



CITY COUNCIL MEETING

April 01, 2026 at 6:30 PM

City Council Chambers, 16 Colomba Rd.

DeBary, Florida 32713

MINUTES

CALL TO ORDER: Mayor Chasez called the meeting to order at 6:30 p.m., and requested a 10-minute recess until after the Atlas rocket launch.

Mayor Chasez reconvened the meeting at 6:40 p.m.

ROLL CALL: Mayor Chasez, Vice-Mayor Butlien, Council Members Pappalardo, Sell and Stevenson are present.

Others present: Carmen Rosamonda, City Manager; Jacob Smith, Assistant City Manager; Kurt Ardaman, City Attorney; Steven Bapp, Growth Management Director; Elizabeth Bauer, Finance Director; Eric Frankton, Information Technology Director; Wesley Grissom, Deputy Finance Director; and, Annette Hatch, City Clerk.

PUBLIC PARTICIPATION: For any items **NOT ON THE AGENDA**, citizen comments are limited to three (3) minutes per speaker. For items **ON THE AGENDA**, citizen comments are limited to five (5) minutes per speaker. Speakers will be called when the item is introduced for discussion.

APPROVAL OF MINUTES: Motion by Vice-Mayor Butlien to approve the minutes of the Regular City Council Meeting March 4, 2026, and the Special City Council Meeting March 18, 2026. Seconded by Council Member Stevenson. Motion passed unanimously.

ADDITIONS, DELETIONS OR AMENDMENTS TO THE AGENDA: None.

PRESENTATIONS: Sid Vihlen, Jr. - Volusia Growth Management Commission (VGMC) Update: Mr. Vihlen gave a brief overview of the VGMC.

PUBLIC HEARINGS:

Staff is requesting City Council adopt Ordinance No. 01-2026, amending the Main Street DeBary Transit Oriented Development (TOD) Project Mixed Planned Unit Development (MPUD) Development Agreement.

Staff reviewed the revised site plan, stated the amendment combined the two phases of the project to one, and extended the closing date to December 2030. The first right of refusal on the Muse property would be extended to March 31, 3033.

No one addressed Council.

Motion by Vice-Mayor Butlien to adopt Ordinance No. 01-2026, amending the Main Street DeBary Transit Oriented Development (TOD) Project Mixed Planned Unit Development (MPUD) Development Agreement. Seconded by Council Member Pappalardo. Motion passed unanimously.

Growth Management is requesting City Council: Approve the First Reading of Ordinance No. 02-2026 The DeBary Land Bank Program Referendum.

City Attorney read the Ordinance title into the record.

Staff discussed the purpose of the ordinance, ballot wording and timeline.

No one addressed Council.

Motion by Council Member Pappalardo to approve the first reading of Ordinance No. 02-2026, the DeBary Land Bank Referendum, with the amendment that the language regarding bonding of revenues be struck and that there be an amendment to the language regarding redevelopment to be rephrased as non-residential redevelopment. Seconded by Council Member Stevenson. Motion passed unanimously.

NEW BUSINESS:

Staff is requesting City Council: approve Resolution 2026-01 to amend the fiscal year 2025-2026 budget.

City Attorney read the Resolution title into the record.

Staff discussed the final versus actual budget amounts, variances, carry forward adjustments, grants, reserves and capital projects.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve Resolution No. 2026-01 to amend the fiscal year 2025-2026 budget. Seconded by Council Member Stevenson. Motion passed unanimously.

Staff is requesting City Council: Approve the Engagement Letter from James Moore & Co., P.L. for audit services for five fiscal years, as of September 30, 2026, 2027, 2028, 2029, and 2030.

Staff reviewed the engagement letter and stated the term of the agreement was for the next five years.

No one addressed Council.

Motion by Council Member Pappalardo to approve the engagement letter from James Moore & Co., P.L., for audit services for five fiscal years, as of September 30, 2026, 2027, 2028, 2029, and 2030. Seconded by Council Member Stevenson. Motion passed unanimously.

COUNCIL MEMBER REPORTS / COMMUNICATIONS

Member Reports/ Communications

- A. Mayor and Council Members
- B. City Manager
- C. City Attorney

DATE OF UPCOMING MEETING / WORKSHOP: Special City Council Meeting April 15, 2026, 6:30 p.m.

ADJOURN: The meeting was adjourned at 8:53 p.m.

APPROVED:
CITY COUNCIL
CITY OF DEBARY, FLORIDA

Karen Chasez, Mayor

Annette Hatch, CMC, City Clerk