



City of Edgewater

104 N. Riverside Drive
Edgewater, FL 32132

Meeting Minutes City Council

Monday, March 17, 2025

6:00 PM

Council Chambers

1. CALL TO ORDER, ROLL CALL, PLEDGE OF ALLEGIANCE AND INVOCATION

Mayor Depew called the meeting to order at 6pm.

Present: 3 - Mayor Diezel DePew, Councilwoman Charlotte Gillis, and Councilwoman Debbie Dolbow

Excused: 1 - Councilman Mike Thomas

Also Present: 4 - City Attorney Aaron Wolfe, Interim City Manager Jeffrey Thurman, City Clerk Bonnie Zlotnik, and Assistant to the City Clerk Monique Toupin

2. APPROVAL OR CHANGES/MODIFICATIONS TO THE AGENDA

None at this time.

3. APPROVAL OF MINUTES

None at this time.

4. PRESENTATIONS/PROCLAMATIONS/PLAQUES/CERTIFICATES/DONATIONS

None at this time.

5. CITIZEN COMMENTS

Beverly Palmer, representative for Edgewater Union Church, spoke about the Church's history and invited City Council to the Church's 113th birthday cookout.

Dan Knight, 2290 Elegant Manor Circle, referenced an Ordinance on the agenda; Mayor Depew asked him to refrain until the item was before Council.

Chuck Martin, 205 Cherrywood Lane, announced that he had applied for the open City Manager position; cited his work experience qualifications and asked about the use of City vehicles on personal time.

Jim Lovgren, 182 Jones Fish Camp Road, thanked Development Services Director Ryan Solstice and staff for holding community workshops; discussed issues with construction in the Riverfront Estates subdivision and the presence of gopher tortoises on the River Oaks property.

6. CITY COUNCIL REPORTS

Councilwoman Dolbow had nothing at this time.

Councilwoman Gillis had nothing at this time.

Mayor Depew had nothing at this time.

7. CONSENT AGENDA

A motion was made by Councilwoman Dolbow, second by Councilwoman Gillis, to approve the Consent Agenda minus A and B. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

a. CDBG Sewer Lining Project-Engineering

Dan Worl, Utilities Division Manager, gave a brief overview of the project.

Mayor Depew expressed his approval.

A motion was made by Councilwoman Dolbow, second by Councilwoman Gillis, to approve 7a of the agenda, CDBG Sewer Lining Project-Engineering. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

b. Purchase of Meters, Pipe, Fittings, and Other Appurtenances for Water and Wastewater Operations and Maintenance

Dan Worl, Utilities Division Manager, explained that this was just a blanket purchase order for items that Public Works uses throughout the year.

Councilwoman Gillis had received residents concerns regarding the effectiveness of the meters themselves and was hesitant to purchase more.

Interim City Manager Thurman advised that it was not just meters being purchased but also other necessary equipment pertaining to the department; such as pipes, saddles, different connections for our water and wastewater field operations and wastewater.

Mayor Depew had also heard complaints about the meters and asked to workshop the utility bill to discuss those things but acknowledged that this involved more than meters.

Mr. Thurman suggested a workshop where anyone who had concerns had their meter thoroughly investigated.

Mayor Depew asked about the number of meters this will purchase but Mr. Thurman didn't have a number as it was a blanket order; Councilwoman Gillis received confirmation that it was mostly

other supplies.

A motion was made by Councilwoman Dolbow, second by Councilwoman Gillis, to approve agenda item b, purchase of Meters, Pipe, Fittings, and Other Appurtenances for Water and Wastewater Operations and Maintenance. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

- c. Sodium Hypochlorite for Water Treatment Plant Agreement Addendum #2
- d. Chemicals for Water Treatment Facilities, Matheson Tri-Gas, Inc.
- e. Chemicals for City of Edgewater Water Treatment Plant
- f. Request for an increase to the Purchase Order (11848 to Thompson Consulting Services) amount for Disaster Debris Removal Monitoring Services for Hurricane Milton

8. PUBLIC HEARINGS, ORDINANCES AND RESOLUTIONS

- a. Public Notice and Household Income Verification Survey-Florida Small Cities Community Development Block Grant (CDBG) Program

Interim City Manager Thurman provided a staff report and recommendation.

Jeffrey Winters, Cornerstone Community Partners, gave a brief overview of the grant; the purpose behind the public hearing; the types of categories of funding the City may apply for and offered to answer any questions.

Mayor Depew opened the public hearing.

Councilwoman Dolbow asked if there were any matches to be made; Mr. Winters explained that for this cycle they have waived the \$750,000 maximum and there is no cap on the funding. While matching is not mandatory; he does predict it will be a competitive cycle and encourages the commitment of \$500,000 in leverage.

Dan Worl, Utilities Division Manager, detailed the replacement of galvanized lines that have rusted; eliminating some of the original air relief valves for the wastewater system; and possibly new plant equipment as potential ways to utilize the grant money efficiently.

