



# City of Deltona

2345 Providence Blvd.  
Deltona, FL 32725

## Minutes

### City Commission Workshop

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Monday, August 22, 2016

2nd Floor Conference Room

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**IMMEDIATELY FOLLOWING THE SOUTHWEST DELTONA COMMUNITY  
REDEVELOPMENT AGENCY (CRA) BEGINNING AT 5:30 PM**

**1. CALL TO ORDER:**

The meeting was called to order at 5:35 p.m. by Mayor Masiarczyk.

**2. ROLL CALL – CITY CLERK:**

**Present:** 5 - Commissioner Herzberg  
Commissioner Honaker  
Commissioner Schleicher  
Vice Mayor Nabicht  
Mayor Masiarczyk

**Excused:** 2 - Commissioner Smith  
Commissioner Soukup

**3. PLEDGE TO THE FLAG:**

The City Commission and staff said the pledge to the flag.

**PUBLIC COMMENTS: – Citizen comments limited to items not on the agenda and comments on items listed on the agenda will take place after discussion of each item.**

Mayor Masiarczyk opened the meeting for public comments.

Brandy White, 2926 Chalmer Street, Deltona, spoke about Commissioners addressing her concerns, dialogue during meetings, streaming Commission meetings that take place in the 2nd floor conference room, moving Commission workshops downstairs and the Compensation Study.

Vice Mayor Nabicht stated that Larry Kent will not be here due to a robbery on Deltona Boulevard.

The Commission discussed moving meetings held in the 2nd floor conference room downstairs.

**After discussion, the Commission concurred to agenda moving Commission workshops downstairs in the Chambers.**

Monica Cassamire, 1342 Howland Boulevard, Deltona, spoke about having a residential unit inside the same building as her commercial property.

Mayor Masiarczyk closed the meeting for public comments.

#### **4. BUSINESS:**

##### **A. Discussion: Ordinance No. 28-2016: Impact Fees Ordinance Amendment - Chris Bowley, AICP, Planning and Development Services, (386) 878-8602.**

###### **Strategic Goal: Fiscal Issues.**

Planning and Development Services Director Chris Bowley gave a brief PowerPoint presentation on Impact Fee Analysis.

The Commission discussed parks missing from the City of Deltona park inventory on Page 18 of the Impact Fee Study.

City Manager Shang stated, on Page 21, Burton and Associates recommended a 1% decrease for the Parks and Recreation Impact Fee.

The Commission discussed other impact fee analysis', lowering the impact fees on parks, who uses the parks, impact fees being only for new residential housing units, impact fees for daycares, the methodology used by Burton and Associates to come up with the proposed impact fees, having consultants present at workshops where their study is being discussed and the amount of new residential buildings that are being built in the City.

**After discussion, the Commission concurred to move forward with Ordinance No. 28-2016.**

##### **B. Discussion: City of Deltona Master Transportation Impact Analysis - Chris Bowley, AICP, Planning and Development Services, (386) 878-8602.**

###### **Strategic Goal: Fiscal Issues. Transportation/CIP.**

Mr. Bowley gave a brief introduction on the Master Transportation Impact analysis.

**The Commission concurred to move forward with the City of Deltona Master Transportation Impact Analysis.**

##### **C. Discussion regarding possible ordinance regulating rental houses. Becky Vose, Legal Department, (407) 448-0111.**

City Attorney Vose gave a brief introduction of ordinances regulating rental houses.

Deputy City Manager Baker gave a brief history of the City of Deltona's Ordinances regulating rental houses.

The Commission discussed the pitfalls of the old ordinance, placing stickers on the windows of rental houses and creating a list of rental houses.

City Manager Shang asked the Commission how the integrity of the list would be maintained.

The Commission discussed the problems with the previous ordinances, landlords renting houses and having the home homesteaded, cleaning up the City and looking up exemptions on the property appraisers database.

City Manager Shang asked the Commission what problem a rental ordinance would solve.

The Commission discussed landlords having a greater fine for noncompliance with regards to registering the rental home.

Deputy City Manager Baker explained the process for citations and violations and the difference between a citation and a violation.

City Manager Shang stated the City is notifying the property owner(s).

Deputy City Manager Baker discussed the legality of making rental properties have a sticker on the window.

The Commission discussed finding the landlords.

City Attorney Vose stated everything is computerized and advised against stigmatizing renters by placing a sticker on the windows of the homes.

The Commission discussed the need for a rental ordinance.

**After discussion, the Commission concurred to direct the City Attorney to bring the old ordinance forward.**

Mayor Masiarczyk opened the meeting for public comments.

Smiley Thurston, 608 Saxon Blvd., Deltona, spoke about DeLand's rental property process.

Anita Bradford, 2813 Amber Ridge St., Deltona, stated not all landlords are slumlords and she spoke about the rental ordinances and getting the word out to the public.

Monica Cassimere, 2791 Irondale St., Deltona, spoke against placing stickers on rental property windows and she suggested an incentive program or app to encourage

landlords to register their rental properties.

The Commission discussed sending newsletters once a year to landlords.

- D. Consider and discuss Ordinance No. 14-2016, Amending Division 3, “Collection and Use”, of Article III, “Stormwater Utility”, of Chapter 54 “Special Assessments”, of the Code of the City of Deltona, by adding a provision for stormwater utility fee credits - Becky Vose, Legal Department (407) 448-0111.**

**Strategic Goal: Infrastructure**

The Commission discussed the City of Deltona's Rate Study, commercial stormwater rates versus residential stormwater rates and Mayor Masiarczyk's stormwater assessments.

Commissioner Schleicher stated that numbers three (3), four (4) and five (5) need to be changed to c, d and e on pages two (2) and three (3) of the ordinance.

Mayor Masiarczyk opened the meeting for public comments.

Larry Kent, 235 River Village Dr., DeBary, spoke about the stormwater prices for commercial properties.

The Commission and staff discussed the cost of implementing the Ordinance, Burton and Associates looking at the ordinance and giving the City the worst case scenario, Burton and Associates needing to state the impact is negligible, the renewal process, stormwater systems failing and the long term impact of implementing the study.

**After discussion, the Commission concurred to move forward with Ordinance No. 14-2016.**

Larry Kent, 235 River Village Dr., DeBary, spoke about buildings not having a great stormwater systems and stormwater revenue.

Mayor Masiarczyk closed the meeting for public comments.

- E. Discussion regarding request to sign new lobbyist contract with different company and possible RFP for lobbyist. Jane Shang, City Manager, (386) 878-8858.**

**Strategic Goal: Economic Development**

City Manager Shang gave a brief introduction on the topic.

The Commission discussed going out to bid, submitting a request for proposal (RFP), request for invitation for a proposal for a session fee and giving lobbyists more direction on what the City wants.

**After Discussion the Commission concurred to keep money in the budget and to hire someone for the session.**

Mayor Masiarczyk opened the meeting for public comments.

Brandy White, 2926 Chalmer Street, Deltona, spoke about going out for an RFP and advised the Commission to pick a firm that can write a contract in the future.

Mayor Masiarczyk closed the meeting for public comments.

**5. CITY MANAGER COMMENTS:**

None.

**6. ADJOURNMENT:**

There being no further business the meeting adjourned at 7:30 p.m.

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Karissa Green, Administrative Assistant II