City of Ormond Beach

City Commission Meeting

City Hall Commission Chambers

22 South Beach St., Ormond Beach FL 32174

May 19, 2026, 7:00 PM

Jason Leslie, Mayor
Lori Tolland, Zone 1
Travis Sargent, Zone 2
Kristin Deaton, Zone 3
Harold Briley, Zone 4

Minutes

1. CALL TO ORDER

Mayor Leslie called the meeting to order at 07:00 PM.

Present: Mayor Jason Leslie, Commissioners Lori Tolland, Travis Sargent, Kristin Deaton, and Harold Briley, City Manager Joyce Shanahan, City Attorney Randy Hayes, Assistant City Managers Claire Whitley and Shawn Finley, and City Clerk Susan Dauderis.

2. INVOCATION

Reverend Jeff Beebe, Ormond Beach Presbyterian Church, provided the invocation.

3. PLEDGE OF ALLEGIANCE

Mayor Leslie led the Pledge of Allegiance.

4. PRESENTATIONS AND PROCLAMATIONS

A. National Police Week

Police Chief Jesse Godfrey discussed the Police Unity Tour many members of the Ormond Beach Police Department participated in, thanking the Commission and staff for their support.

Mayor Leslie presented a proclamation to the members of the Ormond Beach Police Department celebrating National Police Week.

5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA & ON THE CONSENT AGENDA

Ms. Jennifer Bright, PO Box 62, stated she was a candidate for Zone 2 City Commissioner. She thanked the Commission for providing an update on Andy Romano Beachfront Park. She expressed many concerns regarding the Makai Beach Resort, requesting the Commission direct staff to address the issues and provide inspection records, current ownership contact information, and any contact records from city staff with the property owner.

Mayor Leslie requested an update regarding the Makai property; whereby, Mr. Shawn

Finley, Assistant City Manager, reviewed the staff visits to the property, costs for fencing, potential safety items, and the lien process to recover any funds spent. He stated staff understood the safety concerns and were actively looking to secure the property.

Ms. Debbie Kruck-Forrester, 15 Brockwood Drive, discussed Ormond Strong and invited the Commission to events hosted by Ormond Strong and thanked the community for their support.

Mr. Randy Smith, 12 Misty Falls Drive, discussed the negativity surrounding the Falls community and reviewed the positive aspects and support he and his wife experienced since moving there.

Ms. Sherry Wiggins, 4179 Marsh Road, DeLand, 32724, expressed dissatisfaction with the management of the Falls community, providing examples of issues she and her family experienced while her mother and father lived there, specifically during her mother's final hours. She stated she emailed the Commissioners and questioned if it was received.

Ms. Megan Baldridge, 1291 Scottsdale Drive, stated she was speaking on behalf of a resident in fear of retaliation if they spoke. She shared the concerns with the management of the Falls community and voiced support for Ms. Coleen McMahon. She discussed the lot rent increases and number of residences for sale within the neighborhood.

Mr. David Wiggins, 4179 Marsh Road, DeLand, 32724, discussed his professional history and voiced concerns regarding the Falls security and his family's final hours with his mother-in-law.

Mr. Phil Carney, 60 Horse Shoe Falls Drive, reviewed his history with the Falls community. He discussed issues he encountered with Mr. Wiggins while volunteering for security at the Falls. He voiced support for the new owners and management of the community.

Mr. Michael Blackard, 2 Ribbon Falls, thanked the Commission and voiced his support. He questioned a school safety zone near the David C. Hinson School, noting concerns for children’s safety. He invited the Commission to the Falls Hot Dog Monday event to understand the community.

Ms. Lyn Coleman, 31 Falls Way, highlighted the Falls community when she moved there roughly nine years ago. She reviewed her concerns regarding the new owners and management, including lot rent prices, taxes and insurance on the land, and lack of contract with the new owners. She noted the upkeep the residents of the community did, noting it previously was management's job. She stated it was the Commission's duty to find out what was going on with the owners. She clarified she was unsure if the Commission could help, but urged them to step in and assist if possible.

