



OBSERVER CORPS REPORT

DeBary City Council

Reported by Val Bruneel

August 5, 2026

Public participation

Clayton Scott addressed Council regarding the possibility of a community garden. He asked whether the City had identified a nonprofit or was looking for options.

Mayor Chasez responded that the City has not yet identified a nonprofit willing to take on the project. She noted that community gardens require a consistent volunteer base and that past efforts have struggled when only one or two people were willing to do the ongoing work. She encouraged Mr. Scott to help bring together a larger group if there is community interest.

The City Manager added that the City has helped other groups form nonprofit organizations and would be willing to sit down with interested residents. He also noted that plans for garden areas at Alexander Island would likely come after the first phase is complete and after the City can evaluate appropriate locations for sunlight, maintenance, and public access.

Minutes approved

Council approved the minutes from the July 1, 2026 City Council Meeting and the July 15, 2026 Special City Council Meeting.

Vote: Approved unanimously.

Consent agenda

Council approved Consent Agenda items 3 through 8:

Agenda Item 3: Insurance Brokerage Services Agreement

Council approved the Insurance Brokerage Services Agreement with Brown & Brown of Florida, Inc., effective September 1, 2026, for a five-year term with the option for one five-year renewal.

Agenda Item 4: DeBary Babe Ruth 18U Softball All Star Team Grant

Council approved a \$500 grant application submitted by the DeBary Babe Ruth 18U Softball All Star Team.

Agenda Item 5: Animal Control Services Interlocal Agreement

Council approved the two-year renewal of the Interlocal Agreement for Animal Control Services between the City of DeBary and the City of Orange City. The cost is \$67,903 for fiscal year 2026-2027 and \$69,261 for fiscal year 2027-2028.



Agenda Item 6: Mersino Dewatering LLC Piggyback Agreement

Council approved a piggyback agreement with Mersino Dewatering LLC and authorized the City Manager to execute the agreement for an initial three-year term, with renewal options.

Agenda Item 7: United Rentals Piggyback Agreement

Council approved a piggyback agreement with United Rentals and authorized the City Manager to execute the agreement for an initial three-year term, with renewal options.

Agenda Item 8: Emergency Debris Monitoring Services

Council approved the contract with Critical Response Strategies, LLC for Emergency Debris Monitoring Services through August 4, 2029, with two additional one-year renewal options.

Vote: Approved unanimously.

New business

Agenda Item 9: Motorized Vessel Exclusion Zone near Alexander Island Park

Council approved the second reading of Ordinance No. 04-2026, replacing Ordinance No. 03-2025 and establishing a Motorized Vessel Exclusion Zone within a portion of the St. Johns River adjacent to Alexander Island Park.

Staff explained that the ordinance revises the statutory basis for the exclusion zone from a canoe trail designation to a public bathing beach or swim area designation. Staff stated that the change does not modify the location or intent of the exclusion zone. The purpose remains improving public safety, protecting environmental resources, and supporting passive and non-motorized water-based recreation.

Council members discussed safety concerns related to swimmers, wildlife, and public use of the river. Mayor Chasez noted that the river access is important because many DeBary residents do not otherwise have practical access to the St. Johns River unless they live on the river or own a boat.

There was no public participation.

Vote: Approved unanimously.

Agenda Item 10: Kimley-Horn Amendment No. 8 for Benson Junction Road Reconstruction

Council approved Kimley-Horn Amendment No. 8 for the Benson Junction Road Reconstruction design and permitting contract in the amount of \$158,886 and authorized the City Manager to execute the agreement.



Staff explained that the amendment is needed to divide the project into two phases because the current estimated construction cost exceeds available funding. Phase 1 will focus primarily on underground utility work, relocations, stormwater, and flooding issues. Additional funding for Phase 2 will be pursued through the Volusia-Flagler Transportation Planning Organization.

The City Manager stated that when the City first applied for the project through the TPO, construction was estimated at approximately \$5.7 million. The City had saved about \$1.4 million as its match and received a TPO grant for about \$4.3 million. After engineering, the project estimate increased to more than \$10 million.

