

**MINUTES
CITY OF ORMOND BEACH
CITY COMMISSION
STRATEGIC PLANNING WORKSHOP**

February 20, 2018

5:30 p.m.

City Commission Conference Room

I. CALL TO ORDER

Mayor Bill Partington called the meeting to order at 5:32 p.m.

Present were Mayor Bill Partington, Commissioners Dwight Selby, Troy Kent, Rick Boehm and Rob Littleton, City Manager Joyce Shanahan, Leisure Services Director Robert Carolin, Police Chief Jesse Godfrey, Public Works Operations Manager Kevin Gray, Information Technology Director Ned Huhta, Fire Chief Bob Mandarino, Economic Development Director Joe Mannarino, Finance Director Kelly McGuire, Public Works Director Gabe Menendez, Grants Coordinator and Public Information Officer Loretta Moisiso, City Engineer John Noble, Utilities Manager Dave Ponitz, Planning Director Steven Spraker, Human Resources Director Claire Whitley, and Marilyn Crotty, Director of the Florida Institute of Government at the University of Central Florida.

II. STRATEGIC ISSUES AND PLAN UPDATE 2018

Ms. Joyce Shanahan, City Manager, stated that the city had asked Ms. Marilyn Crotty, Director of the Florida Institute of Government at the University of Central Florida, to return and lead the City Commission in a review of their strategic planning. She indicated that Ms. Crotty participated in a Strategic Planning Workshop with the Commission to update the 2015 plan on March 7, 2017. She explained that having a strategic plan was enormously helpful for the staff, as it provided guidance during budget development, and detailed the vision and direction that the Commission had for the city. She noted that this session was mostly brainstorming and feedback on the issues as they went into budget preparation for FY 2018-19.

Ms. Marilyn Crotty, Director of the Florida Institute of Government at the University of Central Florida, thanked the Commission for inviting her back and noted that the City of Ormond Beach was doing great and thriving. She stated this workshop was part of a review process that the city had been going through since 2015, when community workshops had been held to get input on where the city needed to go in the upcoming five to ten years. She noted there had been great participation and out of that, the Commission developed goals and objectives that they felt were important to address. She stated they had revisited those goals and objectives in 2017 for the new members of the Commission and to make updates or changes, noting that there were a few changes but that it was basically the same plan. She stated that it was common for some of the priorities to shift over time. She indicated that in recent discussions with Ms. Shanahan, it was determined that the Commission did not need to redo the goals and objectives and would continue as planned unless they gave different direction to staff.

Ms. Crotty stated she was pleased to see the goal statements and that they listed the type of goal, the intent, and why the city had the goal. She indicated that it was important for the community, residents, and businesses to know the detailed goals and multiple objectives under those goals. She stated she did not intend to go through the plan goal

by goal or objective by objective, but wanted to give the Commission a chance for questions and comments on anything in there. She assumed they were getting periodic updates and had opportunities to get things clarified if needed.

Ms. Shanahan stated that she could also tie each agenda item to a goal of the strategic plan, so that a printed list would show what agenda items related to that goal moving forward.

Ms. Crotty stated that the whole purpose of the plan was to keep focused and moving in the same direction, to not allow anything to be pulled off course by someone in the audience a certain night who disagreed, when they really needed to do what was in the plan. She noted that tying into the agenda was a perfect way of doing that. She stated that she did not want to get too bogged down in discussions, and it was important to give direction to Ms. Shanahan and staff as they were currently in the process of developing the budget for the next fiscal year, 2018 to 2019. She noted they always started way in advance, and would go over the list of issues from Ms. Shanahan that had updates and needed direction.

Ms. Shanahan stated the items were in no particular order and they could add new ones, if needed.

Commissioner Selby asked about the meeting the prior year where they used stickers to choose items; whereby, Ms. Crotty stated that was slightly different and involved going through the goals and objectives to readdress the priorities to make sure they had not changed, which was usually done every other year.

Ms. Shanahan stated that staff needed consensus for direction; whereby, Ms. Crotty noted that they were looking at the issues to determine agreement on things that should be done or not done.

Ms. Crotty wondered if they should start with certain issues throughout or at the top and go down the list; whereby, Commissioner Kent recommended they start at the top and Mayor Partington agreed.

Ms. Crotty started with non-ad valorem revenue sources.

Ms. Shanahan stated that she wanted to preface that item. She noted that everyone knew an issue was expected to be on the ballot in November, which was a constitutional amendment to add an additional homestead exemption. She explained that if it passed, the property appraiser would develop it for the 2019 year which indicated that the city would receive those on the property tax bill in November of 2019. She stated that meant it would not affect or be part of the FY 2018-2019 budget, but would have to be included on the FY 2019-2020 budget, and it was estimated that it passing could be a revenue impact to the city of a decrease of approximately \$800,000. She noted that she wanted the Commission to think about that and potentially come up with any additional revenue sources or streams that staff should explore. She stated that she was comfortable if there was nothing to discuss at that time.

Ms. Crotty suggested they might want to look at fees, additional fees, increasing fees, or anything that did not go on the property tax bill that they would have the ability to deal with down the road.

Mayor Partington asked if he heard the amount of \$800,000 correctly; whereby, Ms. Shanahan stated that he did.

