



SPECIAL CITY COUNCIL MEETING

May 20, 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.

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; Richard Geller, City Attorney; Steven Bapp, Growth Management Director; Kevin Hare, KHARE Construction; Annette Hatch, City Clerk; David Rodriguez, Information Technology Technician; and, Jason Schaitz, Parks & Recreation Director.

PUBLIC PARTICIPATION: For any 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.

DELETIONS OR AMENDMENTS TO THE AGENDA (City Charter Sec. 4.11): None.

CONSENT AGENDA:

Staff is requesting City Council: approve the award of professional services to Fehr & Peers for the City's Safe Streets and Roads for All (SS4A) grant project, in accordance with the existing Continuing Services Contract, in the amount of \$329,500, and authorize the City Manager to execute all necessary documents.

Parks and Recreation is requesting City Council approve the attached grant application submitted by the DeBary Babe Ruth 11U All Star Team.

Motion by Vice-Mayor Butlien to approve the Consent Agenda. Seconded by Council Member Pappalardo. Motion passed unanimously.

PUBLIC HEARINGS:

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

City Attorney read the Ordinance title into the record.

Staff and City Manager provided an overview of the ordinance, the referendum question, and the strategy of creating a land bank.

No one addressed Council.

Motion by Council Member Pappalardo to approve the second reading of Ordinance No. 02-2026, the DeBary Land Bank. Seconded by Vice-Mayor Butlien. Motion passed unanimously.

Growth Management is requesting City Council: Approve the first reading of Ordinance # 06-2026, reducing the required minimum lot size in the Meadowlea Overlay District.

City Attorney read the Ordinance title into the record.

Staff provided background on the subdivision, discussed the inconsistency of the minimum lot size, and stated that no additional lots were being created and the maximum density was still below the threshold.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the first reading of Ordinance # 06-2026, reducing the required minimum lot size in the Meadowlea Overlay District. Seconded by Council Member Stevenson. Motion passed unanimously.

Staff is requesting City Council: approve the First Reading of Ordinance No. 05-2026, Referendum to Establish the St. John's River Estates Special Residential Neighborhood Improvement District and authorize by referendum the District to impose a special assessment not greater than \$500.

Assistant City Manager discussed the ordinance, petition process, and the assessment.

Brenda Rose addressed Council.

Motion by Vice-Mayor Butlien to approve the first reading of Ordinance No. 05-2026, Referendum to establish the St. John's River Estates Special Residential Neighborhood Improvement District and authorize by referendum the District to impose a special assessment not greater than \$500. Seconded by Council Member Sell. Motion passed unanimously.

NEW BUSINESS

Growth Management is requesting City Council: Extend the Final Site Plan Development Orders for 66 and 72 Spring Vista Drive.

Staff provided background on the two sites in the business subdivision and stated this was not a change to the sites.

No one addressed Council.

Motion by Council Member Stevenson to extend the final site plan development orders for 66 and 72 Spring Vista Drive. Seconded by Council Member Pappalardo. Motion passed unanimously.

Staff is requesting City Council consider approval of the FY 2025-26 Road Resurfacing and Repair Plan.

Staff reviewed the streets proposed for resurfacing and repairs which would be funded by the Gas Tax Fund.

No one addressed Council.

Motion by Council Member Stevenson to approve the FY 2025-26 Road Resurfacing and Repair Plan. Seconded by Council Member Pappalardo. Motion passed unanimously.

Parks and Recreation is requesting City Council award RFP 16-26 Alexander Island Park Phase 1 to GPH Services LLC in the amount of \$2,049,756.80 with a 6% contingency for a total of \$2,172,742.21

Assistant City Manager reviewed the bid process, contractor qualifications, and stated the agreement includes all the infrastructure needed to open the park.

No one addressed Council.

Motion by Vice-Mayor Butlien to award RFP 16-26 Alexander Island Park Phase 1 to GPH Services LLC in the amount of \$2,049,756.80 with a 6% contingency for a total of \$2,172,742.21. Seconded by Council Member Stevenson. Motion passed unanimously.

City Manager requested and received Council consensus to bring forward a resolution to rename the roadway at Alexander Island Park to Karen Chasez Way.

Parks and Recreation is requesting City Council approve (1) the Restroom and Shower Facility Solutions Piggyback Agreement with CXT Inc and (2) the quote and purchase of the Alexander Island Restroom building in the amount of \$271,124.99 plus utility hook up costs.

Staff discussed the piggyback agreement and provided information on the contract pricing for the restroom facility.

No one addressed Council.

Motion 1: Motion by Vice-Mayor Butlien to approve the Restroom and Shower Facility Solutions Piggyback Agreement with CTX, Inc. Seconded by Council Member Pappalardo. Motion passed unanimously.

Motion 2: Motion by Vice-Mayor Butlien to approve the quote and purchase of the Alexander Island Restroom building in the amount of \$271,124.99, plus utility hookup costs. Seconded by Council Member Sell. Motion passed unanimously.

Parks and Recreation is requesting City Council approve (1) the Relocatable Building and Storage Solutions Piggyback Agreement with Mobile Modular Management Corp and approve

(2) the quote and purchase of the Alexander Island Operations building in the amount of \$227,955 plus utility hook up costs.

Staff discussed the piggyback agreement, the modular unit, and that the total cost was under budget.

Motion 1: Motion by Vice-Mayor Butlien to approve the Relocatable Building and Storage Solutions Piggyback Agreement with Mobile Modular Management Corp. Seconded by Council Member Pappalardo. Motion passed unanimously.

Motion 2: Motion by Vice-Mayor Butlien to approve the quote and purchase of the Alexander Island Operations building in the amount of \$227,955 plus utility hook up costs. Seconded by Council Member Pappalardo. 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: City Council Meeting June 3, 2026, 6:30 p.m.

ADJOURN: The meeting was adjourned at 7:55 p.m.

APPROVED:
CITY COUNCIL
CITY OF DEBARY, FLORIDA

Karen Chasez, Mayor

Annette Hatch, CMC, City Clerk