



CITY OF DELAND
REGULAR MEETING OF THE CITY COMMISSION
JUNE 15, 2026 AT 7:00 PM
CITY HALL, COMMISSION CHAMBERS
120 SOUTH FLORIDA AVENUE

MINUTES

CALL TO ORDER

Mayor Cloudman called the Monday, June 15, 2026 City Commission Regular Meeting to order at 7:00 p.m.

INVOCATION-Chaplain Reggie May, DeLand Police Department

Chaplain Reggie May, DeLand Police Department provided the Invocation.

PLEDGE OF ALLEGIANCE

ROLL CALL

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

Also Present: Michael Pleus, City Manager; Darren Elkind, City Attorney; Christian Gowan, City Clerk-Auditor; Michael Grebosz, Assistant City Manager; Prurince Dice, Captain; Todd Allen, Fire Chief; Sarah Lux, Community Information Manager; Rick Werbiskis, Community Development Director; Carol Kuhn, Planning Director; Rachel Booth, Deputy Planning Director; Chris Carson, Senior Planner; Jeremy Wiggins, Human Resources Director; Ray Underwood, Public Works Director; Mariellen Calabro, Deputy Public Works Director; Ray Bahrami, Director of Engineering; Scott Zender, Deputy Utilities Director; Rick Hall, Parks and Recreation Director; and members of the public and press.

PRESENTATIONS

1. Citizens Academy Graduation Ceremony
Mayor Cloudman read the names of recent Citizens Academy graduates. The graduates were presented certificates by Sarah Lux, Community Information Manager.
2. Pastors' Proclamation to the City of DeLand
Local area pastors presented a proclamation to the City of DeLand and thanked city officials for their dedication and hard work.
3. Presentation of Employee Years of Service Awards
Mayor Cloudman noted this presentation would take place at the July 6, 2026 City Commission Meeting.

CONSENT AGENDA

1. Approval of Resolution 2026-27: Approving CPI Adjustment to Solid Waste and Recycling Rates
2. Consideration, Old Daytona Road Bridge Replacement Design

3. Award of Bid, Bay Street Drainage Improvements
4. Approval of Resolution 2026-28: Approving Donation to the Police Athletic League from the Forfeiture Trust Fund.
5. Approval of Resolution 2026-29: Removal of one Historic Live Oak Tree Located at 342 Churchill Downs Boulevard
7. Approval of Resolution 2026-30: Authorizing Filing of Eviction and Lien Foreclosure Actions
8. Approval of the Minutes: Monday, June 1, 2026 City Commission Regular Meeting
MOTION TO APPROVE THE CONSENT AGENDA ITEMS 1-5, 7, & 8.

MOTION BY COMMISSIONER DAN REED. SECONDED BY COMMISSIONER KEVIN REID. DISCUSSION.

MOTION CARRIED UNANIMOUSLY.

NOTE: ITEM 6 OF THE CONSENT AGENDA WAS PULLED FOR SEPARATE CONSIDERATION

6. Consideration re Request to Schedule Budget Workshops for FY 2026 - 2027.
Mayor Cloudman requested this item be pulled from the Consent Agenda to discuss scheduling conflicts and rescheduling. After brief discussion, the Commission provided their availability to the City Manager and asked that he work to schedule revised Budget Workshop dates.

MOTION TO AUTHORIZE CITY MANAGER TO SCHEDULE NEW DATES FOR THE BUDGET WORKSHOPS.

MOTION BY COMMISSIONER DAN REED. SECONDED BY COMMISSIONER PAIVA. DISCUSSION.

MOTION CARRIED UNANIMOUSLY.

PETITIONS AND REQUESTS FROM THE PUBLIC PRESENT

Ronnie Solomon and Jessica Turnbull discussed their organization, Soca Ruby Red All-Stars, and asked the Commission to partner with them and allow a reduced fee for use of the Chisholm Center.

Rosemarie Latham spoke about concerns and potential service impacts related to the homestead exemption ballot measure.

Janiece Henry spoke regarding code enforcement issues at her property and requested a lien reduction.

OLD BUSINESS

1. Second Reading of Ordinance 2026-14: Annexing ±25.44 Acres of Property, Located South of Orange Camp Road, West of the I-4 Interchange.

City Attorney Darren Elkind read Ordinance 2026-14 by title. Mayor Cloudman opened the public hearing.

Chris Carson, Senior Planner presented the annexation, land use, and zoning requests as one item and noted staff's recommendation of approval. Representatives for the applicant were present and available for questions.

No questions were noted related to the annexation and Mayor Cloudman closed the public hearing.