Mayor Chasez noted that the Benson Junction area has experienced chronic flooding and that the project involves older infrastructure.

There was no public participation.

Vote: Approved unanimously.

Agenda Item 11: 2026 Street Resurfacing Project

Council approved a work authorization to C.W. Roberts Contracting, Inc. in the amount of \$873,442.45 for pavement management services for the 2026 Street Resurfacing Project. Council also approved Work Order 08-26-01 to Khare Construction Services, LLC in the amount of \$38,991 for construction management and inspection services.

The resurfacing project includes:

1. DeBary Plantation Boulevard, beginning at L Creek Court to the end of DeBary Plantation Boulevard at Donald E. Smith Boulevard, then south on Donald E. Smith Boulevard to High Tower Drive.
2. Barwick Road from the CSX railroad to Solair Avenue at the entrance to Rivington.
3. Spring Lake Drive in the Summer Haven subdivision.
4. A section of Fort Florida Road from the Alexander Island Park entrance to Fire Station 39.

Funding will come from the gas tax fund.

Council discussed traffic impacts. Staff stated that road closures are not anticipated and that work would involve lane closures. For the Fort Florida Road section, staff estimated the work would likely take two to three days.



There was no public participation.

Vote: Approved unanimously.

Agenda Item 12: Public Works Modular Building

Council approved the modular building contract with Mobile Modular Management Corporation in the amount of \$303,404 and approved the site work quote with DDS Enterprises LLC in the amount of \$38,450, waiving the three-quote requirement. Council also approved a future budget amendment to transfer \$90,000 from the public building impact fee fund to the general fund.

Staff explained that the project will replace the current Public Works trailer, which was purchased used in 2007 and is at the end of its useful life. The existing trailer is approximately 440 square feet, has insufficient air conditioning, limited workspace, and inadequate bathroom facilities for Public Works employees. Staff also showed that some office functions are currently taking place in an unconditioned barn.

The proposed modular building is approximately 2,016 square feet and would include office and storage areas, a locker room, a central break and meeting area, a kitchenette, three bathrooms, and one shower. Staff stated the building is expected to have a 50-year lifespan.

Staff explained that previous options came in significantly over budget, with some proposals ranging from \$700,000 to \$1 million. The City identified the Mobile Modular option through a Sourcewell cooperative purchasing contract. For the site work, staff stated that DDS Enterprises was the only quote received after the City attempted to obtain multiple quotes.

Council members supported the project and noted that the current conditions are not appropriate for employees. Several members also acknowledged the City's effort to find a more cost-effective option.

There was no public participation.

Vote: Approved unanimously.

Council reports

Council Member Sell reported attending DeBary Night at the Daytona Tortugas game. He noted that Tony Zuber from DeBary Babe Ruth threw out the first pitch.

Council Member Pappalardo reported that he presented at 1 Million Cups and described it as a good organization for entrepreneurship.



Council Member Stevenson had nothing to report.

Vice-Mayor Butlien also reported attending the Daytona Tortugas game. She attended the Volusia League of Cities dinner in Pierson and noted that Pierson had repurposed a former school into a public library and office complex. She also reported that she would be attending the Florida League of Cities conference in Hollywood, Florida.

Mayor Chasez also attended the Volusia League of Cities dinner in Pierson. She reported meeting with the CEO of the Central Florida Zoo, who expressed interest in future educational programming with the City at Alexander Island once the park opens. She also said the zoo may be able to provide marsh milkweed for planting at Alexander Island.

Mayor Chasez also reported that Save the Manatee recently completed an eelgrass inventory along the St. Johns River and that the stretch along Alexander Island was the only area surveyed where eelgrass was being maintained and increasing. She noted this is encouraging because eelgrass is an important food source for manatees.

Staff reports

The City Manager reported that he would be giving a presentation at the Southwest Volusia Republican Club. Mayor Chasez clarified that although an advertisement may have caused confusion, the City Manager is not a candidate.

The City Attorney had no report.

Adjournment

The meeting was adjourned.