Mayor Depew thanked staff for seeing the grant opportunity and acting swiftly.

A motion was made by Councilwoman Dolbow, second by Councilwoman Gillis, to approve the Public Notice and Household Income Verification Survey-Florida Small Cities

Community Development Block Grant. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

- b.** 2nd Reading - Ordinance No. 2025-O-05: Request for approval for amendments to Article III, Article VI and Article XX of the Land Development Code.

City Attorney Wolfe read the Ordinance into the record.

Ryan Solstice, Development Services Director, gave a brief recap of the Ordinance but noted that nothing had changed since the first reading.

City Attorney Wolfe advised that the City Charter requires three (3) votes to pass an Ordinance or Resolution and as there are only three (3) Councilmembers present, they have to vote unanimously.

Mayor Depew opened the public hearing.

Councilwoman Dolbow asked if there were any restrictions on the amount of flags or banners per business if the Ordinance passes; Mr. Solstice explained that you were allowed one (1) per business and they had to follow regulations but there were no spacing requirements.

Councilwoman Dolbow said she had concerns over the lack of regulations regarding the banners and the possibility of them being a distraction.

Mayor Depew noted that they have discussed this three (3) times and felt that not every business will get banners or follow the code so it may be a non-issue; he proposed that maybe if there were more than a certain number of businesses in a plaza, they have to choose one or the other.

Mr. Solstice told Council that they could schedule a workshop in six (6) months to change the Ordinance or add regulations if there are issues.

Further discussion ensued over the number of businesses in the City and revisiting the Ordinance in six (6) months.

A motion was made by Councilwoman Gillis, second by Councilwoman Dolbow, to approve the second reading of Ordinance No. 2025-O-05 with the consensus that we will have a workshop in six (6) months. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

- c.** 2nd Reading - Ordinance No. 2025-O-06: Request to amend the Florida Shores Drainage Basin Building Permit Moratorium.

City Attorney Wolfe read the Ordinance into the record.

Ryan Solstice, Development Services Director, advised that this was a second reading but a text amendment change had been done as Staff had erred in the first submittal with the exclusion of pools.

Mayor Depew opened the public hearing.

Agnes Witter, 223 Flagler Avenue, discussed her issues with the moratorium regarding fill dirt and suggested ways to add more infrastructure in the future to prevent flooding.

Chuck Martin, 205 Cherrywood Lane, referenced previously approved subdivisions and stormwater issues; Mayor Depew said that this was just related to Florida Shores, not to any subdivisions.

Dan Knight, 2290 Elegant Manor Circle, had issues with the pools not being permitted while detached garages were. He believes this Ordinance could open the City up for litigation if approved as written.

Billy Dove, representative for the Edgewater Preserve Development, felt that the revised proposal is an inappropriate way for the City to deflect the responsibility for preventing flooding, stated responsibilities of the City regarding stormwater infrastructure; said that the City is using Edgewater Preserve as a scapegoat; and discussed previous flooding issues.

Eric Rainbird, 118 San Remo Drive, agreed with the previous commenter and said subdivisions should be required to put in stormwater first.

Mayor Depew asked for Council comments.

Councilwoman Dolbow asked Council how they felt about allowing pools as she had received concerns from residents who felt it wasn't right that they could pull a permit for a detached garage but not a pool that may be less impervious surface.

Councilwoman Gillis noted that pools were banned from the original moratorium; Councilwoman Dolbow was concerned it could be a legal problem.

City Attorney Wolfe acknowledged that there was a risk for the moratorium to be challenged for equal protection or not treating people equally and it may lead to litigation.

Mayor Depew suggested the item be tabled until the next Council meeting.

After the motion, Mr. Solstice asked for direction. Mayor Depew said he did not have to do anything as they tabled the item for future discussion.

A motion was made by Councilwoman Gillis, second by Councilwoman Dolbow, to table

Ordinance No. 2025-O-06. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

- d. 1st Reading - Ordinance No. 2025-O-01: Amending and restating the Police Officers Pension Plan

City Attorney Wolfe read the Ordinance into the record.

Interim City Manager Thurman provided a staff report and recommendation.

Mayor Depew opened the public hearing.

Mayor Depew commended the Police Department for doing a great job.

Mayor Depew closed the public hearing.

A motion was made by Councilwoman Gillis, second by Councilwoman Dolbow, to approve Ordinance No. 2025-O-01, amending and restating the Police Officers Pension Plan. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

- e. 2025-R-05 Approving the Locally Funded Agreement (LFA) between the City of Edgewater and the Florida Department of Transportation (FDOT) for the Emergency Traffic Signal at Fire Station 55, FPN # 453472-2-62-02

City Attorney Wolfe read the Resolution into the record.

Interim City Manager Thurman provided a staff report and recommendation.

Mayor Depew opened the public hearing.