Mr. Jim Bliss, 1 Glen Falls Drive, reviewed the negativity online and within the community, highlighting the positive support the community provided his family.

Mr. Alan Burton, 915 Ocean Shore Boulevard, disclosed he was running for Zone 1 City Commissioner. He urged the Commission to consider utilizing atmospheric water generation and highlighted the clean energy process, costs, and amount produced.

Ms. Amy Bishop, 108 Horseshoe Falls, voiced disappointment with the Commission's reaction to the audience remarks during the May 5, 2026, City Commission meeting regarding Ms. McMahon. She explained those who spoke were just one side of the Falls community, noting many were too afraid of retaliation from Falls management if they spoke publicly. She explained many were trying to leave the community but had issues selling their homes.

Mr. Al Stewart, 125 Hidden Hills Drive, encouraged the Commission to visit the community and see how many vacant homes there were. He stated he hoped Commissioner Tolland and Ms. Joyce Shanahan, City Manager, apologize to Ms. McMahon for speaking against her advocacy and urged Commissioner Briley to get involved and see both sides of the community.

Mayor Leslie encouraged the audience to maintain order.

Ms. Amber Bobak, 397 Collins Street, stated she filed to run for Zone 4 City Commissioner, indicating her love of the city. She noted the need for community involvement and working together.

Ms. Brenda Blackard, 2 Ribbon Falls Drive, reviewed the lot rent prices, electric bills, gas prices, water bills, and other costs compared to four years ago.

Ms. Jean Caffieri, 16 Falls Way Drive, discussed the lot rent increases, highlighting the positive community impact from neighbors.

Mr. Garrett O'Brien, no address provided, stated he did not live within the Falls but sold homes within the community for the last six years. He stated he heard bad things when people were selling, noting he heard great things about those who lived there and being nice neighbors. He stated the concerns mainly were regarding costs and encouraged the happy residents to hear the unhappy residents and figure out what was going on. He noted many homes were not selling due to age and costs. He explained the owners of the Falls property would sell homes they had at a lower cost with a lower lot rent price. He suggested the practice be looked into.

Mr. Arthur Armstrong, 77 Emerald Oaks, stated there were problems at the Falls, noting there were problems within most neighborhoods. He stated the city did nothing to assist the Falls, urging Commissioner Briley to visit the Falls and meet with the owners and management. He requested an update from Mr. Randy Hayes, City Attorney, to help direct the residents. He encouraged the Commission to direct staff to help the residents. He stated he was ashamed of Ms. Shanahan's lack of support for those speaking against the Falls.

Mayor Leslie stated he understood emotions were high and explained staff was there to help. He clarified the city had no authority to change the lot rent or assist with some of the issues presented.

Mr. Hayes stated there were civil issues and alleged criminal issues presented by the residents. He explained the Police Department may be able to assist with the criminal issues if there was evidence of the issues and a private attorney could assist with the civil issues. He stated he could look into a potential mediation process program if the residents were willing. He clarified the City Commission and staff were limited in what they could do to assist.

Ms. Shanahan stated the Florida Department of Business and Professional Regulation had jurisdiction over the regulation of timeshares, condominiums, and mobile homes and could assist in resolving disputes and assist in understanding the related laws. She provided a contact phone number for the Falls residents.

Mayor Leslie stated everyone's voice mattered, noting the Commission was hearing what was being said. He encouraged civil discussion and order within the Commission Chambers, noting the Commission's set policies and procedures would be followed.

Ms. Joanna Powell, 332 Garden Street, Daytona Beach, 32114, stated her father was a resident of the Falls but passed away, noting no residents reached out during the hardship. She indicated many emails were sent to the City Commission and staff and spoke with Mayor Leslie on the phone. She expressed concerns regarding the seniors living within the Falls community unable to advocate for themselves due to limitations and fear of retaliation. She stated she created a secret community for seniors needing assistance.

