



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
APRIL 6, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

MINUTES

CALL TO ORDER

Mayor Cloudman called the meeting to order at 7:01 p.m.

INVOCATION-

Pastor Mike Carroll of First Assembly DeLand provided the invocation on behalf of Pastor Don Jagers of LifePoint Community Church.

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

ALSO PRESENT: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Dale Arrington, Interim City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Jeremy Wiggins, Human Resources Director; Dan Stauffer, Finance Director; Rick Werbiskis, Community Development Director; Jim Ailes, Deputy Public Service/Utilities Director; Ray Bahrami, City Engineer; Rick Hall, Parks and Recreation Director; Ray Underwood, Public Works Director; Carol Kuhn, Planning Director; Sarah Lux, Community Information Manager; Emily Kunkle, Planner II; Alberto Ceirelli, IT Director; members of the public and press.

PRESENTATIONS

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

Mayor Cloudman announced the winners of the Super Star Students for the Month for April 2026 and Commissioner Kevin Reid presented certificates to the students:

Blue Lake Elementary: Olivea Santana

Chisholm Community Center After School Program: Lyrical Harris

Citrus Grove Elementary: Trevor Dekoeyer

DeLand High School: Jacqueline Lefils

DeLand Middle School: Felicitee Tapscott

DeLand PAL: Tray'moni Roberts

DeLand Police Cadet: No submission

DeLand Preparatory Academy: Charles Gaster

Discovery Academy: No submission

Freedom Elementary: Bryson Letter

George Marks Elementary: Clara Craft

Southwestern Middle School: Annalisa Austin

St. Barnabas: No submission

St. Peter's Catholic School: No submission

Starke Elementary: Kayleigh Hosack

Stetson Baptist: No submission

TOP Academy: No submission

Woodward Avenue: Zoey Linzan

2. Presentation of Employee Years of Service Award for Jeffrey Von Bretzel
Vice Mayor Davis presented Jeffrey Von Bretzel with the 10 Years of Service Award.
3. Proclamation -- Water Conservation Month
Commissioner Kevin Reid read the Proclamation and Commissioner Dan Reed presented it to Department Head Jim Ailes.
4. Proclamation - Sexual Assault Awareness Month
Vice Mayor Jessica Davis read the proclamation for Sexual Assault Awareness Month and Commissioner Richard Paiva presented the proclamation.

CONSENT AGENDA

1. Mid-Year Event Waiver Request for Foundation to Freedom.
2. Consideration Re: Approval to award Dex Imaging for printer maintenance and support.
3. Consideration of Resolution authorizing the use of Zoll as a sole source to purchase seven Zoll Autopulses (Grant funded).
4. Consideration for Approval of a Use Agreement For Volusia County Emergency Medical Services Equipment Between the City of DeLand and County of Volusia.
5. Approval of construction contract between City of DeLand and Magic Overhead Door Co. for Bay Door Replacement at Fire Station #82.
6. Resolution authorizing the use of Entertainment Arts, Inc. as the sole source for installation and set up of new audio system at Spec Martin Stadium.
7. Consideration of Renewal of FDOT Maintenance Agreement — Contract No. AT416.
8. Approval of Minutes from the regular meeting of the City Commission held on December 1, 2025, December 15, 2025 and January 5, 2026; the special meeting of the City Commission held on Monday, March 9, 2026; and the regular meeting of the City Commission held March 16, 2026.

Mayor Cloudman asked if anyone wanted to pull any item for discussion, but no one commented or signaled. Vice Mayor Jessica Davis made a motion to approve and Commissioner Richard Paiva seconded. There was no further discussion.

Upon call to vote, the motion passed unanimously.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Randy Williams prayed and thanked the community for their hospitality.

James Green of 614 Ambrose Street DeLand spoke about his street not being paved in 50 years while a new street near his address has been repaved. Mr. Green also mentioned the 3 retention ponds near his home being overgrown and inundated with litter, which he believes is the cause of his home flooding during hurricane Milton. City Manager, Michael Pleus informed Mr. Green that the holdup was due to sheet flow issue as well as ADA issues with the sidewalks and it is needing to be designed in order to be fixed properly. Mr. Pleus then invited Ray Underwood, the Public Works Director, to communicate with Mr. Green about a timeline. Mr. Green noted that this was his 4th time speaking about the problem to the Commission Vice Mayor Davis asked that there be clear communication regarding the timeline to fix the issues between the City and Mr. Green, so everyone is on the same page.

Corey Schbon introduced his ideas on redeveloping the old jail house, including his ideas for parking issues.