Chuck Martin, 205 Cherrywood Lane, discussed his history as a crane operator and stressed the importance of the emergency light. He thanked Council for their work towards getting it done.

Mayor Depew noted that this was needed for a long time and thanked all members of staff who had worked to bring it to fruition.

Mayor Depew closed the public hearing.

A motion was made by Councilwoman Dolbow, second by Councilwoman Gillis, to approve Resolution No. 2025-R-05, approving the Locally Funded Agreement (LFA) between the City of Edgewater and the Florida Department of Transportation (FDOT) for the Emergency

Traffic Signal at Fire Station 55. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

- f. 2025-R-06 Approving the Local Agency Program (LAP) between the City of Edgewater and the Florida Department of Transportation (FDOT) for the Emergency Traffic Signal at Fire Station 55, FPN # 453472-1-58-01

City Attorney Wolfe read the Resolution into the record.

Interim City Manager Thurman provided a staff report and recommendation.

Mayor Depew opened and closed the public hearing.

A motion was made by Councilwoman Gillis, second by Councilwoman Dolbow, to approve Resolution No. 2025-R-0606, approving the Local Agency Program (LAP) between the City of Edgewater and the Florida Department of Transportation (FDOT) for the Emergency Traffic Signal at Fire Station 55. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

9. BOARD APPOINTMENTS

None at this time.

10. OTHER BUSINESS

- a. Whistle Stop Park Easement Requested From FPL

Interim City Manager Thurman provided a staff report and recommendation.

Mayor Depew opened and closed the public hearing.

A motion was made by Councilwoman Dolbow, second by Councilwoman Gillis, to approve Whistle Stop Park Easement Requested From FPL. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

- b. FP-2401: Request for Final Plat approval for Smyrna Creek Preserve, a 78-lot residential subdivision.

Ryan Solstice, Development Services Director, provided a staff report and recommendation.

Matt Stoles, representative for DR Horton, offered to answer any questions or concerns regarding the

project. The development team is present as well if there are any specific questions.

Mayor Depew opened the public hearing.

Mayor Depew expressed his opinion on not building until the stormwater master plan is completed but advised that this was the only subdivision he had not received a single complaint about. He had walked the development and made note of the large buffer and how the mobile home park behind it has been completely unaffected. He felt it was a subdivision that meets quality expectations and suggests other developers take note.

City Attorney Wolfe advised Council that if the Final Plat complies with the comprehensive plan, the land Development code, the zoning and the RPUD; then the application should be granted approval.

Mayor Depew asked who will be responsible to maintain the stormwater of the subdivision and around the property; Mr. Solstice explained the flow of the runoff and stated that County maintains the ditch along Old Mission for the project. The City part of the comp plan states that they have to either dedicate the wetlands and areas in conservation to St. Johns or the City. However the HOA will maintain the stormwater system on the specific site.

Councilwoman Dolbow liked that out of the 21 acres for this project, 15 are going to be conservation and that it flows north into wetlands.

Mayor Depew asked for a motion to approve.

A motion was made by Councilwoman Dolbow, second by Councilwoman Gillis, to approve FP-2401, request for Final Plat approval for Smyrna Creek Preserve. The MOTION was APPROVED by the following vote:

Yes: 3 - Mayor DePew, Councilwoman Gillis and Councilwoman Dolbow

Excused: 1 - Councilman Thomas

11. OFFICER REPORTS

a. City Clerk

City Clerk Zlotnik asked Council if they would like to assign an alternate for the City Canvassing Board as the special election nears; she suggested Vice Mayor Gillis. Council gave their consensus.

City Clerk Zlotnik provided details for the upcoming special election and advised that it was City wide so all residents may vote.

b. City Attorney

City Attorney Wolfe had nothing at this time.

c. City Manager

Interim City Manager Thurman advised that he had put a memorandum in Council's mailboxes. He reported that he had participated in the L and A testing for the special election in Deland; he's being considered to serve on the National American Public Works Association Subcommittee on operations and maintenance and that staff has been diligently working with Spectrum to finish the relocation of Development Services.

Sean Maroney, Interim Public Works Director, provided an update on stormwater maintenance and clean up. He clarified that the boxes that people have been mentioning were not for flood control, they were for water quality control. They were cut to allow water to move more efficiently and that sealing them up could actually make the flooding worse, not better. They are currently working on patching them up.

Mr. Thurman reminded everyone that there are comp plan amendment workshops scheduled for the upcoming week that they are hoping to see more public participation from.

12. CITIZEN COMMENTS

Chuck Martin, 205 Cherrywood Lane, complimented the job Mr. Maroney and his staff are doing in regards to maintenance. He asked for an update regarding help from the County for grading.

13. ADJOURN

There being no further business to discuss, Mayor Depew adjourned the meeting at 7:19pm.

Minutes Respectfully Submitted By:

Monique Toupin, Assistant to the City Clerk.