Ms. Mary Poillion, 24713 Turkey Lake, Howie-in-the-Hills, 34737, indicated she was reading a statement on behalf a resident who was not present. She reviewed problems they had with the management of the property, lot rent, landscaping, irrigation, and Spectrum prices.

Ms. Chloe Carr, 332 Garden Street, Daytona Beach, 32114, stated she never lived in the Falls, but had family who did. She noted the residents were great, noting the treatment of the senior residents was the issue. She read a statement from a resident who was too afraid to speak publicly. She reviewed their concerns of retaliation from management, use of amenities, security, lack of enforcement of age restrictions, and lot rent increases.

Mr. Toni Tocco, 48 Tropical, clarified she was speaking on behalf of a resident who did not want to speak publicly. She reviewed issues of lawn care, neighborhood upkeep, lot rent increases, and unfair management practices. She provided examples of poor management the resident experienced.

Mr. Ted Rhodes, no address provided, spoke in defense of Ms. McMahon, noting he was not a resident of the Falls. He read a statement from a Falls resident who did not want to speak publicly, reviewing lot rent prices, security, inequity of favoritism from management, and noted there were many more issues.

Ms. Marsha Blew, 12 Honey Bear Path, discussed the Florida Department of Transportation (FDOT) funding for the obstruction mitigation project at the Ormond Beach Municipal Airport. She discussed the savings of the project funds if a Federal Aviation Administration (FAA) grant was utilized instead of the FDOT grant. She discussed how the savings could be utilized and the studies needed. She expressed support for Ms. McMahon, noting the interest she had in bringing back the Riverbend Golf Course and restaurant.

Mr. Michael Rogers, 667 Pineland Trail, unincorporated Volusia County, expressed concerns regarding the airport staffing and funds. He discussed the lack of FAA funding and the impact of utilizing FDOT grant funds on taxpayers. He discussed the off-airport property obstructions.

Ms. Missy Herrero, 111 North St Andrews Drive, discussed the Tomoka Reserve project. She discussed revisions she would like to see with the development, including previous staff recommendations. She highlighted the need for tree mitigation within the development.

Ms. Michelle Zirkelbach, 328 River Bluff Drive, expressed concerns regarding the Tomoka Reserve development, specifically the pedestrian safety, traffic, and environmental impacts.

Mr. Hayes read sections from Florida Statutes related to mobile home communities, noting the statutes prohibited local governments from taking actions. He stated there may be other forums that exist to assist the Falls community, noting the need for the residents to work together. He explained the city could help direct the residents to the different options but could not assist further due to jurisdictional limitations.

Commissioner Sargent thanked the residents who spoke, noting the division and need to work together.

6. APPROVAL OF MINUTES

Mayor Leslie advised the minutes from the May 5, 2026, City Commission meeting were sent to the Commission for review and posted on the city's website for public viewing. He asked if there were any corrections, additions, or omissions. He stated, hearing no corrections, the minutes would stand approved as presented.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of the May 5, 2026, City Commission meeting minutes.

Motion passed by voice vote.

A. Minutes from City Commission meeting - May 5, 2026

7. CONSENT AGENDA

Mayor Leslie advised the actions proposed for the items on the Consent Agenda were so stated on the agenda. He asked if any member of the Commission had questions or wished to discuss any items separately.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of the Consent Agenda.

Call Vote:	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
Carried.	Mayor Leslie	Yes

A. FEMA HMGP Facility Hardening Grant Modification 3

RESOLUTION NO. 2026-64: A RESOLUTION AUTHORIZING THE EXECUTION OF MODIFICATION NO. 3 TO A FEMA HAZARD MITIGATION SUBGRANT AGREEMENT REGARDING THE FACILITY HARDENING PROJECT; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY DOCUMENTS NECESSARY FOR THE CITY TO REALLOCATE CONTINGENCY FUNDS FOR REIMBURSEMENT; AND SETTING FORTH AN EFFECTIVE DATE.