Mayor Partington stated that he was aware that Port Orange had recently looked at a fire fee, but was not sure if it were going anywhere or not. He noted that he did not think anyone in the room would want to do that, but he did want to track how their staff handled it and the results. He stated that it would depend on the vote in November, but some individuals were already acting as if the issue would pass. He noted there were strong arguments that could be made by the business community and residents about the inequalities that would come along with that, hoping that everyone would see it for what it truly was. He indicated that he was not sure it was guaranteed to pass. He stated he and Commissioner Selby attended the Florida League of Cities meeting the prior summer and they had identified certain language in educating citizens about it; whereby, Ms. Crotty stated that it was a tax shift.

Mayor Partington agreed with her, and stated that a tax shift, instead of a reduction or savings, could have unintended consequences. He noted that if one individual was not paying and it was shifting to someone else to pay, they would end up paying more than expected. He did not think anyone in the room wanted to charge fees, but looked forward to future discussions about what Port Orange was doing, and that there could be other possibilities. He noted he thought there were taxes that the city did not impose that they had the authority to do so.

Ms. Crotty asked if they were imposing a utility tax; whereby, Ms. Shanahan stated that the city did have a utility tax on electric only, not on water.

Ms. Crotty asked if there was a stormwater fee charged; whereby, Ms. Shanahan stated the city did charge one, and thought it had been relatively the same for many years.

Mayor Partington noted that many of those taxes and fees had either not been imposed or had been relatively low, because the need to do so was not there. He stated that if push came to shove and close to \$1,000,000 was being removed from revenue, the Commission might have to consider those options at some point. He indicated that he did not want to take any action at that time, and wanted to monitor the situation, if everyone agreed.

Ms. Crotty stated that plenty of cities had put a fire fee into place, but that it was not an easy fee to establish and was getting quite a bit of pushback. She noted that it would be interesting to see what happened in Port Orange, noting there were many options involved including setting the fee at varying levels.

Ms. Crotty stated that the next item was related to the Granada Boulevard Bridge, noting they had discussed replacement lighting and decorative up-lighting the prior year and wondered the status at that time.

Ms. Shanahan stated the city had run into two issues; Hurricane Irma took out the Florida Department of Transportation (FDOT) lighting down the center and the issue had been discussed a few times, but she needed more direction from the Commission about what they wanted to do. She noted that currently if the city did add decorative lighting, it would have to fit FDOT's standards.

Mayor Partington stated that he would prefer to have them replaced with whatever the new mode of replacement was that FDOT was willing to pay for. He noted that after looking at various options, that was the best one; whereby, Commissioner Kent agreed with him.

Commissioner Kent thought they were saying to have FDOT put in what they would pay for but at the same time, lean on and speak with friends in Tallahassee to see if they could make sense of the nonsense response the city received from FDOT.

Ms. Shanahan stated there was new leadership at the FDOT District Five level and that was good. She noted the main issue had been the different processes involved, where replacing what was there went by a fast track process, and adding decorative lighting was a three to four year process.

Commissioner Kent stated that he thought they all agreed the bridge was safer lit up than not lit up, noting there was a huge difference driving it currently at night compared to a couple years prior.

Commissioner Boehm stated that he agreed with Mayor Partington and Commissioner Kent, noting they had to take into account and be cautious when spending money on anything significant due to the homestead exemption that could pass in November and hurt them financially. He noted there had been some push for eliminating the communications tax and that would be a loss of \$600,000 a year.

Ms. Shanahan clarified that the communications tax was \$2,100,000 a year.

Commissioner Boehm noted that the city was already committed to certain items, like union contracts, and felt that if the state wanted to pick up the tab, they should let the state do that and move on; whereby, Commissioner Littleton concurred.

Commissioner Selby thought the old removed lights were ugly, while the historic style lights that were on the side of the bridge were attractive, but he could not support investing to pay for the ones in the medians and did not think it was a good use of funds. He stated he agreed with the plan discussed by the others, and found it interesting that engineers told the city there was sufficient light on the bridge and that it did not need more.

Ms. Crotty noted there was a commitment to move forward and wondered if they had a say on the style involved; whereby, Ms. Shanahan stated there was limited style and staff would do their best.

Ms. Crotty wondered the status of uplighting and what was needed; whereby, Ms. Shanahan asked about aesthetic lighting from underneath, using blue, green, purple, or other colors. She noted they did not have money budgeted for it the prior or current years and wondered if that was a project the Commission wanted to do.

Commissioner Kent thought it was a complete issue because of the budgetary restraints involved and the cost was prohibitive, noting that it looked great but was shocked by the actual numbers involved; whereby, Mayor Partington thought it was around \$600,000 or \$700,000, and Commissioner Boehm thought it was higher than that and knew it would not have additional support from the outside.

Ms. Shanahan thanked them for the clarification.

Mayor Partington stated that before leaving the bridge discussion, he wondered if there was any possibility to repaint or maintain it; whereby, Ms. Shanahan stated that staff had not made any progress on that.

Ms. Crotty asked if it were FDOT's responsibility; whereby, Ms. Shanahan stated that it was and had been painted at one time, but was not sure who painted it.

Ms. Crotty moved on to discuss the Westside Neighborhood Center.

Ms. Shanahan stated the city did a preliminary design and had community meetings, but there was considerable pushback and the cost was significant at approximately \$16,000,000. She noted that staff had not pursued it any further at that time, but had considered if the city added a community center at some point in the future, they would ask the Commission to consider adding an Emergency Operations Center (EOC) as part of that. She noted the EOC currently functioned out of the police department and if the city were to get a significant hurricane, that location would be too close to the water to be an effective solution. She noted that public works did not have the same facilities that were available at the police department, even though they were further west. She indicated staff would likely put it on the backburner for a bit until a location could be found that was more feasible and less expensive; whereby, Mayor Partington agreed with that plan.