BOARD APPOINTMENT

1. Consideration re Appointments to DeLand Housing Authority.

Interim City Clerk Dale Arrington informed the Commission that the DeLand Housing Authority requires a majority (3 of 5) of its members to be residents of the City. She noted that currently three members reside outside the City limits, including one member (Mike Newberry) requesting reappointment.

Ms. Arrington further advised that of the six applicants, Katherine Russell does not reside within the City limits and recommended that the Commission consider applicants who meet residency requirements in accordance with the city resolution regarding board appointments.

Vice Mayor Davis acknowledged receipt of updated applicant information prior to the meeting and expressed support for adhering to the requirements of the governing resolutions.

Mayor Cloudman opened the floor for applicant comments. Maurice Hylton addressed the Commission and provided an overview of his background and prior board experience.

Commissioner Paiva noted that Mr. Hylton had previously applied for another board and commended his continued interest in serving.

The Commission proceeded with completing preference tabulation score sheets, resulting in Maurice Hylton and Jasia Brown receiving majority support for appointment. The score sheets are appended to and incorporated into these minutes.

Mayor Cloudman called for a motion. Motion made by Vice Mayor Davis to appoint Maurice Hylton and Jasia Brown to the DeLand Housing Authority, seconded by Commissioner Reed.

There was no discussion.

Upon call for the vote, the motion passed unanimously.

OLD BUSINESS

Mayor Cloudman announced that there were no items for Old Business.

NEW BUSINESS

1. Continuation of 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).

Staff requested that this item be continued to the May 4, 2026 meeting.

Mayor Cloudman called for a motion.

Motion made by Commissioner Reed, seconded by Vice Mayor Davis, to continue the item to May 4, 2026.

There was no discussion

Upon call for the vote, the motion passed unanimously.

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.

Staff requested that this item be continued to the May 4, 2026 meeting.

Mayor Cloudman called for a motion.

Motion made by Commissioner Reed, seconded by Vice Mayor Davis, to continue the item to May 4, 2026.

There was no discussion.

Upon call for the vote, the motion passed unanimously.

2. First Reading of Ordinance Changing the Zoning for GlassHouse Square PD, on Approximately 0.868 Acre of Property, Located at 130 West New York Avenue from C-2A to Planned Development.

The City Attorney read the title of an ordinance to change the zoning to Glass House Square PD for approximately 0.868 acres of property located at 130 West New York Avenue from C-2A to Planned Development.

Planning Director Carol Kuhn presented the item outlining the history and planning principles relating to this application and recommended denial of the request.

Mayor Cloudman opened the floor for questions or comments from the Commission; there were none.

Attorney Alex Ford, representing the applicant, addressed the Commission and read a letter into the record, which was also provided to the Commission. The letter requested direction from the Commission and included an excerpt from the transcript of the June 5, 2023 regular meeting (Old Business Item No. 1), reflecting the applicant's prior response to the item presented at that meeting. Mayor Cloudman opened the public hearing and asked for questions and comments from the public. There being none, the public hearing was closed

Commissioner Dan Reed stated that his position had not changed from the previous meeting and, based on staff's recommendation, moved to deny the request for all the reasons outlined in the staff report.

Commissioner Kevin Reid seconded the motion for discussion purposes.

Upon roll call vote:

- Commissioner Paiva – Yes
- Vice Mayor Davis – Yes
- Commissioner Reed – Yes
- Commissioner Reid – No
- Mayor Cloudman – Yes

The Motion to deny the change of zoning passed (4–1).

3. Resolution Calling for General Election and Run-off Election (if Necessary).

Interim City Clerk Dale Arrington presented the resolution and provided an overview of its provisions.

Commissioner Reid requested clarification as to whether the resolution referenced the City Clerk by name or the Office of the City Clerk. Ms. Arrington confirmed that it referred to the Office of the City Clerk.

Mayor Cloudman asked for additional questions; there were none.

Mayor Cloudman called for a motion.

Motion made by Commissioner Paiva, seconded by Commissioner Reid, to adopt the resolution.

There was no discussion.

Upon call for the vote, the motion passed unanimously.

4. Approval of Concession Management Proposal for Spec Martin Stadium and Melching Field.

Parks and Recreation Director Rick Hall presented the proposal for concession management services at Spec Martin Stadium and Melching Field. He noted that the existing agreement with Stetson University is expiring and that the University will no longer provide concession services

Mr. Hall advised that the Parks and Recreation Department currently provides concession services at the Sperling Sports Complex and is proposing to expand services to all City event venues, including Spec Martin Stadium and Melching Field. He outlined anticipated improvements, including expanded menu options, increased staffing, consistent operating hours, and affordable pricing.

Commissioner Reid inquired whether all games would be covered and whether alcohol would be provided. Mr. Hall confirmed that all games would be covered and that the City would provide food and non-alcoholic beverages only.