B. Bureau of Justice Assistance FY25 Edward Byrne Memorial Justice Assistance Grant (JAG) Program - Local Formula Application Submittal

RESOLUTION NO. 2026-65: A RESOLUTION RATIFYING THE SUBMITTAL OF AN ONLINE GRANT APPLICATION IN THE AMOUNT OF $11,718.00 TO THE UNITED STATES DEPARTMENT OF JUSTICE, OFFICE OF JUSTICE PROGRAMS, UNDER THE EDWARD BYRNE MEMORIAL JUSTICE ASSISTANCE GRANT PROGRAM; AUTHORIZING THE EXECUTION OF ALL DOCUMENTS INCIDENTAL THERETO, INCLUDING ANY CONTRACT NECESSARY FOR THE CITY TO ACCEPT THE GRANT AWARD; AND SETTING FORTH AN EFFECTIVE DATE.

C. Hudson Wellfield Expansion - FP&L Underground Distribution Facilities Installation Agreement

RESOLUTION NO. 2026-66: A RESOLUTION AUTHORIZING THE EXECUTION OF AN UNDERGROUND DISTRIBUTION FACILITIES INSTALLATION AGREEMENT BETWEEN THE CITY OF ORMOND BEACH AND FLORIDA POWER AND LIGHT FOR THE PURPOSE OF INSTALLING CERTAIN UNDERGROUND ELECTRICAL UTILITIES REQUIRED FOR THE HUDSON WELLFIELD EXPANSION PROJECT; AUTHORIZING THE EXPENDITURE OF FUNDS; AND SETTING FORTH AN EFFECTIVE DATE.

D. Work Authorization - CMAR Hidden Hills Drainage Improvements

RESOLUTION NO. 2026-67: A RESOLUTION ACCEPTING A PROPOSAL FROM ALL STATE CIVIL CONSTRUCTION, INC. TO PROVIDE UNDERGROUND UTILITY CONSTRUCTION MANAGEMENT SERVICES REGARDING THE HIDDEN HILLS DRAINAGE IMPROVEMENTS PROJECT; AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION THERETO; AND SETTING FORTH AN EFFECTIVE DATE.

E. Fleming Avenue Drainage Improvements Additional Work - Final

RESOLUTION NO. 2026-68: A RESOLUTION AUTHORIZING THE EXECUTION OF CHANGE ORDER NO. 3 TO THAT CONTRACT AWARDED TO BUILT-RITE CONSTRUCTION OF CENTRAL FLORIDA, INC., REGARDING THE FLEMING AVENUE DRAINAGE IMPROVEMENTS PROJECT, BY INCREASING THE CONTRACT PRICE BY $14,593.36; AND SETTING FORTH AN EFFECTIVE DATE.

F. Request to Purchase - International HV Dump Truck

RESOLUTION NO. 2026-69: A RESOLUTION AUTHORIZING THE APPROVAL AND EXECUTION OF A PURCHASE AUTHORIZATION FOR THE PURCHASE OF ONE (1) INTERNATIONAL HV SERIES HV607 DUMP TRUCK, UNDER FLORIDA SHERIFFS ASSOCIATION BID NO. FSA 25-VEH23.0; DECLARING VEHICLE #272 TO BE SURPLUS PROPERTY AND AUTHORIZING THE DISPOSITION THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

G. **Disposition Item:** Fire Station 93 Mold Remediation

H. **Disposition Item:** City Manager's Monthly Report, May 2026

Commission Comments on the Consent Agenda
Commissioner Sargent highlighted Item 7F regarding the Request to Purchase a International HV Dump Truck, noting the age of the vehicle being replaced.

8. PUBLIC HEARINGS

Mayor Leslie opened the Public Hearings.

