ±0.89 ACRES OF THE BENNETT DRIVE RIGHT-OF-WAY LOCATED ALONG LOTS 25 THROUGH 31 OF THE DELAND BUSINESS AND INDUSTRIAL PARK; AS MORE PARTICULARLY DESCRIBED HEREIN; PROVIDING FOR SEVERABILITY AND AN EFFECTIVE DATE.

WHEREAS, the applicant, S A Casey Construction, is requesting approval for the abandonment of a 50 foot wide, 552.68 foot long section totaling ±0.89 acres of the Bennett Drive right-of-way located along lots 25-31 of the DeLand Business and Industrial Park and more particularly described in the attached Exhibit “A”; and

WHEREAS, the requested abandonment of the right-of-way is consistent with the transportation element of the City’s Comprehensive Plan; and

WHEREAS, the requested abandonment of this portion of the right-of-way will not restrict access to any property, will not be harmful to the public interest, and provides a positive benefit to the City.

NOW, THEREFORE, BE IT ORDAINED BY THE CITY COMMISSION OF DELAND, FLORIDA:

Section 1. The 50 foot wide, 552.68 foot long section totaling ±0.89 acres of the Bennett Drive right-of-way, described in the attached Exhibit A, is hereby abandoned, and any right, title, or interest of the public in and to the right-of-way on any recorded map or plat, is hereby renounced and disclaimed.

Section 2. The effect of this Ordinance is to abandon 50 foot wide, 552.68 foot long section totaling ±0.89 acres of the Bennett Drive right-of-way, described above, and to renounce and disclaim any right, title, or interest of the public in and to the said right-of-way.

Section 3. The City Clerk-Auditor is hereby directed to have recorded in the public records of Volusia County, Florida, a certified copy of this Ordinance.

Section 4. If any section, sentence, clause or phrase of this Ordinance is held to be invalid or unconstitutional by any court of competent jurisdiction, that holding shall in no way affect the validity of the remaining portions of this Ordinance.

Section 5. All Ordinances or parts of Ordinances in conflict herewith are, to the extent of such conflict, hereby repealed.

Section 6. This Ordinance shall become effective immediately upon its adoption.

PASSED AND DULY ADOPTED this ____ day of _____, 2026.

Christopher M. Cloudman
Mayor-Commissioner

ATTEST:

Dale Arrington
Interim City Clerk - Auditor

Passed on first reading:
Adopted on second reading:

APPROVED AS TO FORM AND LEGALITY:

Darren J. Elkind
City Attorney

A PORTION OF BENNETT DRIVE, A 50.00 FOOT PUBLIC RIGHT-OF-WAY, AS SHOWN IN DELAND BUSINESS AND INDUSTRIAL PARK, RECORDED IN PLAT BOOK 45, PAGE 131, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID RIGHT-OF-WAY LYING IN SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 25, SAID DELAND BUSINESS AND INDUSTRIAL PARK PLAT, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF HAMILTON DRIVE (A 50.00 FOOT PUBLIC RIGHT-OF-WAY PER SAID DELAND BUSINESS AND INDUSTRIAL PARK PLAT); THENCE RUN NORTH 89°32'53" EAST ALONG THE SOUTH LINE OF SAID LOT 25 AND SAID NORTH RIGHT-OF-WAY LINE OF HAMILTON DRIVE, A DISTANCE OF 88.35 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BENNETT DRIVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 54.14 FEET, A DELTA ANGLE OF 90°36'56", AND A CHORD WHICH BEARS NORTH 44°14'25" EAST, 76.95 FEET;

THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 85.62 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01°04'03" WEST, A DISTANCE OF 552.68 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 300°00'00", AND HAVING A CHORD WHICH BEARS NORTH 88°55'57" EAST, 50.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN ALONG SAID CURVE AN ARC DISTANCE OF 261.80 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENNETT DRIVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 01°04'03" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 607.95 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF HAMILTON DRIVE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°32'53" WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 104.73 FEET TO THE POINT OF BEGINNING;

SAID LAND CONTAINING 0.89 FEET, MORE OR LESS, OF LAND;

TOGETHER WITH A PERPETUAL ACCESS EASEMENT OVER THE SAME LAND DESCRIBED DEDICATED TO THE PUBLIC AND MAINTAINED BY THE OWNER OF SAID LAND.

SUBJECT TO 20.00 FOOT EASEMENTS OVER EXISTING PUBLIC AND PRIVATE UTILITIES LOCATED WITHIN SAID LAND, AS FIELD LOCATED.

SURVEYOR'S LEGEND

- PSM PROFESSIONAL SURVEYOR & MAPPER
- LS LICENSED SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- MB MAP BOOK
- PG PAGE
- INS INSTRUMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON-TANGENT
- R/W RIGHT-OF-WAY
- SEC SECTION
- TWN TOWNSHIP
- RNG RANGE
- XXXX/XXXX BOOK / PAGE

SUBJECT BOUNDARY

ADJACENT BOUNDARY

RIGHT-OF-WAY LINE

SECTION LINWORK

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATION(S) IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

CITY OF DELAND

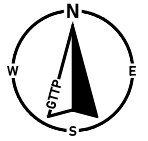
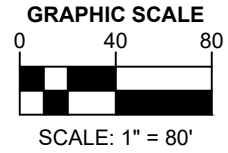


I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL, EITHER DIGITAL OR PHYSICAL, PRESENT.

SURVEYOR'S LEGEND

1. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
2. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
3. THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
4. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. THIS SKETCH & LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
7. UNLESS OTHERWISE STATED, THE LEGAL DESCRIPTION STATED HEREON WAS PREPARED BY THE SURVEYOR AT THE OWNER'S REQUEST.
8. THE BASIS OF BEARING FOR THIS SKETCH & DESCRIPTION IS N89°32'53"E ALONG THE SOUTH LINE OF LOT 25, PER THE APPROVED CONSTRUCTION PLANS.
9. THIS SURVEY WAS COORDINATED BY GET TO THE POINT SURVEYING AND CERTIFIED BY ROBINSON SURVEYING, LB 8260, 140 E PANAMA RD, WINTER SPRINGS, FL 32708, 407.637.5961.