MOTION TO APPROVE SECOND READING OF ORDINANCE 2026-14.

MOTION BY COMMISSIONER PAIVA. SECONDED BY COMMISSIONER DAN REED. DISCUSSION.

VOTE: PAIVA (AYE); DAVIS (AYE); DAN REED (AYE); KEVIN REID (AYE); CLOUDMAN (AYE)

MOTION CARRIED 5-0.

2. Second Reading of Ordinance 2026-15: 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).

City Attorney Darren Elkind read Ordinance 2026-15 by title. Mayor Cloudman opened the public hearing. No questions were noted related to the land use and Mayor Cloudman closed the public hearing.

MOTION TO APPROVE SECOND READING OF ORDINANCE 2026-15.

MOTION BY COMMISSIONER PAIVA. SECONDED BY COMMISSIONER DAN REED. DISCUSSION.

VOTE: PAIVA (AYE); DAVIS (AYE); DAN REED (AYE); KEVIN REID (AYE); CLOUDMAN (AYE)

MOTION CARRIED 5-0.

3. Second Reading of Ordinance 2026-16: 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).

City Attorney Darren Elkind read Ordinance 2026-16 by title. Mayor Cloudman opened the public hearing. No questions were noted related to the zoning and Mayor Cloudman closed the public hearing.

MOTION TO APPROVE SECOND READING OF ORDINANCE 2026-16.

MOTION BY COMMISSIONER PAIVA. SECONDED BY COMMISSIONER DAN REED. DISCUSSION.

**VOTE: PAIVA (AYE); DAVIS (AYE); DAN REED (AYE); KEVIN REID (AYE);
CLOUDMAN (AYE)**
MOTION CARRIED 5-0.

NEW BUSINESS

1. First Reading of Ordinance Changing the Zoning for ± 2.02 Acres of Property, Located at 1500 S. Adelle Avenue, from Springwood Town Homes PD (Planned Development), to R-16 (Multiple-Family Dwelling).

City Attorney Darren Elkind read the ordinance by title. Mayor Cloudman opened the public hearing.

Chris Carson, Senior Planner presented the item, noted staff's recommendation of approval, and anticipated second reading date of July 6, 2026. Brief discussion followed related to changes to allowable density. The applicant was present and available for questions.

Mayor Cloudman closed the public hearing.

MOTION TO APPROVE FIRST READING OF THE ORDINANCE CHANGING THE ZONING OF APPROXIMATELY 2.02 ACRES OF PROPERTY LOCATED AT 1500 SOUTH ADELLE AVENUE FROM SPRINGWOOD TOWN HOMES PD TO R-16.

**MOTION BY COMMISSIONER PAIVA. SECONDED BY VICE MAYOR DAVIS.
DISCUSSION.**

**VOTE: PAIVA (AYE); DAVIS (AYE); DAN REED (AYE); KEVIN REID (AYE);
CLOUDMAN (AYE)**
MOTION CARRIED 5-0.

2. Approval of Resolution 2026-31: Approving a Special Exception for Vehicle Sales and Rentals, Located at 109 Kensington Rd.

Kendall Story, Senior Planner presented the item, reviewed the request, and noted the Planning Board's recommendation with a condition related to where vehicles for sale could be staged on the property. Ms. Story noted the applicant was amenable to the condition noted by the Planning Board. The applicant was present and available for questions.

MOTION TO APPROVE RESOLUTION 2026-31 APPROVING A SPECIAL EXCEPTION FOR VEHICLE SALES AND RENTALS AT 109 KENSINGTON ROAD.

**MOTION BY COMMISSIONER PAIVA. SECONDED BY COMMISSIONER DAN REED.
DISCUSSION.**

MOTION CARRIED UNANIMOUSLY.

3. Approval of Resolution 2026-32: Approving a Demolition of a Residential Structure built before 1950 Located at 338 Clake Street.

Carol Kuhn, Planning Director presented the item and noted the Historic Preservation Board's recommendation of approval. Ms. Kuhn noted that staff had not been able to recommend approval due to a lack of plans for the site's future use. Brief discussion followed on the condition of the home and the requirement for Commission approval.

MOTION TO APPROVE RESOLUTION 2026-32 APPROVING DEMOLITION OF A STRUCTURE AT 338 CLAKE STREET.

MOTION BY COMMISSIONER KEVIN REID. SECONDED BY COMMISSIONER DAN REED. DISCUSSION.

MOTION CARRIED UNANIMOUSLY.

4. Approval of Resolution 2026-33: Approving Demolition of a Historic Commercial Structure built before 1950 Located at 635 Bert Fish Drive

Mayor Cloudman noted that he had would abstain from the vote due to the applicant being his employer. Mayor Cloudman passed the gavel to Vice Mayor Davis and left the dais during discussion of the item.