City Clerk Susan C. Dauderis read by legal title only:

A. Small Scale Comprehensive Plan Amendment, 651 South Ridgewood Avenue

ORDINANCE NO. 2026-09: AN ORDINANCE AMENDING THE FUTURE LAND USE ELEMENT OF THE COMPREHENSIVE PLAN OF THE CITY OF ORMOND BEACH BY AMENDING THE FUTURE LAND USE MAP TO CHANGE THE DESIGNATION OF ONE (1) PARCEL OF REAL PROPERTY TOTALING 0.39± ACRES LOCATED AT 651 SOUTH RIDGEWOOD AVENUE, VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 4242-20-32-0100 FROM VOLUSIA COUNTY “URBAN MEDIUM INTENSITY” (UMI) TO ORMOND BEACH “LOW DENSITY RESIDENTIAL” (LDR); PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Briley moved, seconded by Commissioner Sargent, for approval of Ordinance No. 2026-09, on first reading, as read by title only.

Mr. Steven Spraker, Planning Director, explained the item was a Comprehensive Plan amendment based on the annexation of a single-family house. He stated the Planning Board and staff recommended approval.

Mayor Leslie inquired if by approving the item the density would be lower; whereby, Mr. Spraker confirmed that was accurate, noting the property would not change from a single-family house.

Call Vote:	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
Carried.	Mayor Leslie	Yes

9. FIRST READING OF ORDINANCES

City Clerk Susan C. Dauderis read by legal title only:

A. Administrative Amendment to Section 22-86, Regulations, of Article II, Sewers, of Chapter 22, Water and Sewers

ORDINANCE NO. 2026-10: AN ORDINANCE AMENDING SECTION 22-86, REGULATIONS, OF DIVISION 2, HARMFUL OR INDUSTRIAL WASTES, OF ARTICLE II, SEWERS, OF CHAPTER 22, WATER AND SEWERS, OF THE CITY OF ORMOND BEACH CODE OF ORDINANCES, TO INCLUDE THE PROHIBITION OF ANY HAZARDOUS WASTE PHARMACEUTICALS WITHIN THE SEWER SYSTEM; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Briley, for approval of Ordinance No. 2026-10, on first reading, as read by title only.

Mr. Shawn Finley, Assistant City Manager, stated the item was a minor modification to the ordinance regarding the industrial pre-treatment program to comply with the Florida Department of Environmental Protection regulations.

Call Vote:	Commissioner Deaton	Yes
	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
Carried.	Mayor Leslie	Yes

10. SECOND READING OF ORDINANCES

City Clerk Susan C. Dauderis read by legal title only:

A. Amendment to Code of Ordinances 15-92 and 15-99 Regarding the Sale and Consumption of Alcoholic Beverages (Second Reading)

ORDINANCE NO. 2026-08: AN ORDINANCE AMENDING SECTION 15-92, DEFINITIONS, AND SECTION 15-99, DISPLAY, PROMOTION OR SALE OF ALCOHOLIC BEVERAGES, OF ARTICLE III, SPECIAL USES OF CITY PROPERTY, OF CHAPTER 15, PARKS AND RECREATION, OF THE CODE OF ORDINANCES OF THE CITY OF ORMOND BEACH, TO ALLOW FOR THE SALE AND CONSUMPTION OF COMMERCIALLY PACKAGED LOW PROOF ALCOHOLIC BEVERAGES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE.

Commissioner Sargent moved, seconded by Commissioner Deaton, for approval of Ordinance No. 2026-08, on second reading, as read by title only.

Call Vote:	Commissioner Briley	Yes
	Commissioner Tolland	Yes
	Commissioner Sargent	Yes
	Commissioner Deaton	Yes
Carried.	Mayor Leslie	Yes

Mayor Leslie closed the Public Hearings.

11. REPORTS, SUGGESTIONS, REQUESTS

<u>Events, Updates, Requests, and Congratulations</u>

Ms. Shanahan provided details on upcoming meetings and city events. She requested a proclamation for Ms. Janice Godfrey and Ms. Carla Haines for their contributions during Police Week; whereby, Mayor Leslie directed City Clerk Susan Dauderis to move forward with the proclamation request.

Mr. Finley announced it was Public Works Appreciation Week and encouraged everyone to thank Public Works employees if they see them.

Commissioner Tolland discussed events she attended and provided an update regarding the Hand Avenue construction.