PHILLIP ROBINSON PSM LS7190
ROBINSON SURVEYING LB8260



LOT 27
PB 45/131

LOT 28
PB 45/131

LOT 26
PB 45/131

LOT 29
PB 45/131

LOT 24
PB 45/131

LOT 25
PB 45/131

LOT 30
PB 45/131

LOT 31
PB 45/131

CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DISTANCE
C1	54.14'	090°36'56"	85.62'	N44°14'25"E	76.98'
C2	50.00'	300°00'00"	261.80'	N88°55'57"E	50.00'

PC (NT)

C2

WEST R/W LINE

EAST R/W LINE

N01°04'03"W 552.68'

BENNETT DRIVE
50.00' PUBLIC R/W (PB 45/131)
TO BE VACATED

S01°04'03"E 607.95'

PT

POINT OF BEGINNING
POINT OF COMMENCEMENT
SW CORNER, LOT 25

BASIS OF BEARING
N89°32'53"E 88.35'

N R/W LINE & S LOT LINE

S89°32'53"W
104.73'

LIMIT OF RIGHT-OF-WAY VACATION
EASTERLY EXTENSION OF N R/W LINE
OF HAMILTON DRIVE

25.00'

HAMILTON DRIVE

50.00' PUBLIC R/W (PB 45/131)

A 20-FOOT-WIDE DRAINAGE EASEMENT LYING IN A PORTION OF LOT 24, 25, 26, 29, 30 AND BENNETT DRIVE (A VACATED 50.00-FOOT RIGHT-OF-WAY), AS SHOWN IN DELAND BUSINESS AND INDUSTRIAL PARK, RECORDED IN PLAT BOOK 45, PAGE 131, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID EASEMENT LYING IN SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE NORTHEAST CORNER OF SAID LOT 25; THENCE RUN SOUTH 01°04'03"E ALONG THE EAST LINE OF SAID LOT 25, SAID LINE ALSO BEING THE WEST RIGHT-OF-WAY OF BENNETT DRIVE, A DISTANCE OF 23.14 FEET TO THE **POINT OF BEGINNING** OF THE FOLLOWING DESCRIBED EASEMENT;

THENCE DEPARTING SAID EAST LINE AND SAID WEST RIGHT-OF-WAY LINE, RUN THE FOLLOWING THREE (3) COURSES: SOUTH 89°59'57" EAST, 312.89 FEET; THENCE NORTH 39°39'10" EAST, 57.99 FEET; THENCE SOUTH 50°20'50" EAST, 5.63 FEET TO A POINT ON THE EAST LINE OF LOTS 29 AND 30; THENCE RUN SOUTH 00°49'51" EAST ALONG SAID EAST LINE, A DISTANCE OF 22.13 FEET; THENCE DEPARTING SAID EAST LINE, RUN THE FOLLOWING SIX (6) COURSES: SOUTH 39°39'10" WEST, 50.55 FEET; THENCE NORTH 89°59'57" WEST, 569.97 FEET; THENCE NORTH 33°56'09" WEST, 69.95 FEET; THENCE NORTH 56°03'51" EAST, 20.00 FEET; THENCE SOUTH 33°56'09" EAST, 59.30 FEET; THENCE SOUTH 89°59'57" EAST, 237.03 FEET TO THE **POINT OF BEGINNING**;

SAID EASEMENT BEING CENTERED ON THE INSTALLED STORM DRAINAGE RUNS FROM PERIMETER SWALES TO THE RETENTION POND, LYING 10.00 EITHER SIDE, AND CONTAINING 0.31 ACRES, MORE OR LESS, OF LAND.

SURVEYOR'S LEGEND

- PSM PROFESSIONAL SURVEYOR & MAPPER
- LS LICENSED SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- MB MAP BOOK
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- POB POINT OF BEGINNING
- POT POINT OF TERMINATION
- R/W RIGHT-OF-WAY
- SEC SECTION
- TWN TOWNSHIP
- RNG RANGE
- XXXX/XXXX BOOK / PAGE

- _____ SUBJECT BOUNDARY
- _____ ADJACENT BOUNDARY
- _____ RIGHT-OF-WAY LINE
- _____ SECTION LINWORK

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CITY OF DELAND



WHITE POINT
SURVEYING AND MAPPING

LICENSED BUSINESS
LB8700

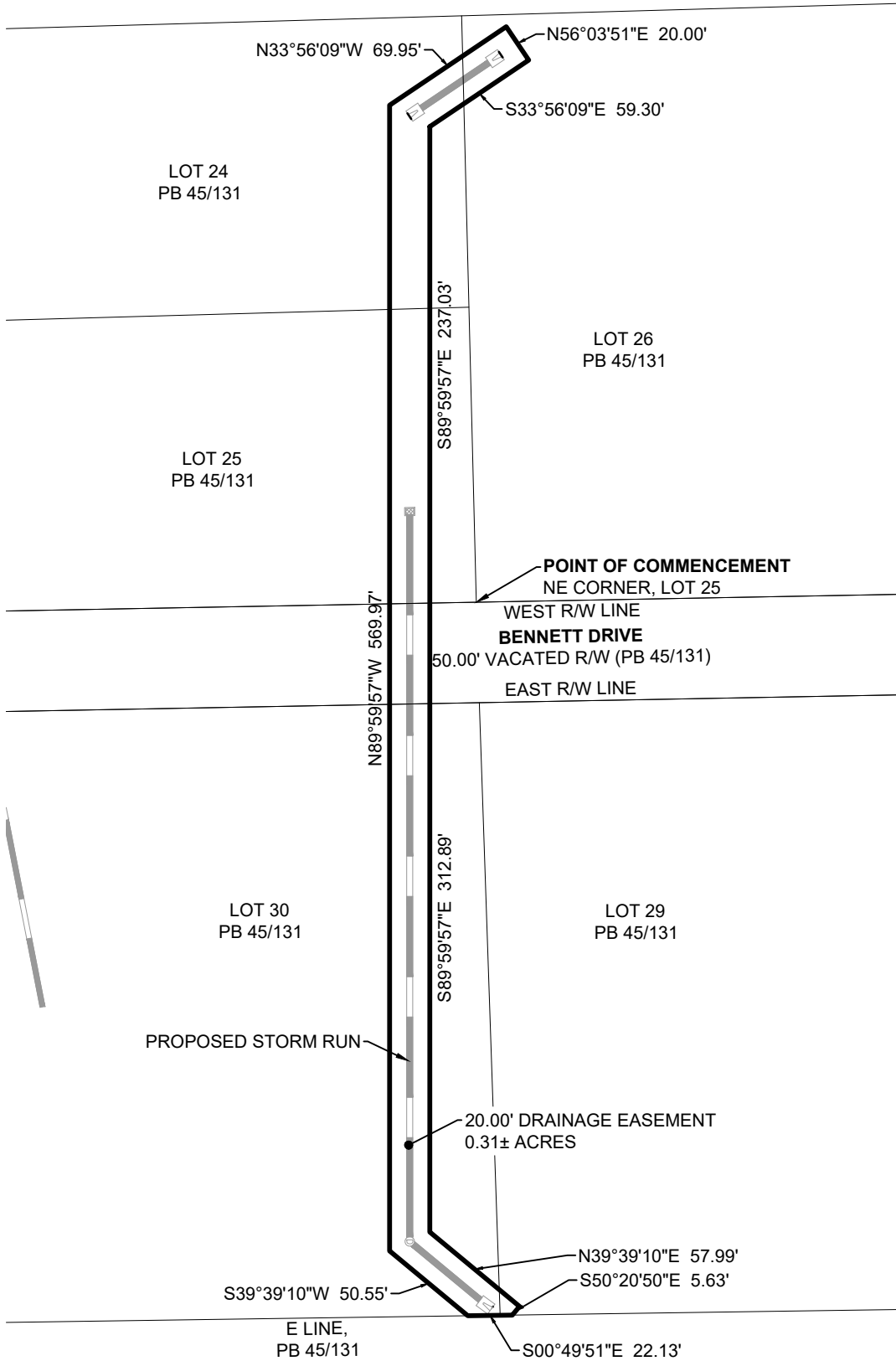
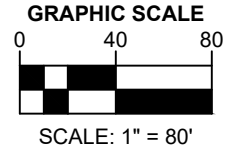
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SURVEYOR'S LEGEND

1. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
2. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
3. THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
4. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. THIS SKETCH & LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
7. UNLESS OTHERWISE STATED, THE LEGAL DESCRIPTION STATED HEREON WAS PREPARED BY THE SURVEYOR AT THE OWNER'S REQUEST.
8. THE BASIS OF BEARING FOR THIS SKETCH & DESCRIPTION IS S00°49'51"E ALONG THE EAST LINE OF THE PLAT, PER THE APPROVED CONSTRUCTION PLANS.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL, EITHER DIGITAL OR PHYSICAL, PRESENT.

NATHAN B WHITE PSM LS7669
WHITE POINT SURVEY LB8700



A UTILITY EASEMENT LYING IN A PORTION OF LOTS 27, 28, 29, AND 30, AND BENNETT DRIVE (A VACATED 50.00 FOOT RIGHT-OF-WAY), AS SHOWN IN DELAND BUSINESS AND INDUSTRIAL PARK, ACCORDING TO THE PLAT THEREOF, RECORDED IN PLAT BOOK 45, PAGE 131, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID EASEMENT LYING IN SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, BEING MORE PARTICULARLY DESCRIBED AS FOLLOWS:


COMMENCE AT THE SOUTHWEST CORNER OF LOT 31 OF SAID DELAND BUSINESS AND INDUSTRIAL PARK; THENCE RUN NORTH 01°04'09" WEST ALONG THE EAST RIGHT-OF-WAY OF SAID BENNETT DRIVE, A DISTANCE OF 16.53 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF THE NORTH RIGHT-OF-WAY LINE OF HAMILTON DRIVE (A 50.00 FOOT PUBLIC RIGHT-OF-WAY PER SAID PLAT); THENCE RUN SOUTH 89°32'47" WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 1.19 FEET TO THE **POINT OF BEGINNING**;

THENCE CONTINUE SOUTH 89°32'47" WEST, A DISTANCE OF 20.00 FEET; THENCE RUN NORTH 00°49'32" WEST, A DISTANCE OF 700.56 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF SAID BENNETT DRIVE; THENCE RUN NORTH 01°19'21" WEST, A DISTANCE OF 219.12 FEET; THENCE RUN NORTH 09°32'48" WEST, A DISTANCE OF 61.54 FEET TO THE NORTH LINE OF SAID LOTS 27 AND 28; THENCE RUN NORTH 89°34'55" EAST ALONG SAID NORTH LINE, A DISTANCE OF 20.26 FEET; THENCE RUN SOUTH 09°32'48" EAST, A DISTANCE OF 59.77 FEET; THENCE RUN SOUTH 01°19'21" EAST, A DISTANCE OF 227.99 FEET TO THE INTERSECTION WITH THE NORTHERLY RIGHT-OF-WAY OF SAID BENNETT DRIVE, SAID POINT ALSO LYING ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 AND DELTA ANGLE OF 25°26'46", AND HAVING A CHORD WHICH BEARS SOUTH 45°53'53" EAST, 22.21 FEET; THENCE RUN EASTERLY ALONG SAID CURVE AND SAID RIGHT-OF-WAY, AN ARC DISTANCE OF 22.21 FEET TO THE POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°53'27" EAST, A DISTANCE OF 53.41 FEET TO SAID RIGHT-OF-WAY LINE AND TO A POINT ON A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 25°39'48", AND HAVING A CHORD WHICH BEARS SOUTH 44°13'30" WEST, 22.40 FEET; THENCE RUN WESTERLY ALONG SAID RIGHT-OF-WAY AND SAID CURVE, AN ARC DISTANCE OF 22.40 FEET TO THE POINT OF NON-TANGENCY; THENCE RUN SOUTH 00°49'32" EAST, A DISTANCE OF 608.78 FEET TO THE **POINT OF BEGINNING**;

SAID EASEMENT CONTAINING 0.48 ACRES, MORE OR LESS, OF LAND.

SURVEYOR'S LEGEND	
PSM	PROFESSIONAL SURVEYOR & MAPPER
LS	LICENSED SURVEYOR
LB	LICENSED BUSINESS
ORB	OFFICIAL RECORDS BOOK
PB	PLAT BOOK
MB	MAP BOOK
PG	PAGE
INS	INSTRUMENT
POC	POINT OF COMMENCEMENT
POB	POINT OF BEGINNING
POT	POINT OF TERMINATION
R/W	RIGHT-OF-WAY
SEC	SECTION
TWN	TOWNSHIP
RNG	RANGE
XXXX/XXXX	BOOK / PAGE
<hr/>	
SUBJECT BOUNDARY	
<hr/>	
ADJACENT BOUNDARY	
<hr/>	
RIGHT-OF-WAY LINE	
<hr/>	
SECTION LINENWORK	

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATION(S) IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.



WHITE POINT
SURVEYING AND MAPPING
LICENSED BUSINESS
LB8700
© 2026 WHITE POINT SURVEYING AND MAPPING LLC - ALL RIGHTS RESERVED

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL, EITHER DIGITAL OR PHYSICAL, PRESENT.

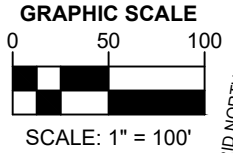
- SURVEYOR'S LEGEND**
1. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
 2. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
 3. THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
 4. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
 5. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
 6. THIS SKETCH & LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
 7. UNLESS OTHERWISE STATED, THE LEGAL DESCRIPTION STATED HEREON WAS PREPARED BY THE SURVEYOR AT THE OWNER'S REQUEST.
 8. THE BASIS OF BEARING FOR THIS SKETCH & DESCRIPTION IS S00°49'51"E ALONG THE EAST LINE OF THE PLAT, PER THE APPROVED CONSTRUCTION PLANS.

