

**MINUTES
ORMOND BEACH CITY COMMISSION
HELD AT CITY HALL COMMISSION CHAMBERS**

February 2, 2021

7:00 p.m.

Commission Chambers

Present were: Mayor Bill Partington, Commissioners Dwight Selby, Troy Kent, Susan Persis, and Rob Littleton, City Manager Joyce Shanahan, Assistant City Manager Claire Whitley, City Attorney Randy Hayes, and City Clerk Colby Cilento.

A G E N D A

- 1. CALL TO ORDER**
- 2. INVOCATION**
- 3. PLEDGE OF ALLEGIANCE**
- 4. PRESENTATIONS AND PROCLAMATIONS**
 - A. Ormond Beach Lions Club
 - B. Plaque Presentation from CWC Ministries
- 5. AUDIENCE REMARKS - REGARDING ITEMS NOT ON THE AGENDA**
- 6. APPROVAL OF MINUTES**

A. Minutes from City Commission meeting – January 19, 2021

7. CONSENT AGENDA

The action proposed is stated for each item on the Consent Agenda. Unless a City Commissioner removes an item from the Consent Agenda, no discussion on individual items will occur and a single motion will approve all items.

- A. **RESOLUTION NO. 2021-41:** A RESOLUTION AUTHORIZING EXECUTION OF A COMMUNITY DEVELOPMENT BLOCK GRANT SUBRECIPIENT AGREEMENT FOR FISCAL YEAR 2020-2021 BETWEEN THE CITY AND THE COUNTY OF VOLUSIA; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: Loretta Moisiso, Grants Coordinator (386-676-3315)

- B. **RESOLUTION NO. 2021-42:** A RESOLUTION APPOINTING A MEMBER TO SERVE ON THE HISTORIC LANDMARK PRESERVATION BOARD; SETTING FORTH TERMS AND CONDITIONS OF SERVICE; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: Colby Cilento, City Clerk (386-676-3340)

- C. **RESOLUTION NO. 2021-43:** A RESOLUTION AUTHORIZING THE EXECUTION OF A WORK AUTHORIZATION WITH HOYLE, TANNER AND ASSOCIATES REGARDING DESIGN SERVICES FOR THE TAXIWAY BRAVO REHABILITATION PROJECT FOR THE ORMOND BEACH MUNICIPAL AIRPORT; AUTHORIZING PAYMENT THEREFORE; AND SETTING FORTH AN EFFECTIVE DATE.

Staff Contact: Brian Rademacher, Economic Development Director (386-676-3266)

- D. **Invitation to Bid - Facility Hardening**

Staff Contact: Shawn Finley, Public Works Director (386-676-3292)

Disposition: Approve as recommended in the City Manager memorandum dated February 2, 2021.

8. PUBLIC HEARINGS

- A. **ORDINANCE NO. 2021-02:** AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 1,055.80-ACRES KNOWN AS THE PLANTATION OAKS SUBDIVISION, GENERALLY LOCATED ALONG THE EAST SIDE OF INTERSTATE 95, SOUTH OF HALIFAX PLANTATION SUBDIVISION, WEST OF OLD DIXIE HIGHWAY, AND NORTH OF U.S. HIGHWAY 1 FROM VOLUSIA COUNTY PLANTATION OAKS OF ORMOND BEACH PLANNED UNIT DEVELOPMENT (RPUD), VOLUSIA COUNTY RR (RURAL RESIDENTIAL), VOLUSIA COUNTY R-3 (URBAN SINGLE FAMILY RESIDENTIAL), VOLUSIA COUNTY R-4 (URBAN SINGLE FAMILY RESIDENTIAL) AND VOLUSIA COUNTY R-5 (URBAN SINGLE FAMILY RESIDENTIAL) TO CITY OF ORMOND BEACH PRD (PLANNED RESIDENTIAL DEVELOPMENT), AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: Steven Spraker, Planning Director (386-676-3341)