Carol Kuhn, Planning Director presented the item and noted the recommendation of approval from staff and the Historic Preservation Board. Brief discussion followed on the inclusion of a Facility Condition Assessment Report. Mr. Scott Thacker, Associate Vice President of Facilities Management, Stetson University confirmed this report was prepared in-house by Stetson.

MOTION TO APPROVE RESOLUTION 2026-33 APPROVING DEMOLITION OF A HISTORIC STRUCTURE AT 635 BERT FISH DRIVE.

MOTION BY COMMISSIONER DAN REED. SECONDED BY COMMISSIONER PAIVA. DISCUSSION.

MOTION CARRIED UNANIMOUSLY (4-0 WITH MAYOR CLOUDMAN ABSTAINING).

CITY MANAGER REPORT

City Manager Michael Pleus confirmed that the Commission wanted the Budget Workshops scheduled in the evening and noted that he would inform the Commission once dates were set.

CITY ATTORNEY REPORT

No report.

CITY CLERK REPORT

City Clerk Christian Gowan noted that applications were currently being accepted for the Public Mural Art Committee and Firefighter Retirement Committee and that they would remain open until June 22, 2026. Mr. Gowan noted that he planned to bring these applications to the July 6, 2026 Commission Meeting. Mr. Gowan further noted a vacancy on the Volusia Growth Management Commission and plans to open applications for this position in the near future.

CITY COMMISSION

Commissioner Dan Reed noted his attendance at the Habitat for Humanity bowling tournament to raise money for their ongoing work.

Vice Mayor Davis noted that she had qualified to continue serving on the City Commission and looked forward to continuing to serve the community. Vice Mayor Davis further noted her attendance at the recent Juneteenth celebration that was held June 13th at the Sanborn Center and announced she would be hosting Coffee with the Vice Mayor at Boston Coffee House on June 16th at 9am.

Commissioner Kevin Reid commented on the good attendance at the Juneteenth celebration and offered his congratulations to the members of the Commission who qualified for election unopposed.

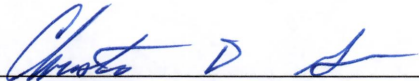
Commissioner Paiva congratulated the three members of the Commission who qualified for election unopposed and noted he looked forward to continuing to work with them. Commissioner Paiva further noted his attendance at recent Fire Department events, including the hose decoupling at Station 83 and the Truck Push-In at Station 81, as well as his attendance at the citywide hurricane training.

Mayor Cloudman echoed the comments praising recent events and noted that the annual Firecracker Festival would take place July 3, 2026.

ADJOURNMENT

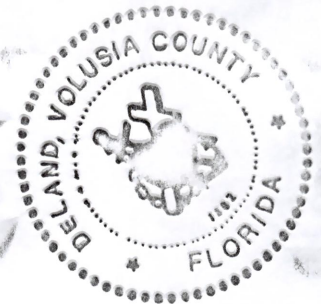
Mayor Cloudman adjourned the meeting at 8:30 p.m.

RESPECTFULLY SUBMITTED,



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

APPROVED:



FORM 8B MEMORANDUM OF VOTING CONFLICT FOR COUNTY, MUNICIPAL, AND OTHER LOCAL PUBLIC OFFICERS

LAST NAME—FIRST NAME—MIDDLE NAME Cloudman, Christopher Michel		NAME OF BOARD, COUNCIL, COMMISSION, AUTHORITY, OR COMMITTEE City Commission	
MAILING ADDRESS 120 S Florida Avenue		THE BOARD, COUNCIL, COMMISSION, AUTHORITY OR COMMITTEE ON WHICH I SERVE IS A UNIT OF:	
CITY DeLand	COUNTY Volusia	☒ CITY ☐ COUNTY ☐ OTHER LOCAL AGENCY	
DATE ON WHICH VOTE OCCURRED June 15, 2026		NAME OF POLITICAL SUBDIVISION: City of DeLand	
		MY POSITION IS: ☒ ELECTIVE ☐ APPOINTIVE	

WHO MUST FILE FORM 8B

This form is for use by any person serving at the county, city, or other local level of government on an appointed or elected board, council, commission, authority, or committee. It applies to members of advisory and non-advisory bodies who are presented with a voting conflict of interest under Section 112.3143, Florida Statutes.

Your responsibilities under the law when faced with voting on a measure in which you have a conflict of interest will vary greatly depending on whether you hold an elective or appointive position. For this reason, please pay close attention to the instructions on this form before completing and filing the form.