NATHAN B WHITE PSM LS7669
WHITE POINT SURVEY LB8700

SKETCH OF
LEGAL DESCRIPTION

N LINE, LOT 27

N LINE, LOT 28



LOT 27
PB 45/131

LOT 28
PB 45/131

LOT 26
PB 45/131

LOT 29
PB 45/131

LOT 24
PB 45/131

LOT 25
PB 45/131

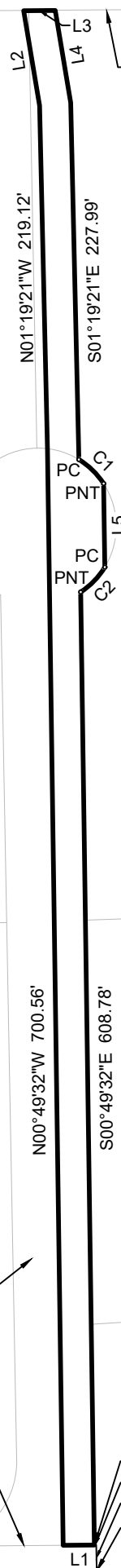
LOT 30
PB 45/131

LOT 31
PB 45/131

BENNETT DRIVE
VACATED R/W

EASTERLY EXTENSION OF N R/W LINE

N R/W LINE, HAMILTON DRIVE
50.00' PUBLIC R/W (PB 45/131)



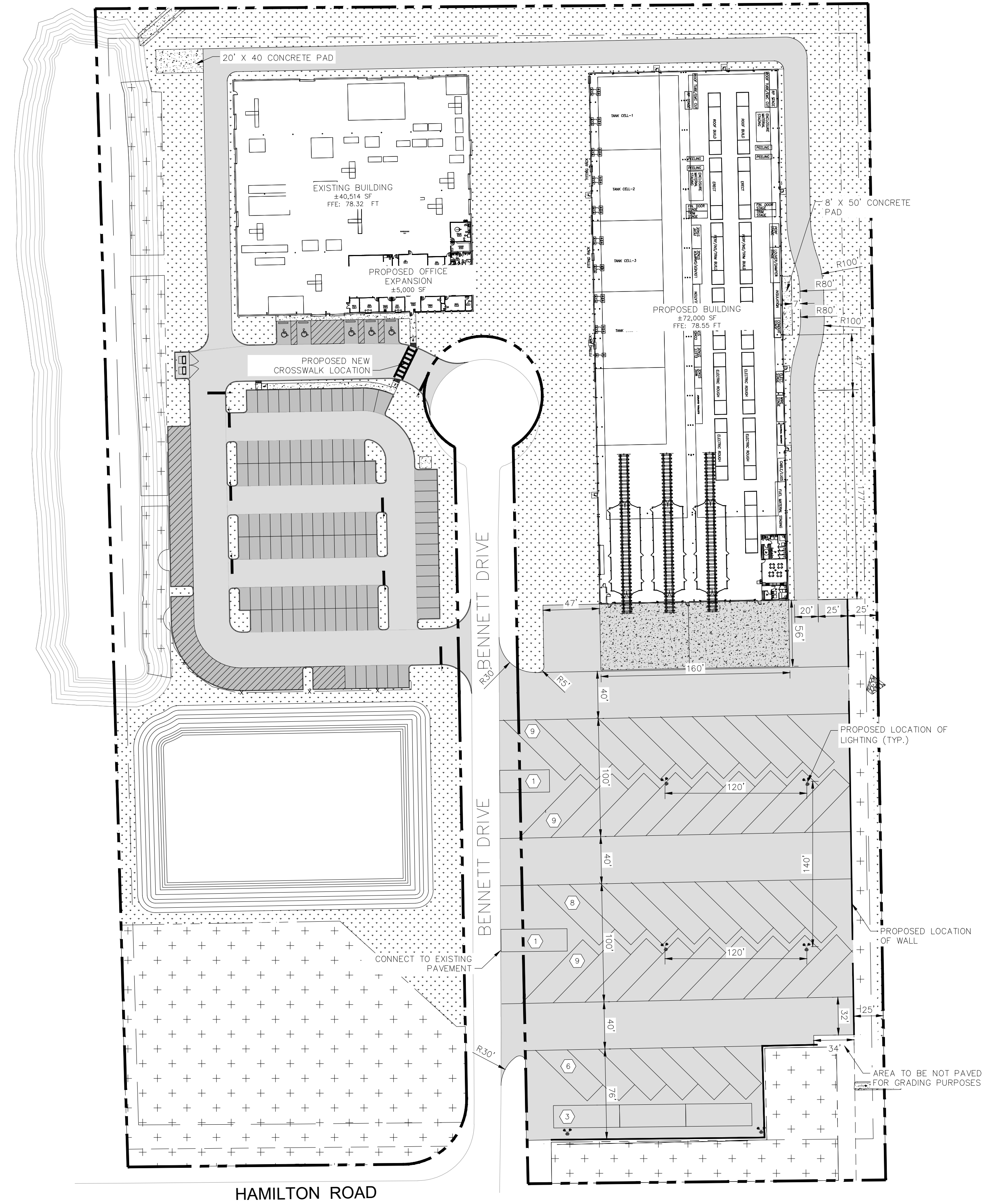
LINE TABLE		
L#	BEARING	DISTANCE
L1	S89°32'47"W	20.00'
L2	N09°32'48"W	61.55'
L3	N89°34'55"E	20.26'
L4	S09°32'48"E	59.77'
L5	S00°53'27"E	53.41'

CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CH.BEARING	CH.DISTANCE
C1	50.00'	25°26'46"	22.21'	S45°53'53"E	22.21'
C2	50.00'	25°39'48"	22.40'	S44°13'30"W	22.40'

N00°49'32"W 700.56'

S00°49'32"E 608.78'

POINT OF BEGINNING
S89°32'47"W 1.19'
N01°04'09"W 16.53'
POINT OF COMMENCEMENT
SW CORNER, LOT 31



October 16, 2025

Bobby Tadano
1865 Bennett Drive
Deland, FL 32724

RE: Letter Of No Objection

To Whom It May Concern:

Spectrum has **“no objection”** to Road Abandonment/Right of Way/Easement at 1865 Bennett Drive, Deland, FL 32724 as long as we are granted a separate easement access and will still have access to maintain the plant that is currently in place.

If you have any questions regarding this, please contact me.