- B. **ORDINANCE NO. 2021-03:** AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A 1,577 RESIDENTIAL UNIT PLANNED RESIDENTIAL DEVELOPMENT KNOWN AS "PLANTATION OAKS" BASED UPON ANNEXATION AND INCORPORATING THE VOLUSIA COUNTY DEVELOPMENT ORDERS PREVIOUSLY APPROVED; AUTHORIZING AN AMENDMENT TO ALLOW PHASE 1 (669 LOTS) OF THE PLANTATION OAKS SUBDIVISION TO DELETE THE AGE RESTRICTION THAT LIMITS RESIDENTS TO 55 YEARS OF AGE AND OVER AND REQUIRING THAT ALL HOMES CONSTRUCTED WITHIN PHASE 1 SHALL ONLY BE SITE BUILT, SINGLE-FAMILY, STANDARD DWELLINGS ON FEE SIMPLE LOTS, WITH NO MANUFACTURED OR MOBILE HOMES ALLOWED, SUBJECT TO VOLUSIA COUNTY SCHOOL CONCURRENCY; GENERALLY LOCATED ALONG THE EAST SIDE OF INTERSTATE 95, SOUTH OF HALIFAX PLANTATION SUBDIVISION, WEST OF OLD DIXIE HIGHWAY, AND NORTH OF U.S. HIGHWAY 1; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: Steven Spraker, Planning Director (386-676-3341)

- C. **ORDINANCE NO. 2021-04:** AN ORDINANCE AMENDING CHAPTER 2, DISTRICT AND GENERAL REGULATIONS OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE BY UPDATING ARTICLE VII, NORTH U.S. HIGHWAY 1 INTERLOCAL PLANNING AND MUNICIPAL SERVICE AREA; DIVISION 2, ITINERANT MERCHANT REGULATIONS FOR RECOGNIZED

SPECIAL EVENTS AND OUTDOOR ENTERTAINMENT ACTIVITY; TEMPORARY CAMPSITES: SECTION 2-84, MUNICIPAL SERVICE AREA AND JOINT PLANNING AREA; PURPOSE; SECTION 2-85, LEGISLATIVE FINDINGS; SECTION 2-86, DEFINITIONS; SECTION 2-87, HIGH IMPACT USES ON LAND; CLASSIFICATION AND CATEGORY OF USE; RATIONALE; SECTION 2-88, AMORTIZATION SCHEDULE FOR VACANT OR UNIMPROVED LAND CATEGORY; AND SECTION 2-90, TEMPORARY CAMPSITES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: Steven Spraker, Planning Director (386-676-3341)

- D. **ORDINANCE NO. 2021-05:** 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 A PORTION OF ONE (1) PARCEL OF REAL PROPERTY TOTALING 0.32± ACRES LOCATED AT 2341 WEST GRANADA BOULEVARD, VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 4127-00-00-0024 FROM VOLUSIA COUNTY "RURAL" (R) TO ORMOND BEACH "GENERAL COMMERCIAL" (GC); PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: Steven Spraker, Planning Director (386-676-3341)

- E. **ORDINANCE NO. 2021-06:** AN ORDINANCE ADOPTING CERTAIN UPDATED SCHEDULES TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF ORMOND BEACH COMPREHENSIVE PLAN; PROVIDING WHEN SUCH UPDATES SHALL TAKE EFFECT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Staff Contact: Steven Spraker, Planning Director (386-676-3341)

9. STAFF ACTION ITEMS

- A. **Draft Letter to Volusia County regarding land preservation at Plantation Oaks**

Staff Contact: Joyce Shanahan, City Manager (386-676-3200)

10. REPORTS, SUGGESTIONS, REQUESTS

11. ADJOURNMENT

Item #1 – Meeting Call to Order

Mayor Partington called the meeting to order at 7:00 p.m.

Item #2 – Invocation

Pastor Jason Holt, Salty Church, gave the invocation.

Item #3 – Pledge of Allegiance

Mayor Partington led the Pledge of Allegiance.

Item #4 – Presentations and Proclamations

Item #4A – Ormond Beach Lions Club

Mayor Partington presented members of the Ormond Beach Lions Club with a proclamation in honor of their valuable contributions to the community. He also gifted the members a 100-year centennial silver coin from the United States Mint. He declared February 2, 2021, as a day to celebrate the Ormond Beach Lions Club and thanked them for giving their time and effort to help the community through their various acts of service, including caring for the visually impaired.

Item #4B- CWC Ministries

Ms. Deborah Hamm, Cry Women Cry (CWC) Ministries Director, presented members of the Commission with a plaque thanking the city for their generous donations to local food banks during COVID-19.

Item #5 – Audience Remarks

Mr. Jim Schultz, 117 Harvard Drive, discussed free speech and consent regarding medical procedures.

Mr. Carl Persis, Volusia County School Board (VCSB) member, thanked the Commission for their strong support of the Osceola Elementary School (Osceola) location for the new school site. He discussed the VCSB’s decision to chose the Ortona Elementary School (Ortona) site instead of the Osceola site for the construction of a new school. He discussed the history behind both schools and the decision-making process the VCSB went through when deciding on a site. He noted COVID-19 and sales tax revenue shortfalls may have impacted the board’s decision for the new school site. He stated his preference was to build a K-8 school at the Osceola site. He noted the VCSB would be hosting a workshop on February 9, 2021, to discuss the details of the site selection process and where the project currently stood.