Commissioner Boehm stated that until the city knew how everything would be resolved with the homestead exemption and communication tax, they should not commit to any significant projects. He stated that Ormond Beach stood alone in Volusia County as a city without their own civic center, noting that Deltona just opened theirs, while Deland and Daytona Beach each had one. He noted there was no place to have a dinner or event with more than 200 people in the room, due to the lack of a facility that could support that.

Commissioner Littleton stated that a long term solution could be to raise separation fees and impact fees significantly and possibly get grants, noting that a short term could be to put it on the ballot for 2020 and see if the voters want to pass it.

Commissioner Kent stated that he understood and agreed with holding off on the Westside Neighborhood Center, but noted the EOC was important with the activity during hurricane season in the prior two years. His concern was the EOC was not up to par at the police department and they needed to find a location with a safe building for the top people to start operating as soon as possible after a storm, and not be stuck in an EOC outside the city limits. He stated they needed to make sure there were shower facilities and cots available, so that people could get rest and feel human during an emergency. He was not comfortable with putting the EOC on a backburner.

Ms. Crotty confirmed what Commissioner Kent was suggesting, that they needed preliminary planning at a minimum to start looking at the feasibility of where the city could have a center like that and what it might include.

Commissioner Kent commented if a caveat for the EOC was to be part of the Westside Neighborhood Center it might never happen, and 20 years down the road someone would wish that a decision would have been made at the present time.

Ms. Shanahan stated there might be funding from the Hazard Mitigation Grant Program, noting that after each hurricane money was set aside to mitigate future hazards and she would look into it.

Commissioner Kent stated that he thought an EOC was possible, mentioned the fieldhouse at the Ormond Beach Sports Complex (OBSC), that they had property that was high and dry enough for it, and it could be done without breaking the bank.

Commissioner Boehm noted that where the fieldhouse was at the OBSC, there was a sidewalk and an area 40 to 50 feet long and much wider between the bathroom and storage. He wondered if they could locate the EOC there and tie it into the fieldhouse itself, noting that there was capacity for people to be there and cots could easily be brought in. He stated if they could possibly add on to the existing building that would increase the use of the building overall and electricity was already set up there.

Commissioner Kent joked that Commissioner Boehm was making too much sense; whereby, Commissioner Boehm stated he thought of it based on what Commissioner Kent said.

Ms. Shanahan stated they would need plenty of space to accommodate working and sleeping at the same place, since the police officers have 12 hours on and 12 hours off. She noted in the past they had help from Riverbend Community Church for alternate sleeping arrangements and could explore the possibilities.

Ms. Crotty wondered if the EOC had to be built to certain standards; whereby, Ms. Shanahan stated there were certain wind load standards, and generally did not include windows, making it cheaper and saving them from breaking.

Commissioner Boehm felt the fieldhouse had lots of room to accommodate both work and sleeping space; whereby, Ms. Shanahan stated they needed communication ability there with telephones and internet, noting that it currently did not have that capability.

Commissioner Boehm commented they would need that anywhere; whereby, Ms. Shanahan agreed.

Commissioner Kent asked Information Technology Director Ned Huhta if there was fiber optic at OBSC; whereby, Mr. Ned Huhta, Information Technology Director, stated there was not.

Commissioner Kent speculated on a directive from the Commission that said everything new they were building was to have fiber optic and wondered why there was none at OBSC; whereby, Mayor Partington stated they did say that.

Ms. Crotty asked if there were more thoughts on the EOC or a community center.

Commissioner Selby stated he wanted to make sure a consultant was involved with the EOC that had experience in locating those types of facilities, noting that the much broader picture to him was that the police department might not be in the most ideal location. He wondered if the entire police facility should be relocated to someplace other than in the heart of downtown and that it might go together more naturally with the EOC.

He noted they might not want to go too far west, due to the wildfire locations in 1998 that ravaged areas west of I-95.

Commissioner Selby wondered if there was emergency training available for the City Commission; whereby, Ms. Shanahan stated there was National Incident Management System (NIMS) training, which was fundamental emergency management training and she would provide information on it.

Ms. Crotty wondered if there was training they were required to have; whereby, Ms. Shanahan stated that city staff was, but thought it was recommended for the Commission not required.

Ms. Crotty noted that it was recommended and a good idea for all elected officials.

Ms. Shanahan clarified that all staff went through the training, since it was a requirement if they wanted to be reimbursed from the Federal Emergency Management Agency (FEMA). She asked Fire Chief Bob Mandarino to confirm the number of classes; whereby, Mr. Bob Mandarino, Fire Chief, stated the first four classes were online and he would provide the information to share with them.

Ms. Crotty stated she was aware that certain levels were recommended. She moved on to the next topic, Economic Development and Transportation. She noted there were several roadways listed that must be in constant need of improvement, fixing, etc.

Ms. Shanahan stated the list of roadways was in no particular order and started with the US 1 interchange and Ormond Crossings. She stated that Security First Insurance was moving ahead with the construction of their building and the I-95 interchange was a key issue for the city that they continued to explore. She noted that transportation lobbyists were secured that would work with staff through one of the local providers and that it was an important issue on the list.