Commissioner Sargent expressed a desire to live-stream the Commission meetings and workshops; whereby, Commissioner Deaton requested more information including costs be brought to the Commission.

Commissioner Tolland requested the information be reviewed and potentially added to the Capital Improvement Program and noted staff's concerns regarding the legal ramifications.

Commissioner Sargent requested city project updates be added to the website; whereby, Ms. Shanahan stated staff could work on it. He expressed concerns regarding the timeframe for the Fortunato Park Pier repair. He questioned when the PowerPoint Presentation from the May 5, 2026, City Commission workshop would be posted to the website; whereby, Ms. Dauderis stated it was posted in the agenda portal within the workshop material.

Commissioner Tolland requested the link be provided to the residents via social media; whereby, Commissioner Sargent and Mayor Leslie agreed.

Commissioner Sargent congratulated Commissioner Tolland and Ms. Shanahan for being recognized as Home Rule Heroes by the Florida League of Cities; whereby, Commissioner Tolland clarified Commissioner Sargent was recognized as well. He discussed Memorial Day and the Police Unity Tour. He discussed the Volusia County website and a conservation rebate, inquiring if the city could look into something similar; whereby, Mayor Leslie questioned if it was for all Volusia County residents. Commissioner Sargent clarified it was only available to residents of unincorporated Volusia County who received utilities from the county.

Mayor Leslie discussed events he attended.

<u>Data Centers</u>
Commissioner Deaton inquired if there was an update on data centers, noting the updates from Senate Bill 484. She clarified she would like to see data centers banned within city limits.

Mr. Hayes stated staff would look into the topic to provide the Commission information on what could be done relating to data centers.

Commissioner Sargent requested staff look into how Senate Bill 180, State Orders, and Federal Orders on data centers to see how those would affect the city's position.

<u>Yoon Way Name Change</u>
Commissioner Deaton stated the Yoon family supported the street name change to support a fallen officer and inquired if staff heard back from the Bakaysa family; whereby, Chief Godfrey indicated there was no response.

Mayor Leslie noted the importance of the family's support of the street name change.

Commissioner Sargent suggested Bob Grimm Way; whereby, Mayor Leslie requested staff reach out to the Grimm family to inquire if there was support for the street naming.

The Falls Community

Commissioner Briley stated he was unaware there were issues within the Falls community until it was brought to his attention. He noted he understood the city's limitations when it came to intervening with the Falls, explaining it appeared to be civil issues. He clarified if there were code compliance issues the city could assist or criminal issues, the police department or courts could assist. He stated he was contacted by the State Representative who informed him the topic was brought before Senator Tom Wright and the Florida Governor, noting there was nothing they could do. He explained there was a 16-count complaint filed with the Department of Business and Professional Regulations with no found merit to move forward. He expressed hope for those within the Falls community to work together and make amends.

Mayor Leslie thanked the residents for speaking, noting the need to maintain order during the meeting. He noted the advice Mr. Hayes provided and expressed the need for the residents to find common ground.

Osceola School Property

Commissioner Sargent indicated the Volusia County School Board met to discuss the Osceola School property as the Riverview Program would be relocated to Holly Hill. He noted the city had the first right of refusal for the property, stating he was unsure if the Commission would want to explore purchasing the property.

Mayor Leslie stated staff planned to bring information to the Commission; whereby, Mr. Finley indicated staff previously completed appraisals on the property and would provide a summary for the Commission at the future date.

Makai Property

Commissioner Sargent expressed concerns regarding the Makai property, noting he met with several nearby hotel owners. He reviewed the urgency in securing the property; whereby, Mr. Finley stated the Special Magistrate Hearing for the property was scheduled for May 27, 2026, and the fence installers were on standby waiting for approval to move forward. Commissioner Sargent requested staff look into covering the graffiti.

Mayor Leslie inquired if there was a lien on the property; whereby, Mr. Finley stated he was unaware of any liens.

Commissioner Sargent voiced the urgency for public safety surrounding the property.