Sincerely,

Timothy Haynes



Charter Spectrum

Construction Supervisor

(386) 414-5078

Oct. 20, 2025

Via email: sanderson@sacaseyconstruction.com

Mr. Steven Anderson
Director of Development
S.A. Casey
2822 Commerce Park Drive
Suite 400
Orlando, Florida 32819

**RE: Vacation of Bennett Drive
1965 Bennett Drive, Deland
Volusia County, Florida**

Dear Mr. Anderson:

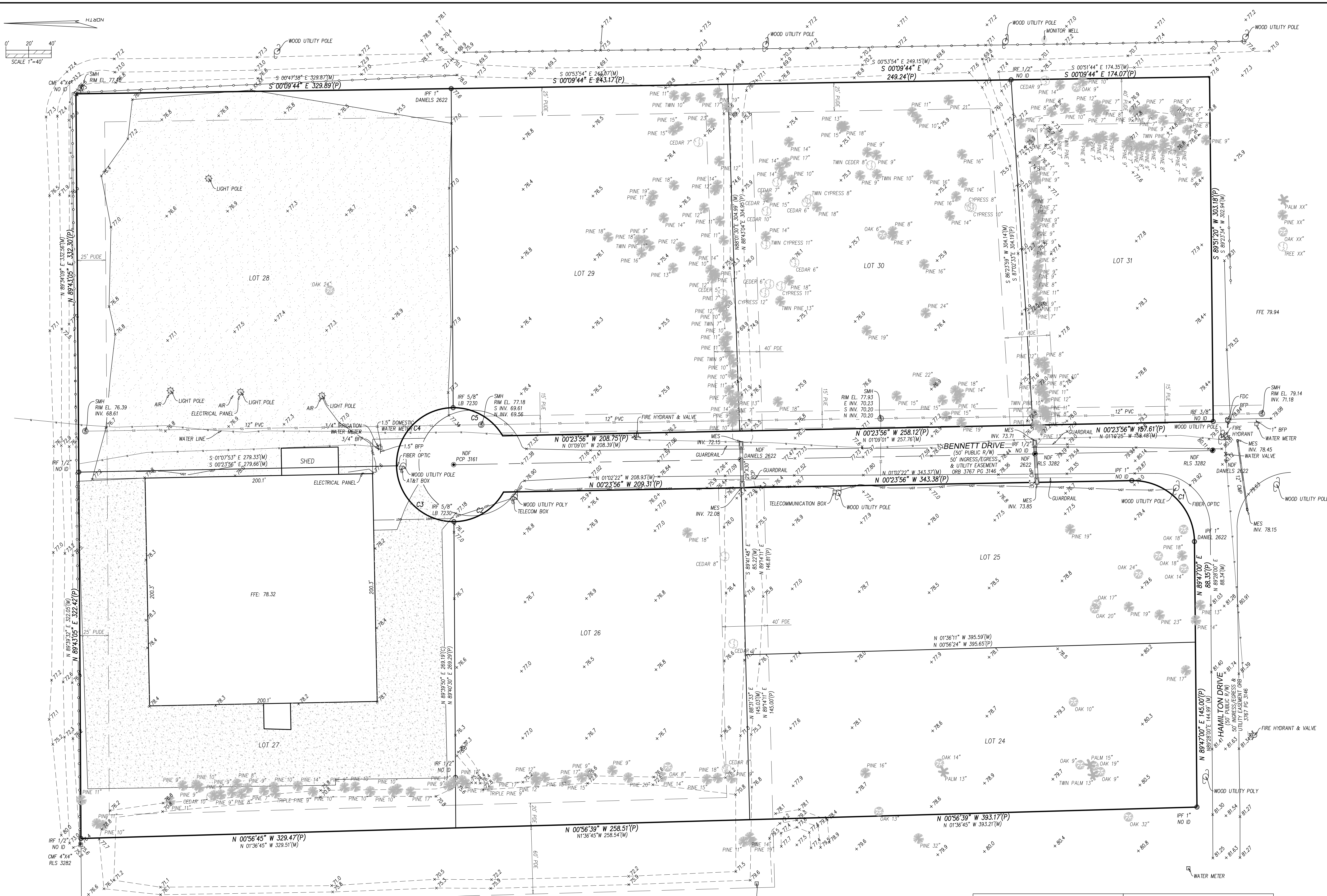
Please be advised that Duke Energy has **“no objection”** to the vacation and abandonment of that portion of Bennett Drive Right Of Way lying South of Lots 27 and 28, East of Lots 25 and 26, West of Lots 29, 30, and 31, DELAND BUSINESS AND INDUSTRIAL PARK, as recorded in Plat Book 45, Page 131, of the Public Records of Volusia County, Florida. (hereinafter referred to as the "Easement Area") being more particularly as shown on the accompanying Page 1 of 2 - Map of Boundary & Topographic Survey GAI Surveyors., dated November 24, 2025, attached Exhibit A, attached hereto and by this reference made a part hereof and by this reference made a part hereof.

Once the resolution has been recorded in the Public Records, please provide a copy to me so the easement you executed for the vacated area can be recorded.

If I can be of further assistance, please do not hesitate to contact me.