Ms. Shanahan noted another issue becoming clear was future improvements along US 1 at the intersection of Broadway Avenue. She stated the initial requirement was adding turning lanes, right out of Ormond Crossings, right into Ormond Crossings, and making the lane improvements which would cost approximately \$100,000, noting that the plan was to add signalization sometime in the future. She was informed that Security First was going to trip the warrants faster than initially thought, noting that if one could trip those warrants in six months or one year, they would be throwing away good money to rip out the newly finished turning lanes to add signalization. She stated that staff were aggressively pursuing funding from FDOT to assist with the traffic signalization there, noting they would advocate on behalf of Security First, even though it was a developer initiative, due to the benefit it provided for the entire area. She explained that the entire interchange area continued to be a higher priority for them, especially with future buildout beyond Security First that would add more traffic there. She wondered if the Commission had issues or concerns with that item being the highest priority.

Commissioner Boehm wondered if they would need the turn lanes anyway, with the stop light there; whereby, Ms. Shanahan stated the roadway would eventually need turn lanes, but not independent turn lanes.

Ms. Shanahan clarified that with the independent lanes, one would have to turn right, go down a short distance, and make a U-turn to go back the other direction; whereby City

Engineer John Noble confirmed that was correct. She stated it was pointless to put those in without the traffic signal there, since the signal would control the intersection from all directions and allow traffic to move any direction.

Ms. Crotty wondered if the developer had any responsibility for those impacts; whereby, Ms. Shanahan stated they did, but the city told them that they would assist them in lobbying Tallahassee and FDOT District Five.

Ms. Shanahan noted another issue that arose was that staff thought FDOT District Five would allow them to wait on those turn lanes because they did not trip the warrants for those, but FDOT came back and stated they wanted the turn lanes in right away. She noted that was the reason to escalate the issue for the traffic signalization, and explained they could work on FDOT District Five to have them hold off on making that requirement immediate, while also pursuing signalization. She noted that she wanted them to be aware of the situation, since it was a crucial part for Security First and other development at Ormond Crossings.

Mayor Partington confirmed they did not want to spend \$100,000 and six months later, rip those lanes out and spend \$500,000 for the traffic signal. He wondered what the issue was with putting in the turn lanes that caused impacts at the next intersection; whereby, Mr. John Noble, City Engineer, stated he thought it involved developments to the north, McDonald's and others, that had a lot of traffic turning right, and did not want anyone trying to do left turns out of there.

Commissioner Selby stated that if they were going to eliminate the left out from Broadway Avenue in both directions, from north and south Broadway Avenue onto US 1, that a right turn only option would be a major inconvenience for many employees at Security First and residents at the future Plantation Oaks development. He agreed with handling the situation at the current time.

Commissioner Littleton wondered if they could fill in with a grassy median so that no one could make left turns; whereby, Ms. Shanahan stated they were still discussing concepts at that time.

Ms. Shanahan stated the Hand Avenue extension would be the city's second priority; whereby, multiple Commissioners agreed that any alternate east/west connector roads were important.

Ms. Shanahan stated that staff were having conversations with the Minto group, the developers of Latitude Margaritaville, about roadways in Daytona Beach and expressed to them that their desire was to extend Hand Avenue through to the development. She noted it was a key component for the city and their residents in order to manage the additional traffic that they believed Margaritaville would produce.

Commissioner Kent wondered how the conversation went; whereby, Ms. Shanahan stated it did not go well and that issue remained one of the highest priorities.

Ms. Shanahan stated there were some action items; the first was to have Volusia County put it back on the River to Sea Transportation Planning Organization (TPO) priority list, since it was a county roadway. She noted that her understanding for the reason it was removed was the lack of funding for it, and they did not want to put anything on the priority list that was not funded. She explained that staff was going to push FDOT for

additional funding, noting that was how the Dunn Avenue extension was created in Daytona Beach. She stated there once money was available when the infrastructure projects came down in 2009 to 2010, there was a shelf ready design for Dunn Avenue and they were able to obtain federal dollars. She noted that President Trump had been discussing a new infrastructure program that they believed was coming forward, and hoped the Commission could speak with representatives on an upcoming trip to Washington D.C. She did not think any dollars had been attached to the program at that point, but if they had a Hand Avenue design on the shelf, they could potentially be in the same position that Daytona Beach was with Dunn Avenue in prior years. She explained that it was higher priority to explore and design at the current time, even though Minto was starting from LPGA Boulevard in Daytona Beach and would not be developing the land further north near Granada Boulevard until later. She noted this issue was high on the sales tax list for Ormond Beach as well. She suggested they partner with Daytona Beach and the county to look for both state and federal dollars that would assist in making the extension a reality.

Mayor Partington commented that the Dunn Avenue extension cost around \$10,000,000 or so and that due to environmental issues, the Hand Avenue extension would most likely be closer to \$24,000,000. He noted that even if the half cent sales tax passed, that one project would eat up the entire amount that Ormond Beach would receive from it.

Commissioner Boehm stated that Volusia County would be getting more money out of the half cent sales tax and had a greater bonding ability, so they and Daytona Beach should be the driving force behind the Hand Avenue extension in terms of cost, even though Ormond Beach believed it was necessary. He indicated that the county had yet to show great enthusiasm for completing the project and noted they would be getting almost 50 percent of the sales tax money so they could afford it; whereby, Ms. Shanahan stated they would need significant prodding to take the responsibility.

