



SPECIAL CITY COUNCIL MEETING

June 21, 2023 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, and Council Members Pappalardo, Sell and Stevenson are present.

Others present: Carmen Rosamonda, City Manager; Giffin Chumley, City Attorney; Steven Bapp, Growth Management Director; Eric Frankton, Information Technology Director; Amy Long, Deputy Public Works Director; and, Richard Villasenor, City Engineer.

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:

The Parks and Recreation Department is requesting Council approve the attached grant application submitted by the DeBary Babe Ruth 8U Softball All Star Team.

Staff is requesting authorization to dispose of surplus property and remove the property from the City's capital inventory.

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

PUBLIC HEARINGS:

Mayor Chasez reviewed the City's quasi-judicial process.

The applicant, Stephen Maxwell, is requesting City Council approve a Special Exception to allow for a garage apartment at 30 Sanctuary Avenue (Quasi-Judicial).

City Attorney swore in all those who wished to speak.

Council Members had no ex-parte communications to disclose.

Staff reviewed the request.

The applicant, Stephen Maxwell, addressed Council.

Motion by Council Member Pappalardo to approve the Special Exception. Seconded by Council Member Stevenson. Motion passed unanimously.

Staff is requesting City Council approve the first reading of Ordinance No. 05-2023, amending the Progress Industry Park Industrial Planned Unit Development (IPUD) to permit a Hydrogen Production and Storage Facility (The Facility) project. (Quasi-Judicial)

City Attorney read the Ordinance into the record.

City Attorney swore in all those who wished to speak.

Mayor Chasez stated she had spoken with the General Manager of the facility. No other Council Members had ex-parte communications to disclose.

Staff reviewed the project request and the IPUD modifications.

Joseph DelRocco addressed Council.

Duke Energy representatives, Patty D'Alessandro, Richard Zwolak, Kristen Cooper, and John Hackey addressed Council.

Motion by Vice-Mayor Butlien to approve the first reading of Ordinance No. 05-2023 with the specification to only produce green or yellow hydrogen, and to only allow three turbines under this amendment. Seconded by Council Member Stevenson. Motion passed unanimously.

Staff is requesting City Council approve the first reading of Ordinance No. 06-2023, amending the Code of Ordinances and the Land Development Code (LDC) to provide for regulations of mobile food dispensing vehicles (food trucks).

City Attorney read the Ordinance into the record.

Staff reviewed the Ordinance highlights, including hours of operation, allowable locations, site regulations, and signage.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the first reading of Ordinance No. 06-2023 with the modifications discussed. Seconded by Council Member Pappalardo. Motion passed 4:1 (Council Member Sell; nay).

NEW BUSINESS

City Staff is requesting City Council award the initial Construction Assessment Contract for the Glen Abbey/Summerhaven Stormwater System Rehabilitation to Dale Beasley Construction, Inc. in the amount of \$69,774.25.

Staff reviewed the project location, funding and timeline.

No one addressed Council.

Motion by Vice-Mayor Butlien to award the construction assessment contract to Dale Beasley Construction in the amount of \$69,774.25. Seconded by Council Member Sell. Motion passed unanimously.

The Public Works Department is requesting City Council approve the purchase of a used 100-kilowatt generator from United Rentals.

Staff reviewed the need for the request.

No one addressed Council.

Motion by Vice-Mayor Butlien to approve the purchase. Seconded by Council Member Stevenson. Motion passed unanimously.

City Council is requesting City Council adopt Resolution No. 2023-14, amending the rules of procedure and by-laws of the Historic Preservation Board.

City Attorney read the Resolution into the record.

City Manager briefly reviewed the resolution.

No one addressed Council.

Motion by Council Member Stevenson to adopt Resolution No. 2023-14. Seconded by Vice-Mayor Butlien. 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: Regular City Council Meeting July 5, 2023, 6:30 p.m.

ADJOURN: The meeting was adjourned at 9:02 p.m.

APPROVED:

**CITY COUNCIL
CITY OF DEBARY, FLORIDA**

Karen Chasez, Mayor

Annette Hatch, CMC, City Clerk