Sincerely,
Irma Cuadra
Irma Cuadra
Senior Research Specialist

Attachment



LEGEND

- BM = BENCH MARK
- BLK = BLOCK
- BLDG = BUILDING
- (C) = CALCULATED
- CATV = CABLE TELEVISION
- CHD = CHORD
- CBS = CONCRETE BLOCK STRUCTURE
- C/L = CENTER LINE
- CLF = CHAIN LINK FENCE
- CONC = CONCRETE
- CMF = CONCRETE MONUMENT FOUND
- COR = CORNER
- (D) = DEED
- DB = DEED BOOK
- DA = DELTA ANGLE
- DIST = DISTANCE
- ESMT = EASEMENT
- ELEC = ELECTRIC
- ENC = ENCROACHMENT
- ELEV = ELEVATION
- FB = FIELD BOOK
- FFE = FINISHED FLOOR ELEVATION
- FNC = FENCE
- FND = FOUND
- FP&L = FLORIDA POWER & LIGHT COMPANY
- ID = IDENTIFICATION
- IPF = IRON PIPE FOUND
- IRC = IRON ROD & CAP FOUND
- IRF = IRON ROD FOUND
- IRS = IRON ROD SET 5/8" GAL LB 7928
- LB = LICENSED BUSINESS NUMBER
- (M) = MEASURED
- NDF = NAIL & DISK FOUND
- NDS = NAIL & DISK SET GAL LB 7928
- NAD 83 = NORTH AMERICAN DATUM OF 1983
- NAVD = NORTH AMERICAN VERTICAL DATUM 1988
- O/H = OVERHEAD
- OHWM = ORDINARY HIGH WATER MARK
- ORB = OFFICIAL RECORDS BOOK
- O/S = OFFSET
- PLAT = PLAT
- PB = PLAT BOOK
- PCP = PERMANENT CONTROL POINT
- PC = POINT OF CURVATURE
- PCC = POINT OF COMPOUND CURVATURE
- PT = POINT OF TANGENCY
- PRC = POINT OF REVERSE CURVATURE
- PRM = PERMANENT REFERENCE MONUMENT
- PLS = PROFESSIONAL LAND SURVEYOR
- PGB = POINT OF BEGINNING
- POC = POINT OF COMMENCEMENT
- POL = POINT ON LINE
- PUE = PUBLIC UTILITY EASEMENT
- PDE = PUBLIC DRAINAGE EASEMENT
- PUDE = PUBLIC UTILITY DRAINAGE EASEMENT
- PVMT = PAVEMENT
- R = RADIUS
- RLS = REGISTERED LAND SURVEYOR
- REF = REFERENCE
- RGE = RANGE
- R/W = RIGHT OF WAY
- SEC = SECTION
- SMH = SANITARY SEWER MANHOLE
- TWP = TOWNSHIP
- TYP = TYPICAL
- US&GCS = U.S. COAST & GEODETIC SURVEY
- WD = WOOD
- WT-COR = WOOD CORNER IRS 5/8" GAL LB7928
- XCF = CUT MARK FOUND

- NOTES:**
1. BEARINGS BASED ON FLORIDA EAST STATE PLANE COORDINATES NAD 83
 2. ELEVATIONS BASED ON NAVD 1988
 3. FLOOD ZONE "X", MAP NO. 12127C0460H COMMUNITY NO. 120307, FEBRUARY 19, 2014
 4. HORIZONTAL & VERTICAL CLOSURE MEETS OR EXCEEDS THE ACCURACY FOR SUBURBAN LAND AS PER FLORIDA ADMINISTRATIVE CODE 5J-17
 5. BEARINGS, DISTANCES AND ANGLES SHOWN ARE THE SAME AS PLAT, DEED OR RECORD UNLESS SHOWN OTHERWISE
 6. NOT VALID WITHOUT THE SIGNATURE AND THE ORIGINAL RAISED SEAL OF A FLORIDA LICENSED SURVEYOR AND MAPPER
 7. WATER LINE LOCATION IS BASED ON ABOVE GROUND APPURTENANCES AND UTILITY LOCATIONS BY OTHERS.

CERTIFIED TO:
 DELAND GENCO ACQUISITION COMPANY, INC.
 LEWISON CRITER & WISE, LLP
 OLD REPUBLIC NATIONAL TITLE INSURANCE COMPANY
 DELAND INDUSTRIAL PARK, LLC

LEGAL DESCRIPTION:
 LOTS 24 THROUGH 31, DELAND BUSINESS AND INDUSTRIAL PARK, A SUBDIVISION ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 45, PAGES 131 THROUGH 136, INCLUSIVE, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA.

CALCULATIONS/DRAWN/CHECKED BY: AEG/EGK

BOUNDARY & TOPOGRAPHICAL	DATE: 26 JUL 24
REVISED PER COMMENTS	DATE: 12 NOV 24
ADDED WATER LINE	DATE: 25 NOV 24
ADDED INGRESS/EGRESS & UTILITY EASEMENT	DATE: 25 NOV 24

CERTIFICATION:

I HEREBY CERTIFY THAT THE ATTACHED SURVEY WAS DONE UNDER MY DIRECT SUPERVISION AND IN ACCORDANCE WITH THE STANDARDS OF PRACTICE SET FORTH BY THE FLORIDA BOARD OF PROFESSIONAL LAND SURVEYORS IN CHAPTER 5J-17 FLORIDA ADMINISTRATIVE CODE PURSUANT TO SECTION 475.05(3) FLORIDA STATUTES.

STATE OF FLORIDA
 GORDON PROSSER, LAND SURVEYOR AND MAPPER
 PROFESSIONAL LAND SURVEYOR LICENSE NO. LS 5363

MAP OF BOUNDARY & TOPOGRAPHIC SURVEY

CURVE TABLE					CURVE TABLE						
CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING	CURVE	RADIUS	DELTA	LENGTH	CHORD	BEARING
C1(P)	54.14'	90°36'56"	85.63'	76.98'	N44°54'32"E	C1(M)	54.10'	90°32'02"	85.48'	76.86'	N44°13'36"E
C2(P)	50.00'	61°48'51"	53.94'	51.36'		C2(M)	50.10'	60°56'24"	53.29'	50.81'	S30°51'57"E
C3(P)	50.00'	88°11'09"	76.96'	69.58'		C3(M)	50.10'	89°15'01"	78.05'	70.39'	S44°13'46"W
C4(P)	50.00'	91°48'51"	80.12'	71.82'		C4(M)	50.10'	90°44'59"	79.36'	71.32'	N45°46'14"W
C5(P)	50.00'	58°11'09"	52.78'	50.78'		C5(M)	50.10'	59°54'09"	52.38'	50.03'	N29°33'20"E

GAI Surveyors
 L.B. No. 7928

A. EARL GORDON, JR., PSM No. LS 2866
 EARL K. GORDON, PSM No. LS 5363

1 OLEANDER ST. COCOA, FL 32922
 (321) 806-3908 GAI@GFLRR.COM



Florida Gas Transmission Company

An Energy Transfer/Kinder Morgan Affiliate

2301 Lucien Way
Suite 200
Maitland, FL 32751
Right-of-Way Department

October 6, 2025

Steve Anderson
S.A. Casey Construction

Re: Vacation Request – 1965 Bennett Drive, Deland, Florida

To Whom it May Concern:

Florida Gas Transmission Company, LLC (FGT) has **No Objection** to the vacation involving the property mentioned above. Our nearest pipeline is approximately 3.3 miles to the East.

Please call me at (407) 838-7059, if you have any further questions or concerns.

Thank you,
Amy Powell

Amy Powell
Right of Way Representative



To:
Darren Gentles
Email: dgentles@coastlinepowersolutions.com
Phone: (o) 386.469.0070

October 16, 2025

This is a "Letter of No Objection" to the requested vacation of plat "additional area" indicated on "SEE ATTACHED", located on property in Deland, Florida. This is per our conversation about being granted a utility easement where our lines are currently buried. This easement will now be private instead of public. Please accept this letter as notification.