Mayor Partington agreed with staff working to get it back on the TPO priority list, if everyone else was in agreement with that.

Commissioner Selby agreed with Mayor Partington and other Commissioners nodded their agreement.

Ms. Crotty noted the federal program Ms. Shanahan was talking about would be 80 percent local and 20 percent federal.

Ms. Shanahan mentioned the Granada Boulevard corridor next and that there would likely be additional median cuts with turning lanes. She noted that west of I-95, FDOT was projecting to widen Granada Boulevard to six lanes in the future and asked Planning Director Steven Spraker if he had any details; whereby, Mr. Steven Spraker, Planning Director, stated that they had only done a study.

Ms. Shanahan suggested they monitor Granada Boulevard with additional developments coming down the road and would have future updates. She wondered if she needed to do a transportation update for the Commission on a quarterly basis in order to keep them abreast of the issues; whereby, Mayor Partington stated that would be good because the issues were pending and critical, noting that at one point, they were getting an entire update for every capital project citywide.

Ms. Shanahan asked if he wanted to receive that again; whereby, Mayor Partington stated that he did not.

Mayor Partington noted that it would be good to receive the updates until it was decided they were not necessary. He asked if the computer assisted traffic flow management system was supposed to be online in early 2019; whereby, Ms. Shanahan stated she thought it was in the design phase at that point, and Mr. Noble heard it would be 2019 to 2020 and was being handled through FDOT.

Mayor Partington stated they were lucky and would be one of the first cities to get that technology while other communities were waiting on it. He hoped it would work like expected.

Ms. Shanahan continued with sidewalk enhancements along S.R. 5 or Nova Road and US 1 North, noting there could be grant money available for it. She explained that many residents were crossing Nova Road between Wilmette Avenue and Granada Boulevard without crosswalks or a signal, and sometimes pushing a wheelchair with the assisted living facility close by. She highlighted the fact that Ormond Renaissance was being built near there and it would likely drive additional traffic. She noted that an additional signal had been discussed along that corridor but there was no easy place to put it, and they would continue to explore options with FDOT.

Ms. Shanahan stated that last but not least was the Atlantic Avenue (A1A) pedestrian crossings, noting there was already a Rapid Rectangular Flashing Beacon (RRFB) at Andy Romano Beachfront Park. She stated there were six more locations identified for the RRFBs along A1A, but that FDOT had put a hold on those projects due to a patent infringement on the flashing light.

Commissioner Kent wondered why a flashing light that worked and made him stop on Granada Boulevard and in front of Andy Romano Beachfront Park was going to be put on hold; whereby, Ms. Shanahan stated that they were not issuing any permits for work on additional ones until that issue was resolved and did not affect the two already completed.

Multiple members of the group commented at the same time about the flashing lights but the details were not distinguishable.

Ms. Shanahan noted that the current beacon was pretty effective and captured attention, noting it had worked famously at both locations and would be great to have more installed. She stated they were used at the west coast of Florida beaches and were effective and was frustrated that getting them local was difficult. She explained that between each FDOT district the rules were different and they had discovered that information when dealing with the downtown projects. She indicated those areas mentioned were the priorities, and asked the Commission to let her know of any additional roadways that needed to be reviewed.

Commissioner Boehm commented on the southwest part of the airport and Pineland Trail that needed to be completed in order to get the rest of the airport business park developed. He noted that was not on the current list but thought it was under the entire list of projects; whereby, Ms. Shanahan confirmed that it was.

Commissioner Boehm stated he knew they were seeking grants at the current time, but noted if the city could get the roadway built into the southwest quadrant to open it up, Economic Development Director Joe Mannarino's successor could moderate and get things moving. He noted that it was important to continue pushing for those grants and get that area developed for the city and development in the business community and airport related business.

Commissioner Selby asked the name of the road; whereby, Mr. Joe Mannarino, Economic Development Director, stated that the road was Business Park Way.

Ms. Crotty asked if there were other roadway, sidewalk, or transportation issues that needed to be discussed; whereby, Commissioner Selby stated he had two other economic development issues to bring up.

Commissioner Selby stated that the first was updating the downtown master plan and that it had been on the prior year's list as a high priority. He noted that the issue had come up a few times but no decision was made, and he strongly encouraged they do the update since it was 10 to 12 years old.

Ms. Shanahan indicated there was no money in the current year's budget, but could add it for the FY 2018-2019 budget.

Commissioner Selby stated the second item was the Ormond Beach Riverside Church, located on the southwest corner of North Beach Street and Lincoln Avenue, was listed for sale on the market. He stated it included the land on the corner of Lincoln Avenue and Beach Street, and east of Beach Street up to the river, next to the Ormond Yacht Club and their parking area. He noted it was contiguous to the Anderson-Price Memorial Building and to the city's joint parking area for downtown.

Commissioner Boehm asked if they owned the northwest corner also; whereby, Commissioner Selby stated that section was sold to a gentleman out of New Smyrna Beach and his understanding was that there were plans to do something historic-looking for that lot.

Commissioner Selby stated the asking price for the property was very aggressive, that several area developers had looked at it and backed off, but that he looked at it and thought it was a very strategic piece of land that would probably never become available again once sold. He noted it adjoined Bailey Riverbridge Gardens, was part of the Tax Increment Financing (TIF) district, and part of the Historic Overlay District on Lincoln Avenue, emphasizing those were compelling reasons that they should take a look at it for consideration.