Mayor Leslie stated he met with a neighboring hotel owner to discuss concerns regarding the property and reviewed the discussion.

Ormond Beach Municipal Airport

Commissioner Sargent suggested a policy change to update the organizational chart to allow the Airport Manager position to be a director and report to the City Manager. He stated he submitted a public records request for emails from the former Airport Manager.

Mayor Leslie inquired if there was a current Airport Manager.

Mayor Leslie discussed a potential Request for Proposals (RFP) for the Riverbend Golf

Course operations noting it could be issued with the property "as-is." He questioned if the Commission would support staff issuing an RFP; whereby, Ms. Shanahan stated the RFP would need to be approved by the FAA.

Commissioner Sargent inquired if the RFP would be approved without the updated Airport Master Plan and the timeline.

Mayor Leslie inquired if there was an existing Master Plan for the Airport.

Mr. Hayes explained the golf course would need to be reconstructed based on prior reports and concerns of price, lease terms, and FAA regulations.

Mayor Leslie inquired if land leases were uncommon; whereby, Mr. Hayes stated it was a special use property subject to FAA regulations. Mayor Leslie inquired if the property could be sold; whereby, Mr. Hayes stated staff had not looked into that, noting it would be subject to FAA requirements and approval. Mayor Leslie stated his research showed the property could be sold with FAA approval under a deed restriction; whereby, Mr. Hayes stated during a prior meeting with FAA, the FAA had concerns of the property being adjacent to the airport. Mayor Leslie and Mr. Hayes discussed potential rental scenarios and FAA regulations.

Commissioner Deaton inquired about the current zoning of the property; whereby, Mr. Spraker stated it was zoned for special environmental with land uses of open conservation and recreation conservation. She inquired if the property were sold, could the owner do a variety of different developments on the property; whereby, Mayor Leslie stated the city could sell it with deed restrictions and only allowed to use the property for the set purposes.

Mr. Hayes stated the FAA would want an input on the property with information regarding the purpose the property was sold for, noting there were uses the FAA would not allow. He stated he asked FAA if they would like to see the golf course back, noting they bluntly replied no. He stated he looked at many plans during the inception of the Riverbend Golf Course, noting it was very difficult back then due to the proximity to the airport. He reviewed the differences with the way the city was structured now compared to the original approval from FAA in the 1990's. He discussed what would be in a proposed RFP, noting the potential feedback from FAA.

Mayor Leslie believed there could be vendors who would want to rent the property and fix it up without ownership, noting his support of issuing an RFP to see who would submit a response. He stated he would be open to exploring other options for the property while the RFP was issued.

Commissioner Sargent stated he requested a straight answer from FAA regarding approval for a golf course on the property, noting he did not think an RFP was needed. He discussed the obstacles regarding a potential RFP and contract.

Mayor Leslie stated the contract could renew; whereby, Mr. Hayes stated there would need to be contract management, noting there were many variables that would need to be accounted for. Mayor Leslie inquired if the terms of the contract could be negotiable; whereby, Mr. Hayes stated it could, pending FAA approval. Mayor Leslie clarified if the use was changed, the process would remain the same; whereby, Mr. Hayes stated that was correct.

Commissioner Sargent noted FAA did their own appraisals and had their regulations for how the property could be leased and the terms of the lease.

Mr. Hayes stated the Commission could direct staff to issue a generic RFP to gauge interest.

Commissioner Sargent requested staff reach out to FAA and inquire if they could direct the city to an agreeable RFP and answer to if the golf course could be there; whereby Mr. Hayes noted staff could re-request an answer from FAA, noting FAA was hard to get a straight answer from and highlighted the FAA's priority of airport safety.

Mayor Leslie inquired if sending a letter to the FAA was Mr. Hayes' legal advice to the Commission; whereby, Mr. Hayes clarified it was an option but was unsure of how the FAA would respond. Mayor Leslie inquired if there were plans for the property now, noting the number of residents questioning the status of the property.

Mr. Hayes stated there was a plan approved by the Commission for use of the golf course land and inquired what the FAA would require if the Commission wanted to change the plan.