RE: Volusia County Property Appraiser Parcel ID: 603311000270

Sincerely,
Darrell Broom
AT&T Engineer
268 N Ridgewood Ave
Daytona Beach, FL 32114
c. (404) 285-0458



City of DeLand

1102 South Garfield Avenue
DeLand, FL 32724
Telephone: (386) 626-7191
Fax: (386) 736-5004

November 5, 2025

To: Steven Anderson
Director of Development
Phone: (407)240-6775 Cell: (407)760-6030
sanderson@sacaseyconstruction.com



Re: Letter of no objection for proposed vacation of Right-of-Way.

Dear Steven,

We have reviewed the letter sent October 22nd, 2025, requesting the City of DeLand's concurrence to proceed with a roadway vacation of a portion of Bennett Drive, in DeLand, Florida as shown and described in "Attachment A" (attached).

The City of DeLand Utilities Department has no objections to the proposed vacation with the included easements, as stated in "Attachment A" established.

Please feel free to contact us at the phone number above if you have any questions.

Sincerely,

A handwritten signature in black ink, appearing to read "Eric M. Sampson", with a long horizontal line extending to the right.

Eric M. Sampson
Utilities Engineer / ADA Coordinator
City of DeLand

A PORTION OF BENNETT DRIVE, A 50.00 FOOT PUBLIC RIGHT-OF-WAY, AS SHOWN IN DELAND BUSINESS AND INDUSTRIAL PARK, RECORDED IN PLAT BOOK 45, PAGE 131, PUBLIC RECORDS OF VOLUSIA COUNTY, FLORIDA, SAID RIGHT-OF-WAY LYING IN SECTION 33, TOWNSHIP 16 SOUTH, RANGE 30 EAST, BEING FURTHER DESCRIBED AS FOLLOWS:

COMMENCE AT THE SOUTHWEST CORNER OF LOT 25, SAID DELAND BUSINESS AND INDUSTRIAL PARK PLAT, SAID POINT ALSO LYING ON THE NORTH RIGHT-OF-WAY LINE OF HAMILTON DRIVE (A 50.00 FOOT PUBLIC RIGHT-OF-WAY PER SAID DELAND BUSINESS AND INDUSTRIAL PARK PLAT); THENCE RUN NORTH 89°32'53" EAST ALONG THE SOUTH LINE OF SAID LOT 25 AND SAID NORTH RIGHT-OF-WAY LINE OF HAMILTON DRIVE, A DISTANCE OF 88.35 FEET TO THE POINT OF BEGINNING, SAID POINT ALSO BEING THE INTERSECTION WITH THE WEST RIGHT-OF-WAY LINE OF SAID BENNETT DRIVE, SAID POINT ALSO BEING THE POINT OF CURVATURE OF A TANGENT CURVE TO THE LEFT, HAVING A RADIUS OF 54.14 FEET, A DELTA ANGLE OF 90°36'56", AND A CHORD WHICH BEARS NORTH 44°14'25" EAST, 76.95 FEET;

THENCE DEPARTING SAID SOUTH LINE AND SAID NORTH RIGHT-OF-WAY LINE, RUN ALONG SAID CURVE AND SAID WEST RIGHT-OF-WAY LINE, AN ARC DISTANCE OF 85.62 FEET TO THE POINT OF TANGENCY; THENCE RUN NORTH 01°04'03" WEST, A DISTANCE OF 552.68 FEET TO A POINT OF CURVATURE OF A NON-TANGENT CURVE TO THE RIGHT, HAVING A RADIUS OF 50.00 FEET, A DELTA ANGLE OF 300°00'00", AND HAVING A CHORD WHICH BEARS NORTH 88°55'57" EAST, 50.00 FEET; THENCE DEPARTING SAID WEST RIGHT-OF-WAY LINE, RUN ALONG SAID CURVE AN ARC DISTANCE OF 261.80 FEET TO THE INTERSECTION WITH THE EAST RIGHT-OF-WAY LINE OF SAID BENNETT DRIVE; THENCE DEPARTING SAID CURVE, RUN SOUTH 01°04'03" EAST ALONG SAID EAST RIGHT-OF-WAY LINE, A DISTANCE OF 607.95 FEET TO THE INTERSECTION WITH THE EASTERLY EXTENSION OF SAID NORTH RIGHT-OF-WAY LINE OF HAMILTON DRIVE; THENCE DEPARTING SAID EAST RIGHT-OF-WAY LINE, RUN SOUTH 89°32'53" WEST ALONG SAID EASTERLY EXTENSION, A DISTANCE OF 104.73 FEET TO THE POINT OF BEGINNING;

SAID LAND CONTAINING 0.89 ACRES, MORE OR LESS, OF LAND;

TOGETHER WITH A PERPETUAL ACCESS EASEMENT OVER THE SAME LAND DESCRIBED DEDICATED TO THE PUBLIC AND MAINTAINED BY THE OWNER OF SAID LAND.

SUBJECT TO 20.00 FOOT EASEMENTS OVER EXISTING PUBLIC AND PRIVATE UTILITIES LOCATED WITHIN SAID LAND, AS FIELD LOCATED.

SURVEYOR'S LEGEND

- PSM PROFESSIONAL SURVEYOR & MAPPER
- LS LICENSED SURVEYOR
- LB LICENSED BUSINESS
- ORB OFFICIAL RECORDS BOOK
- PB PLAT BOOK
- MB MAP BOOK
- PG PAGE
- INS INSTRUMENT
- PC POINT OF CURVATURE
- PT POINT OF TANGENCY
- NT NON-TANGENT
- R/W RIGHT-OF-WAY
- SEC SECTION
- TWN TOWNSHIP
- RNG RANGE
- XXXX/XXXX BOOK / PAGE

- _____ SUBJECT BOUNDARY
- _____ ADJACENT BOUNDARY
- _____ RIGHT-OF-WAY LINE
- _____ SECTION LINEWORK

THIS SURVEY HAS BEEN PREPARED FOR THE EXCLUSIVE USE OF THE PERSON, PERSONS, OR ORGANIZATION(S) IDENTIFIED BELOW AND ITS CERTIFICATION IS NON-TRANSFERABLE. ANY COPY HEREOF, TO BE CONSIDERED VALID, MUST BE EMBOSSED WITH THE SEAL OF A REGISTERED SURVEYOR EMPLOYED BY THIS FIRM.