Commissioner Kent questioned the asking price; whereby, Commissioner Selby stated it was \$1,000,000 and had seen several people checking into it, but no significant action had been taken.

Commissioner Kent asked what the appraised value was; whereby, Commissioner Selby stated he did not have an appraisal at that time, but anything done would be tied to one, and Ms. Shanahan stated two appraisals could be done when the amount was over \$250,000.

Commissioner Boehm asked if the church was moving to another location; whereby, Commissioner Selby stated that was his understanding.

Commissioner Boehm wondered if the church purchasing property elsewhere would give them incentive to negotiate on the current property; whereby, Commissioner Selby stated that he did not know those details. He thought they were committed to relocating and would need the money to do so.

Commissioner Boehm wondered if there were potential for retrofitting the building, noting a kitchen in the back, in order to use it as a small civic center; whereby, Commissioner Selby stated he had never been in there and could not speak to it.

Commissioner Kent stated that he had been in there and thought the kitchen area could potentially fit 200 people; whereby, Commissioner Boehm noted they could take all the pews and altar out to make the structure into a civic center, since there was a kitchen and parking lot.

Mayor Partington stated he had been told that one could do that but did not know; whereby, Commissioner Boehm stated it seemed to be something they needed to explore with no answers for a civic center at the current time, and as Commissioner Selby highlighted, there would be a benefit to tying all the properties together in the core of the city.

Commissioner Kent commented that was a great idea and joked he was mad he did not come up with it; whereby, Commissioner Boehm noted they could have had parking all around if the northwest lot had not been sold.

Ms. Shanahan stated the first step was to begin looking at an appraisal; whereby, Commissioner Kent confirmed he was in favor of that.

Commissioner Littleton asked if the zoning would have to change in order for it to be a civic center; whereby, Mr. Spraker stated that the zoning was R-3 on the west side, which had public usage on the land use and a public facility would be allowed. He noted that if it went to a single family, they would have to change the land use.

Ms. Shanahan noted the property was currently not on the tax roll; whereby, Mr. Spraker stated that was correct.

Commissioner Littleton commented that the point was not to have to build as many amenities to come up to code; whereby, Ms. Shanahan stated she was not sure and would need to look into it.

Ms. Shanahan stated the key strategy at that point was to look at the acquisition and asked if she could look at an appraisal; whereby, Mayor Partington confirmed the direction given.

Commissioner Selby commented that he did not like waiting a whole year and a half to start working on the update of the downtown master plan, noting there were many things going on in downtown and that the plan in place was severely outdated. He hoped to see work on that sooner rather than later; whereby, Ms. Shanahan stated it would not necessarily be that long of a wait, indicating that if the budget was approved, they could start on it in October of the same year.

Commissioner Kent asked Commissioner Boehm if Ormond Beach MainStreet ("MainStreet") had any concerns about the master plan of downtown; whereby, Commissioner Boehm stated they were aware of the work the city was doing downtown, but had not heard about the master plan.

Ms. Shanahan stated that she had a discussion with Executive Director Julia Truilo about the plan. She noted that typically the plan was done every 10 years or so, but the last one was part of a vastly different economic climate than the current time.

Ms. Crotty stated it sounded there was agreement to update the master plan, but that funding and timing were the issue.

Commissioner Boehm stated he was not sure if they could find out the cost without committing to spending the money, but in his mind there was not a reason to wait until the next year to start pursuing it. He noted there were available funds and the consultant would not be cheaper a year from then, and felt they were in a position to start work on it right away.

Ms. Shanahan stated they would need outside assistance; whereby, Commissioner Boehm reiterated they would not be in better position a year from then, and did not see a reason to wait.

Ms. Shanahan stated that staff would explore costs and bring the issue back in the future; whereby, Mayor Partington agreed that they should not necessarily wait.

Ms. Crotty moved on to the next discussion item of water quality issues and started with septic to sewer.

Ms. Shanahan stated they had discussed it for about a year and were looking at different alternatives to septic on the north peninsula. She noted they included some areas on the mainland side in the projects, where residents had expressed an interest to move off septic. She asked for their feedback on the issue itself, what the priorities were, and any other details they felt were important.

Ms. Crotty informed them that she had heard there might be funding at the state level, thinking there were some bills to that effect; whereby, Commissioner Kent stated that it appeared to have been that way every year, but it never trickled down to their level, and Ms. Shanahan commented that it did not survive the audit.

Commissioner Selby believed they had a duty to do everything they could to assist the residents of the north peninsula get off septic and onto the city's sewer system, because the City of Ormond Beach was the only viable solution to that. He noted that they had heard him say it before, but the soil was so porous on the north peninsula that if the septic tank was not working, no one would notice it. He explained that even if the septic tank was working perfectly, it would not remove the nitrogen, and nitrogen caused the algae blooms that really degraded the environment in the Halifax River. He stated they had a preliminary plan in the master utilities plan for providing sewer to the whole north peninsula starting with the first 600 or 700 homes. His thoughts were that they should put some money into the plan itself, so that it would be buildable upon completion, noting that whether or not they were paid back for it was to be determined.