Vice Mayor Davis asked about staffing and the potential use of volunteers. Mr. Hall stated that the use of volunteers had not been successful in the past and noted a strong response to recent recruitment efforts, with over 100 applicants.

Mayor Cloudman called for a motion.

Motion made by Commissioner Paiva, seconded by Commissioner Reid, to approve the concession management proposal.

There was no discussion.

Upon call for the vote, the motion passed unanimously.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.

No Discussion.

2. Report re Volusia-Flagler TPO.

Mayor Cloudman gave a quick breakdown of the Volusia-Flagler TPO agenda for the upcoming meeting for April 2026.

3. Report re River of Lakes Heritage Corridor.

River of Lakes Heritage Corridor meeting will be held April 9th, 2026. No report given by Commissioner Dan Reed.

CITY MANAGER REPORT

Manager Pleus reported on two opportunities for Census tracts: one for Spring Hill and one for the Airport. He asked the Commission for a letter of support to go along with an application to the State in hopes of getting tax incentives for developing those communities. The entire Commission agreed to the drafting of the letter.

CITY ATTORNEY REPORT

No report given.

CITY CLERK REPORT

Dale Arrington gave an update on the progress of the minutes she is producing as well as an update on the status of the contract employee who was hired to do the minutes in the past.

Mayor Cloudman updated on the progress on the negotiations with the potential City Clerk, stating the contract had been drafted and would be in the next meeting agenda for Commission approval.

CITY COMMISSION

Vice Mayor Davis thanked the HR Director and Mayor for working out the negotiations with the potential City Clerk and also for the interview process.

Vice Mayor Davis attended the Joyce Cusack Easter Egg Hunt at the Recourse Center, Mayor Cloudman was also there. Vice Mayor Davis thanked the community that supported the diverse turnout.

Vice Mayor Davis asked for the community to keep the family of Vice Mayor Nancy Metayer Bowen of Coral Springs in their prayers. Mayor Cloudman gave his condolences.

Commissioner Richard Paiva asked that everyone vote for the City of DeLand for the best Mainstreet in the South.

Commissioner Kevin Reid asked about the letter about the truck stop that is going to the County. The City Manager, Michael Pleus said the letter went to PLDRC.

ADJOURNMENT

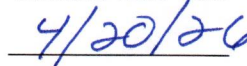
There being no further business to come before the Commission, the meeting was adjourned at 8:33 p.m.

RESPECTFULLY SUBMITTED:



Dale Arrington, Interim City Clerk – Auditor

APPROVED ON:



Date

BOARD VOTING SHEET

			Seat 1 Cloudman	Seat 2 Paiva	Seat 3 Davis	Seat 4 Reed	Seat 5 Reid
1	Mike Newberry	Unincorporated					
2	Jasia Brown		5				
3	Mourice Hylton		10				
4	Jeremy Locy		1				
5	Katherine Russell	Unincorporated					
6	Logan Wakefield						

BOARD VOTING SHEET

			Seat 1 Cloudman	Seat 2 Paiva	Seat 3 Davis	Seat 4 Reed	Seat 5 Reid
1	Mike Newberry	Unincorporated					
2	Jasia Brown			1			
3	Mourice Hylton			10			
4	Jeremy Locy			5			
5	Katherine Russell	Unincorporated					
6	Logan Wakefield						

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1	Mike Newberry	Unincorporated			1		
2	Jasia Brown				5		
3	Mourice Hylton				10		
4	Jeremy Locy						
5	Katherine Russell	Unincorporated					
6	Logan Wakefield						

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			Seat 1 Cloudman	Seat 2 Paiva	Seat 3 Davis	Seat 4 Reed	Seat 5 Reid
1	Mike Newberry	Unincorporated				5	
2	Jasia Brown						
3	Mourice Hylton					10	
4	Jeremy Locy						
5	Katherine Russell	Unincorporated					
6	Logan Wakefield					1	

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1	Mike Newberry	Unincorporated					
2	Jasia Brown						1
3	Mourice Hylton						1 10
4	Jeremy Locy						5
5	Katherine Russell	Unincorporated					
6	Logan Wakefield						

MASTER TALLY SHEET

	Tally	Total
Mike Newberry	1+5+	6
Jasia Brown	5+1+5+1	12
Maurice Hylton	10+10+10+10+10	50
Jeremy Locy	5+1+5	11
Katherine Russell		
Logan Wakefield	1+	1



1

MASTER TALLY SHEET

	Tally	Total
Mike Newberry	1 5	6
Jasia Brown	5 1 5 1	12
Maurice Hylton	10 10 10 10 10	50
Jeremy Locy	5 1 5	11
Katherine Russell		
Logan Wakefield	1	1

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