Mayor Partington noted the Commission would continue discussion on the Ortona/Osceola Elementary matter during closing comments.

Item #6 – Approval of Minutes

Mayor Partington advised the minutes of the January 19, 2021, meeting had been sent to the Commission for review and were posted on the city’s website for public viewing. He asked for any corrections, additions, or omissions. He stated that hearing no corrections, the minutes would stand approved as presented.

Item #7 – Consent Agenda

Mayor Partington 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 Kent stated he wished to pull Item 7A.

Commissioner Selby moved, seconded by Commissioner Persis, for approval of the consent agenda, absent Item 7A.

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|------------|------------------------|-----|
| Call Vote: | Commissioner Selby | Yes |
| | Commissioner Kent | Yes |
| | Commissioner Persis | Yes |
| | Commissioner Littleton | Yes |
| Carried. | Mayor Partington | Yes |

Item #7A – Community Development Block Grant (CDBG) FY 20-21 Subrecipient Agreement Approval

City Clerk Colby Cilento read by title only:

RESOLUTION NO. 2021-41
A RESOLUTION AUTHORIZING EXECUTION OF A COMMUNITY DEVELOPMENT BLOCK GRANT SUBRECIPIENT AGREEMENT FOR FISCAL YEAR 2020-2021 BETWEEN THE CITY AND THE COUNTY OF VOLUSIA; AND SETTING FORTH AN EFFECTIVE DATE.

Mayor Partington noted no audience cards had been submitted on the item.

Commissioner Persis moved, seconded by Commissioner Littleton, for approval of Resolution No. 2021-41, as read by title only.

Commissioner Kent stated he had spoken with City Manager Ms. Joyce Shanahan regarding his concerns about the Community Development Block Grant (CDBG) funds staying within the district. He noted the amount of CDBG funding had fluctuated. He stated he was a strong advocate for spending the funds within the zone of the CDBG area, but noted the Commission occasionally approved of using funds outside of the zone if necessary. He stated the CDBG included a cost of 22,906 dollars for paying the salary and benefits of a new position at Hope Place and noted he was concerned that the cost would become an annual expense. He explained Ms. Shanahan had assured him the payment was a one-time payment.

Ms. Joyce Shanahan, City Manager, noted that 84 percent of CDBG funds had to go to capital improvements, while 15 percent could go to public services. She stated the salary for the new position at Hope Place was eligible this year for the expense, but noted Hope Place could not return the following year to receive funds for the same expense.

Commissioner Kent stated he felt comfortable approving the item since the cost would not become an annual expense. He noted he would be voting in favor of the item.

Commissioner Littleton complimented members of the Neighborhood Improvement Advisory Board (NIAB) for their work on distributing the CDBG funds.

Mayor Partington noted the city may reach a mark in the future where they would have greater control over the federal dollars and where the funds could be spent.

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| Call Vote: | Commissioner Kent | Yes |
| | Commissioner Persis | Yes |
| | Commissioner Littleton | Yes |
| | Commissioner Selby | Yes |
| Carried. | Mayor Partington | Yes |

Item #8 – Public Hearings

Mayor Partington opened the public hearings.

Item #8A – Plantation Oaks, Zoning Map Amendment

City Clerk Colby Cilento read by title only:

ORDINANCE NO. 2021-02

AN ORDINANCE AMENDING PARAGRAPH C, OFFICIAL ZONING MAP, OF SECTION 2-01, ESTABLISHED, OF ARTICLE 1, ESTABLISHMENT OF ZONING DISTRICTS AND OFFICIAL ZONING MAP, OF CHAPTER 2, DISTRICT AND GENERAL REGULATIONS, OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE, BY AMENDING THE OFFICIAL ZONING MAP TO REZONE CERTAIN PARCELS OF REAL PROPERTY TOTALING APPROXIMATELY 1,055.80-ACRES KNOWN AS THE PLANTATION OAKS SUBDIVISION, GENERALLY LOCATED ALONG THE EAST SIDE OF INTERSTATE 95, SOUTH OF HALIFAX PLANTATION SUBDIVISION, WEST OF OLD DIXIE HIGHWAY, AND NORTH OF U.S. HIGHWAY 1 FROM VOLUSIA COUNTY PLANTATION OAKS OF ORMOND BEACH PLANNED UNIT DEVELOPMENT (RPUD), VOLUSIA COUNTY RR (RURAL RESIDENTIAL), VOLUSIA COUNTY R-3 (URBAN SINGLE FAMILY RESIDENTIAL), VOLUSIA COUNTY R-4 (URBAN SINGLE FAMILY RESIDENTIAL) AND VOLUSIA COUNTY R-5 (URBAN SINGLE FAMILY RESIDENTIAL) TO CITY OF ORMOND BEACH PRD (PLANNED RESIDENTIAL DEVELOPMENT), AUTHORIZING REVISION OF OFFICIAL ZONING MAP; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mr. Tim Grigsby, 1206 Overbrook Drive, stated he was in support of allowing stick-built homes on the site. He noted at the Volusia County Council Meeting that took place