Commissioner Selby stated they would get the same questions from the residents that were asked on everything, which were how much down and how much a month. He noted they had to figure out a way to make it happen as cost effectively as possible for those residents. He stated that they could get a grant that would cover up to one-third of the construction costs from St. John's Water Management District (SJWMD), and thought that roads would be a major cost since the sewer system would go down the center of the roads. He felt that since it involved county residents, the county should be involved with paying the cost to repave the roads at the least. He noted that if they could get the project shovel ready there could be interest from the federal government in monetary form, and that once the first phase was progressing it could make the next phases easier. He explained that the issue was not about annexation, but about water quality and providing a utility that those residents did not have at the current time, noting that if they mixed the issues it would become incredibly difficult to get residents to buy into the project. He stated that SJRWMD wanted approximately 50 percent of the people to indicate that they would hook up in advance, and that would require a significant education process to make it happen.

Ms. Shanahan stated that she thought there was a city ordinance on the books that required the residents to connect if the service was available and asked Utilities Manager Dave Ponitz if that was correct; whereby, Mr. Dave Ponitz, Utilities Manager, confirmed that was the case.

Ms. Crotty asked if they were Ormond Beach residents; whereby, Commissioner Selby stated they were not, they were Volusia County residents.

Commissioner Kent questioned that as Volusia County residents, did they still have to follow the ordinance, noting that if the service was available they had to use it; whereby, City Attorney Randy Hayes confirmed that was the case.

Ms. Shanahan noted there was a caveat from an agreement years prior that did not require them to annex in; whereby, Mr. Randy Hayes, City Attorney, stated that he would go back and check the details.

Mr. Hayes stated that under Chapter 180 the city could do utility service areas outside corporate limits, with a distance of five miles from corporate boundaries. He noted that to receive the water service they had to annex in, and if they could not annex at the time they received water, there was an agreement stating that they would annex when they become contiguous to city boundaries.

Ms. Shanahan noted that none of those residents on the north peninsula signed that agreement, as it was instituted long after the residents had the water service.

Mr. Hayes stated that Ms. Shanahan was correct and they had used an equitable concept called implied consent, but it depended on circumstances at the time. He stated that an educational awareness program would be good, noting if the residents understood that they were receiving a benefit from the city and the city was helping them to do something instead of forcing it on them, there may be more willingness to partner with the city's efforts.

Commissioner Selby noted there would be a couple of financial benefits for annexation. He stated that their ad valorem taxes would be lower if they were Ormond Beach residents, instead of Volusia County, and that as current water customers, they were

paying 150 percent of the resident rate for water, which was a 50 percent premium for water. He stated it would be the same for sewer and thought they would be paying a 50 percent premium; whereby, Ms. Kelly McGuire, Finance Director, confirmed that was correct.

Commissioner Selby reiterated that it was not about annexation, but doing the right thing for the environment.

Commissioner Boehm asked if there was any chance the county would sit down and talk to them; whereby, Ms. Shanahan stated there had been no discussions with the county at that point.

Ms. Shanahan noted that the prior time that group had spoken collectively at a brainstorming session late the prior year, the Commission directed staff to put the design work of phase 1 in their budget for capital for the upcoming year. She explained that at some point, they would need to sit down and have a discussion with the county about their willingness to participate, which would be key for the city. She noted the roadways would be about 50 percent of the cost and were in terrible shape, and since they were county residents, the county should assist in the project.

Commissioner Boehm asked if the city had to get the county's consent to tear their roads up, or could they just proceed; whereby, Mr. Hayes stated he was sure the county would be agreeable, if the city were paying for it.

Commissioner Selby noted that it was a good time to be discussing the issue. He stated that in the infrastructure survey septic to sewer was rated very low, but felt that the residents were thinking that they were not on septic and wondered why they should help others get off, that they were not seeing the whole picture. He stated he did not feel they realized how it impacted them, even though water quality was rated high on the survey, noting that those subjects were related. He noted that he read a Florida Department of Health study that had been done on the north peninsula, and discovered they had some of the worst, highest density, greatest polluting septic tanks in the entire county.

Mayor Partington stated that explained why the water quality reports that the state put out showed that the Tomoka River Basin was one of the worst areas. He noted the north peninsula project was the right thing to do from an environmental perspective, along with the Hidden Hills area who were city residents. He wondered if there was a design plan for Hidden Hills; whereby, Ms. Shanahan stated there was a conceptual plan.

Mayor Partington stated that staff should start working on Hidden Hills or other city residents first and as soon as possible, then start on the north peninsula project. He explained that improving any septic to sewer along the Tomoka and Halifax Rivers was the number one thing they could do to leave a legacy for their children, noting that residents said water quality was the number one thing they wanted in survey after survey.

Commissioner Boehm commented that they had skipped the Broadwater Community off the Tomoka River and thought those residents could afford the cost; whereby, Commissioner Selby stated they could afford to pay the costs and could write a check.

Commissioner Kent stated that his mom talked about swimming in the Halifax River as a young child and seeing the grass on the bottom of it grow. He noted that Mayor

Partington's father and grandfather probably shared similar stories. He addressed Commissioner Selby and understood where city residents who built a home and paid impact fees, would wonder why their tax dollars were paying for someone else's share, and he agreed. His concern was being stuck with the costs and not having assistance or reimbursement, noting he did not think Ormond Beach taxpayers should be stuck with the bill. He noted there had been multiple prior agenda items where the next home contiguous to the city on John Anderson Drive wanted to annex into city for the sewer system. He wondered if once they annexed in, whether or not they paid their fair share; whereby, Ms. Shanahan stated she was sure they did.

Commissioner Kent agreed that they paid 100 percent. He thought they all wanted the same things; everyone off septic, to leave a legacy for their children, clean water in the Halifax River for swimming and fishing, but did not want to put the cost on the backs of city taxpayers who had already paid their fair share.