Mayor Leslie inquired if the plan was rejected by FAA and if there was a Master Plan in place; whereby, Mr. Brian Rademacher, Economic Development Director, explained there was a request to the FAA to keep the golf course and staff was advised it was a bad idea. Mr. Rademacher further explained the Master Plan, land use analysis, and prior FAA feedback. Mayor Leslie requested direction regarding an RFP; whereby, Mr. Rademacher stated Mr. Hayes' prior statements were accurate and suggested issuing a Request for Information (RFI) instead of a RFP as it was broader and included other development opportunities for the property.

Commissioner Briley indicated it was worth asking yes or no to the FAA regarding a golf course approval; whereby, Mr. Hayes stated the reply from FAA may not be definitive.

Mr. Rademacher reviewed previous feedback from the FAA.

Mayor Leslie discussed the reasons he brought the topic before the Commission for consideration; whereby, Ms. Shanahan stated she would need clear direction from the Commission on what was being requested of staff.

Commissioner Sargent supported sending a letter with information to the Congressman and ask them to work with the FAA to get a more concrete answer; whereby, Mr. Hayes stated that may be helpful but was not in line with the FAA structure.

Commissioner Deaton stated many residents informed her they would like to see the golf course but not with tax-payer funds. She stated she was supportive of sending FAA a letter.

Mayor Leslie stated support for an RFI.

Ms. Shanahan stated staff could work on a letter to send and noted if the RFI was the direction, that would take staff time to prepare.

Mr. Rademacher clarified staff would need to request approval from the FAA for a RFI.

Commissioner Deaton requested a letter asking yes or no to the FAA for the approval of the golf course use; whereby, Mayor Leslie stated there was more to the process than just a letter.

Mr. Rademacher noted staff could continue talks with the FAA and request what further information would be needed before they would give a yes or no response.

Mr. Hayes stated the FAA previously responded to the question with a non-answer noting they needed further information; whereby, Mayor Leslie requested more information be provided to the FAA.

Ms. Shanahan requested clarification on the direction for staff and questioned if it was the Commission's direction to send a letter to FAA; whereby, the entire Commission confirmed.

Commissioner Tolland stated she did not feel a RFP was needed at the time and would like further input from FAA before staff spent more time on the property.

"Toilet-to-Tap"
Mayor Leslie inquired if the Commission had a desire to put the potable reuse topic on the ballot for voters; whereby, there was no Commission support.

Commissioner Briley expressed concerns regarding removing a future tool that may be needed. He discussed not opposing some treatment options presented at the May 5, 2026, City Commission workshop. He noted his objection was to the deep-well injections into the aquifer.

Commissioner Sargent clarified the city was not going to use the "Toilet-to-Tap" method, noting the city's current advanced treatment methods.

Closing Remarks
Commissioner Tolland requested major topics be added to future agendas to allow staff time to provide information to the Commission and allow the public notice that the topics would be discussed. She noted the importance of the topics like the golf course and "Toilet-to-Tap," indicating she would like more notice to be prepared to thoroughly discuss the topics.

Ms. Shanahan stated the Mayor and a single Commissioner were not able to direct staff to add items to the agenda; whereby, Commissioner Tolland requested for the major topics to be added as discussion items.

Mayor Leslie reiterated Ms. Shanahan was not allowed to add items to the agenda based on the direction from one member of the Commission. He stated the Commission signed up for the meetings and he was willing to stay late as needed to discuss the major topics.

Commissioner Sargent requested major topics be suggested during Reports, Suggestions, Requests on the agenda, for a consensus to be made, to then direct Ms.

Shanahan to add the item to a future meeting agenda; whereby, the entire Commission agreed.

Mayor Leslie thanked everyone for the discussions.

12. ADJOURNMENT

Mayor Leslie adjourned the meeting at 10:07 PM.

APPROVED: June 9, 2026

BY: ______________________________
Jason Leslie, Mayor

ATTEST:

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Susan Carroll Dauderis,
City Clerk