INSTRUCTIONS FOR COMPLIANCE WITH SECTION 112.3143, FLORIDA STATUTES

A person holding elective or appointive county, municipal, or other local public office **MUST ABSTAIN** from voting on a measure which would inure to his or her special private gain or loss. Each elected or appointed local officer also **MUST ABSTAIN** from knowingly voting on a measure which would inure to the special gain or loss of a principal (other than a government agency) by whom he or she is retained (including the parent, subsidiary, or sibling organization of a principal by which he or she is retained); to the special private gain or loss of a relative; or to the special private gain or loss of a business associate. Commissioners of community redevelopment agencies (CRAs) under Sec. 163.356 or 163.357, F.S., and officers of independent special tax districts elected on a one-acre, one-vote basis are not prohibited from voting in that capacity.

For purposes of this law, a "relative" includes only the officer's father, mother, son, daughter, husband, wife, brother, sister, father-in-law, mother-in-law, son-in-law, and daughter-in-law. A "business associate" means any person or entity engaged in or carrying on a business enterprise with the officer as a partner, joint venturer, coowner of property, or corporate shareholder (where the shares of the corporation are not listed on any national or regional stock exchange).

* * * * *

ELECTED OFFICERS:

In addition to abstaining from voting in the situations described above, you must disclose the conflict:

PRIOR TO THE VOTE BEING TAKEN by publicly stating to the assembly the nature of your interest in the measure on which you are abstaining from voting; *and*

WITHIN 15 DAYS AFTER THE VOTE OCCURS by completing and filing this form with the person responsible for recording the minutes of the meeting, who should incorporate the form in the minutes.

* * * * *

APPOINTED OFFICERS:

Although you must abstain from voting in the situations described above, you are not prohibited by Section 112.3143 from otherwise participating in these matters. However, you must disclose the nature of the conflict before making any attempt to influence the decision, whether orally or in writing and whether made by you or at your direction.

IF YOU INTEND TO MAKE ANY ATTEMPT TO INFLUENCE THE DECISION PRIOR TO THE MEETING AT WHICH THE VOTE WILL BE TAKEN:

- You must complete and file this form (before making any attempt to influence the decision) with the person responsible for recording the minutes of the meeting, who will incorporate the form in the minutes. (Continued on page 2)

APPOINTED OFFICERS (continued)

- A copy of the form must be provided immediately to the other members of the agency.
- The form must be read publicly at the next meeting after the form is filed.

IF YOU MAKE NO ATTEMPT TO INFLUENCE THE DECISION EXCEPT BY DISCUSSION AT THE MEETING:

- You must disclose orally the nature of your conflict in the measure before participating.
- You must complete the form and file it within 15 days after the vote occurs with the person responsible for recording the minutes of the meeting, who must incorporate the form in the minutes. A copy of the form must be provided immediately to the other members of the agency, and the form must be read publicly at the next meeting after the form is filed.

DISCLOSURE OF LOCAL OFFICER'S INTEREST

I, Christopher Cloudman, hereby disclose that on June 15, 20 26 :

(a) A measure came or will come before my agency which (check one or more)

- ☐ inured to my special private gain or loss;
- ☐ inured to the special gain or loss of my business associate, _____ ;
- ☐ inured to the special gain or loss of my relative, _____ ;
- ☒ inured to the special gain or loss of Stetson University, by
whom I am retained; or
- ☐ inured to the special gain or loss of _____, which
is the parent subsidiary, or sibling organization or subsidiary of a principal which has retained me.

(b) The measure before my agency and the nature of my conflicting interest in the measure is as follows:

New Business Item #4:

Approval of Resolution 2026-33: Approving Demolition of a Historic Commercial Structure built before 1950
Located at 635 Bert Fish Drive

If disclosure of specific information would violate confidentiality or privilege pursuant to law or rules governing attorneys, a public officer, who is also an attorney, may comply with the disclosure requirements of this section by disclosing the nature of the interest in such a way as to provide the public with notice of the conflict.

June 15, 2026

Date Filed



Signature

NOTICE: UNDER PROVISIONS OF FLORIDA STATUTES §112.317, A FAILURE TO MAKE ANY REQUIRED DISCLOSURE CONSTITUTES GROUNDS FOR AND MAY BE PUNISHED BY ONE OR MORE OF THE FOLLOWING: IMPEACHMENT, REMOVAL OR SUSPENSION FROM OFFICE OR EMPLOYMENT, DEMOTION, REDUCTION IN SALARY, REPRIMAND, OR A CIVIL PENALTY NOT TO EXCEED \$10,000.