Commissioner Selby noted the details needed to be figured out and that nothing was nailed down at that point.

Commissioner Kent agreed and noted the City of Ormond Beach was trying to solve Volusia County's problem that affected them, like the Hand Avenue and Tymber Creek extensions. He explained they not only fixed their own issues, but the sister city and county issues as well, and noted that the county needed to step up to the financial plate when it involved them. He noted that the current Volusia County Chair was the prior Ormond Beach mayor who understood the desire to get everyone off septic, and had already done great things with the beach access in Ormond Beach. He hoped that Mayor Partington could sit down with him and make progress on the northern peninsula project, and hoped the council would agree.

Commissioner Boehm noted there were other issues with the county, as they had just discussed crosswalks on A1A, and he was aware of mowing issues on Clyde Morris Boulevard, which was a county road. He stated the county had never shown any willingness, that he was aware, to partner or work with the city on projects concerning county roads or residents. He hoped that Chairman Ed Kelley could change that dynamic, and that the bottom line was what was right for those in city was right for them in the county also. He noted the problem was the septic tanks, and the fact that the county was more than willing to have the city cover the tab on prior issues, but had not stepped up to the plate.

Ms. Crotty noted the last issue listed was in regards to storage tanks.

Ms. Shanahan stated they bid out for repainting the water tank at the water treatment plant as well as the Breakaway Trails tank. She noted that she would bring the issue to the Commission in a formal way, but after further review and analysis, staff had determined that the elevated water tank at the plant should probably be decommissioned.

Commissioner Kent wondered if she meant the big blue tank; whereby, Ms. Shanahan stated that was correct and thought there was a planned storage facility in the master plan.

Mr. Ponitz stated there was additional storage at the water treatment plant, as they had a vacant site south of there. He noted they had determination from the health

department that a small amount of storage in an elevated tank was not necessary to meet regulatory storage.

Ms. Shanahan stated they were looking at decommissioning that tank and putting in a ground storage tank, plus accelerating the ground storage in the Capital Improvements Program (CIP). She wondered if the Breakaway Trails tank was being transitioned to reuse storage; whereby, Mr. Ponitz stated they had made that case to SJRWMD for a cost share agreement for a ground storage tank and an upgrade to a pumping facility, since the facility was over 20 years old.

Ms. Shanahan wondered if they would decommission that one as well; whereby, Mr. Ponitz stated they would like to do that if the city received grant funds.

Commissioner Kent wondered if 20 years was regular for the life of large storage; whereby, Mr. Ponitz stated it was much longer than that normally. He noted that ground storage was much longer, but the pumping system and steel tanks at Breakaway Trails had been repurposed from prior times to what they were at that point. He explained they could always use more storage there, and ground storage tanks were typically much cheaper to maintain over the life of the tank than elevated.

Ms. Shanahan stated the only caveat with the elevated storage was an antenna on the tank, noting they would have to replace it with a possible communication tower but had not looked at the details yet.

Ms. Crotty asked if the tank would be taken down when decommissioned; whereby, Ms. Shanahan stated that was correct.

Commissioner Kent stated they could put up a beautiful tower that looked like a tree.

Ms. Crotty noted there were a few minutes left and wondered if there was anything left to discuss.

Commissioner Kent wondered why there was no uplighting on east Granada Boulevard with the medjool palms in the medians, noting he would really like that; whereby, Ms. Shanahan stated she thought they did have that and noted they must not be working.

Commissioner Selby asked Commissioner Kent if parking at Andy Romano Beachfront Park was a problem for Ormond Beach residents; whereby, Commissioner Kent stated that it was a huge problem on a beautiful weekend and in the summer.

Commissioner Kent explained that if an Ormond Beach resident did not get there by 10:00 a.m. or 11:00 a.m., they would not get a spot. He thanked Commissioner Selby for bringing it up and wanted to have a healthy discussion about correcting the issue. He noted that New Smyrna Beach had done something on that issue that involved their residents only and felt it should be for all county residents, and that Ormond Beach should do something similar. He explained that Ormond Beach was paying county taxes and their residents had taxed themselves for 20 years on bond for the Andy Romano Beachfront Park, so he felt that all county residents should park for free and that anyone outside the county should pay a flat rate of \$20 for the day. He felt that a type of parking enforcement would give Ormond Beach residents a fighting chance to get to the most premier beachfront park in the state of Florida.

Commissioner Selby stated he felt it was hard for local residents to get a spot there and was in favor of doing something similar to what they were doing in New Smyrna Beach.

Ms. Shanahan stated that staff could bring them a parking study and would explore it. She noted that New Smyrna Beach had an online parking program that involved using tag numbers, but did not issue park passes for residents anymore, and had a kiosk on site for non-residents to pay for use.

Commissioner Kent stated that his goal was for Ormond Beach residents to have use of their park; whereby, Ms. Shanahan stated all county residents had to be able to use it at no charge, because they received a Volusia ECHO grant to assist with the funding.

Ms. Shanahan noted that was all she had and thanked everyone for their time.

Mayor Partington thanked Ms. Crotty for doing a great job in assisting them with updating the strategic plan. He noted she worked for a school that had a few alumni in the room and were undefeated national champions; whereby, Ms. Crotty thanked everyone for having her.

III. ADJOURNMENT

The meeting was adjourned at 6:56 p.m.

Transcribed by: Wendy Nichols