



**CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
JUNE 1, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE**

MINUTES

CALL TO ORDER

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

INVOCATION - Bishop Eugene Collier, New St. Johns Missionary Baptist Church

Bishop Eugene Collier provided the Invocation.

PLEDGE OF ALLEGIANCE

ROLL CALL

Present: Richard Paiva, Commissioner; Jessica Davis, Vice-Mayor-Commissioner; Dan Reed, Commissioner; Kevin Reid, Commissioner; Christopher Cloudman, Mayor-Commissioner.

Also Present: Michael Pleus, City Manager; Darren J. Elkind, City Attorney; Christian Gowan, City Clerk-Auditor; Dale Arrington, Interim City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Jason Umberger, Police Chief; Todd Allen, Fire Chief; Carol Kuhn, Planning Director; Sarah Lux, Community Information Manager; Dan Stauffer, Finance Director; Jeremy Wiggins, Human Resources Director; Ray Underwood, Public Works Director; Rick Hall, Parks & Recreation Director; Jim Ailes, Utilities Director; Rick Werbiskis, Community Development Director; Ray Bahrami, Director of Engineering; Jeff Borden, Stormwater/Streets Superintendent; Erin Carello, Administrative Coordinator, and members of the public and press.

PUBLIC HEARING

PRESENTATIONS

1. Certificate of Appreciation

City Attorney Darren Elkind read the Certificate which was then presented by the entire City Commission, along with City Manager Michael Pleus, to Dale Arrington. This recognition acknowledged her invaluable knowledge, experience, and dedication to public service in municipal government and the City of DeLand, most recently demonstrated as she provided leadership, stability, and direction to the City Clerk's Department.

CONSENT AGENDA

1. Consideration, FDOT Public Transportation Grant Award 458317-1-94-01 for Airport Taxiway E Design Project.
2. Consideration, FDOT Public Transportation Grant Award 454591-2-94-01 for Airport South-Central Apron Construction Project.

3. Consideration re Approval of Professional Engineering Services — AVCON, Inc. for Taxiway E Realignment Design and Bidding.
4. Consideration, Utility Service Agreement for Country Club Pointe Redevelopment
5. Grant of temporary authorization to the St. Johns River Water Management District to install water monitoring equipment adjacent to Lake Gertie.
6. Approval of Minutes for the regular meetings of May 5, May 19, and June 2, 2025 and the regular Meeting of May 18, 2026.

MOTION TO APPROVE CONSENT AGENDA ITEMS 1-6. MOTION BY COMMISSIONER PAIVA. SECONDED BY COMMISSIONER DAN REED. THE MOTION PASSED UNANIMOUSLY.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Rosemarie Latham spoke in opposition to the Florida Legislature's proposed plans to cut or eliminate property taxes for primary residences in the State of Florida.

Randy Williams thanked the downtown community and churches for feeding him and keeping him safe followed by a prayer.

BOARD APPOINTMENT

OLD BUSINESS

1. Second 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).

City Attorney Darren Elkind read the title of Ordinance, 2026-13. Mayor Cloudman opened the public hearing. Carol Kuhn presented the staff report, approval criteria, and staff's recommendation of approval. Alex Ford, representing the applicant, introduced himself and expressed gratitude to the planning department for their efforts. The commission had no questions for the applicant. No members of the public spoke. Mayor Cloudman closed the public hearing.

Commissioner Paiva noted he thought this was a great win for the Museum of Arts, Stetson University and the future tenants.

MOTION TO ADOPT ORDINANCE 2026-13 TO CHANGE THE ZONING OF APPROXIMATELY 1.90 ACRES OF PROPERTY LOCATED AT 600 NORTH WOODLAND BOULEVARD FROM E-1 TO DeLAND ATRIUM PD. MOTION BY COMMISSIONER DAN REED. SECONDED BY COMMISSIONER PAIVA.

VOTE: COMMISSIONER PAIVA (AYE); VICE MAYOR DAVIS (AYE); COMMISSIONER DAN REED (AYE); COMMISSIONER KEVIN REID (AYE); MAYOR CLOUDMAN (AYE).

MOTION CARRIED 5-0.

2. Second 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.

City Attorney Darren Elkind read the title of Ordinance 2026-12. Mayor Cloudman opened the public hearing. Carol Kuhn presented the staff report and staff's recommendation of approval. The applicant was not present. The commission had no inquiries for Mrs. Kuhn. No public comments were provided. Mayor Cloudman closed the public hearing.