CITY OF DELAND

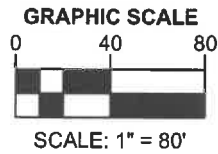
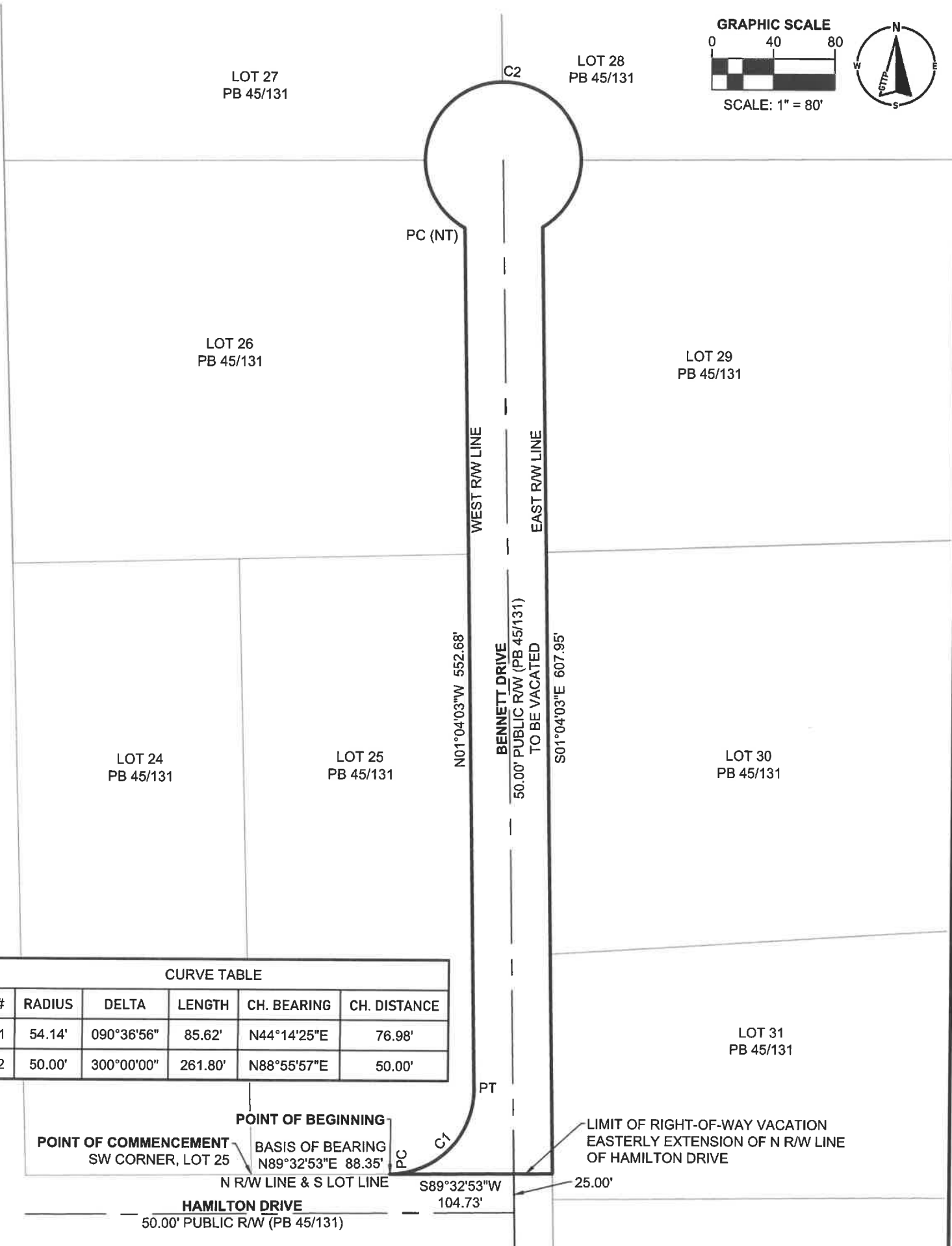


SURVEYOR'S LEGEND

1. THIS SKETCH DOES NOT REPRESENT A FIELD SURVEY, AS SUCH.
2. THE DELINEATION OF LANDS SHOWN HEREON IS AS PER THE CLIENT'S INSTRUCTIONS.
3. THE SURVEYED LANDS MAY BE SUBJECT TO JURISDICTIONAL ENTITIES.
4. SYMBOLS DEPICTED HEREON DO NOT REFLECT ACTUAL SIZE. PUBLISHED DIMENSIONS PRECEDE MAP SCALING.
5. ATTENTION IS DIRECTED TO THE FACT THAT THIS MAP MAY HAVE BEEN REDUCED IN SIZE BY REPRODUCTION. THIS MUST BE CONSIDERED WHEN OBTAINING SCALED DATA.
6. THIS SKETCH & LEGAL DESCRIPTION DOES NOT CONSTITUTE A BOUNDARY SURVEY, AS SUCH.
7. UNLESS OTHERWISE STATED, THE LEGAL DESCRIPTION STATED HEREON WAS PREPARED BY THE SURVEYOR AT THE OWNER'S REQUEST.
8. THE BASIS OF BEARING FOR THIS SKETCH & DESCRIPTION IS N89°32'53"E ALONG THE SOUTH LINE OF LOT 25, PER THE APPROVED CONSTRUCTION PLANS.
9. THIS SURVEY WAS COORDINATED BY GET TO THE POINT SURVEYING AND CERTIFIED BY ROBINSON SURVEYING, LB 8260, 140 E PANAMA RD, WINTER SPRINGS, FL 32708, 407.637.5961.

I HEREBY CERTIFY THAT THIS SURVEY IS TRUE AND CORRECT TO THE BEST OF MY KNOWLEDGE AND THAT THIS SURVEY MEETS THE STANDARDS OF PRACTICE AS REQUIRED IN CHAPTER 5J-17, FLORIDA ADMINISTRATIVE CODE, PURSUANT TO SECTION 472.027 OF THE FLORIDA STATUTES. THIS SURVEY IS NOT VALID WITHOUT THE SIGNATURE AND SEAL, EITHER DIGITAL OR PHYSICAL, PRESENT.

PHILLIP ROBINSON PSM LS7190
ROBINSON SURVEYING LB8260



CURVE TABLE					
C#	RADIUS	DELTA	LENGTH	CH. BEARING	CH. DISTANCE
C1	54.14'	090°36'56"	85.62'	N44°14'25"E	76.98'
C2	50.00'	300°00'00"	261.80'	N88°55'57"E	50.00'

POINT OF BEGINNING
 POINT OF COMMENCEMENT SW CORNER, LOT 25
 BASIS OF BEARING N89°32'53"E 88.35'
 N R/W LINE & S LOT LINE
 HAMILTON DRIVE
 50.00' PUBLIC R/W (PB 45/131)

PT
 C1
 S89°32'53"W 104.73'
 25.00'
 LIMIT OF RIGHT-OF-WAY VACATION
 EASTERLY EXTENSION OF N R/W LINE
 OF HAMILTON DRIVE