MOTION TO ADOPT ORDINANCE 2026-12, ABANDONING APPROXIMATELY 0.89 ACRES OF RIGHT-OF-WAY OF BENNETT DRIVE ALONG LOTS 25-31 OF THE DeLAND BUSINESS AND INDUSTRIAL PARK PLAT. MOTION BY COMMISSIONER PAIVA. SECONDED BY VICE MAYOR DAVIS.

VOTE: COMMISSIONER PAIVA (AYE); VICE MAYOR DAVIS (AYE); COMMISSIONER DAN REED (AYE); COMMISSIONER KEVIN REID (AYE); MAYOR CLOUDMAN (AYE).

MOTION CARRIED 5-0.

NEW BUSINESS

1. Acceptance of Easement for Bennett Drive.

City Attorney Darren Elkind clarified that this easement was necessary for the nearby utilities. There were no questions for staff or the Commission.

MOTION TO APPROVE (ACCEPTANCE OF EASEMENT FOR BENNETT DRIVE). MOTION BY COMMISSIONER PAIVA. SECONDED BY VICE MAYOR DAVIS.

VOTE: COMMISSIONER PAIVA (AYE); VICE MAYOR DAVIS (AYE); COMMISSIONER DAN REED (AYE); COMMISSIONER KEVIN REID (AYE); MAYOR CLOUDMAN (AYE).

MOTION CARRIED 5-0.

CITY COMMISSION REPORTS

1. Report re Elected Officials Round Table.

Mayor Cloudman reported that on May 11th, a meeting was held in which Volusia County conducted a beach feasibility study. John Booker provided a session summary as the group reconvened for a special session. The county's emergency management director, during the

hurricane season preview, stated that Volusia County has never experienced a direct hit from a hurricane stronger than Category 1; a Category 5 hurricane would result in a 500% increase in repair and recovery costs. The meeting concluded with a report from the co-chairs of the flooding subcommittee, Nancy Miller and Jake Johansson.

2. Report re Volusia-Flagler TPO.

Mayor Cloudman reported that the recent meeting focused on the promotion of officers for the upcoming year. He noted that the current Chair would remain in their position, while Danny Robins would serve as Vice President and Charlotte Gillis from Edgewater would assume the role of Second Chair. The operational budget for the year was approved which included significant allocations for transportation totaling several million dollars. Additionally, the board received a presentation evaluating the executive committee's proposed annual increases.

3. Report re River of Lakes Heritage Corridor.

Commissioner Dan Reed reported that the River of Lakes Heritage Corridor would not meet again until July 9th.

CITY MANAGER REPORT

City Manager Michael Pleus reported on the legislature's special session and proposal to increase the homestead exemption from the current \$50,000 to \$150,000 in 2027 and to \$250,000 in 2028. This would be a proposed constitutional amendment that would be on the November 2026 ballot. Mr. Pleus noted the proposal, if passed, would result in a \$5.2 million revenue loss in year one, representing 25.42% of the remaining general fund services (after public safety). In the second year, the impact would rise to 42.96%. He further expressed the need to undertake an informational campaign for residents to understand the proposed property tax amendment, the services the city provides, and the value behind them.

CITY ATTORNEY REPORT

No report.

CITY CLERK REPORT

City Clerk Christian Gowan reported on the upcoming board vacancies available in July, specifically for the Public Mural Art Committee and the Firefighters Retirement Committee. Mr. Gowan also announced that qualifying week for local elections would commence next week, June 8-12, 2026. Finally, Mr. Gowan thanked Dale Arrington for her hard work and outstanding effort in laying the groundwork for him to be successful in the department moving forward.

CITY COMMISSION

Commissioner Kevin Reid noted that school was out and thanked all the teachers and hard-working kids for their efforts.

Vice Mayor Davis noted the Sanborn Center's Juneteenth celebration would be held on June 13th and encouraged everyone to attend .

Commissioner Dan Reed echoed previous comments and thanked the teachers for all their hard work this past school year.

Commissioner Richard Paiva commended the Public Works team for their Touch a Truck event and thanked the staff for their efforts.

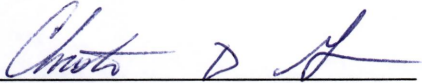
Mayor Cloudman noted that Fire Station 83 would have its Grand Re-Opening" on Thursday, June 4th.

ADJOURNMENT

There being no further business, the meeting was adjourned at 7:54 p.m.

Respectfully Submitted,

Approved:



06/01/2026

Christian D. Gowan, MPA, CMC
City Clerk-Auditor

Date