earlier that same day, the Volusia County Council had agreed to pursue funding and opportunities to buy the 76 lots along Old Dixie Highway from the Plantation Oaks developer. He discussed the benefits of the county purchasing the property and stated his support for the Commission sending a letter of support to Volusia County for the purchase of the lots for land preservation.

Commissioner Littleton moved, seconded by Commissioner Selby, for approval of Ordinance No. 2021-02, on second reading, as read by title only.

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| Call Vote: | Commissioner Persis | Yes |
| | Commissioner Littleton | Yes |
| | Commissioner Selby | Yes |
| | Commissioner Kent | Yes |
| Carried. | Mayor Partington | Yes |

Item #8B – Plantation Oaks, Development Order

City Clerk Colby Cilento read by title only:

ORDINANCE NO. 2021-03

AN ORDINANCE AUTHORIZING THE EXECUTION AND ISSUANCE OF A DEVELOPMENT ORDER FOR A 1,577 RESIDENTIAL UNIT PLANNED RESIDENTIAL DEVELOPMENT KNOWN AS “PLANTATION OAKS” BASED UPON ANNEXATION AND INCORPORATING THE VOLUSIA COUNTY DEVELOPMENT ORDERS PREVIOUSLY APPROVED; AUTHORIZING AN AMENDMENT TO ALLOW PHASE 1 (669 LOTS) OF THE PLANTATION OAKS SUBDIVISION TO DELETE THE AGE RESTRICTION THAT LIMITS RESIDENTS TO 55 YEARS OF AGE AND OVER AND REQUIRING THAT ALL HOMES CONSTRUCTED WITHIN PHASE 1 SHALL ONLY BE SITE BUILT, SINGLE-FAMILY, STANDARD DWELLINGS ON FEE SIMPLE LOTS, WITH NO MANUFACTURED OR MOBILE HOMES ALLOWED, SUBJECT TO VOLUSIA COUNTY SCHOOL CONCURRENCY; GENERALLY LOCATED ALONG THE EAST SIDE OF INTERSTATE 95, SOUTH OF HALIFAX PLANTATION SUBDIVISION, WEST OF OLD DIXIE HIGHWAY, AND NORTH OF U.S. HIGHWAY 1; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mayor Partington noted no audience cards had been submitted on the item.

Commissioner Persis moved, seconded by Commissioner Selby, for approval of Ordinance No. 2021-03, on second reading, as read by title only.

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| Call Vote: | Commissioner Littleton | Yes |
| | Commissioner Selby | Yes |
| | Commissioner Kent | Yes |
| | Commissioner Persis | Yes |
| Carried. | Mayor Partington | Yes |

Item #8C – Land Development Code Amendment: Itinerant Vending Criteria

City Clerk Colby Cilento read by title only:

ORDINANCE NO. 2021-04

AN ORDINANCE AMENDING CHAPTER 2, DISTRICT AND GENERAL REGULATIONS OF THE CITY OF ORMOND BEACH LAND DEVELOPMENT CODE BY UPDATING ARTICLE VII, NORTH U.S. HIGHWAY 1 INTERLOCAL PLANNING AND MUNICIPAL SERVICE AREA; DIVISION 2, ITINERANT MERCHANT REGULATIONS FOR RECOGNIZED SPECIAL EVENTS AND OUTDOOR ENTERTAINMENT ACTIVITY; TEMPORARY CAMPSITES: SECTION 2-84, MUNICIPAL SERVICE AREA AND JOINT PLANNING AREA; PURPOSE; SECTION 2-85, LEGISLATIVE FINDINGS; SECTION 2-86, DEFINITIONS; SECTION 2-87, HIGH IMPACT USES ON LAND; CLASSIFICATION AND CATEGORY OF USE; RATIONALE; SECTION 2-88, AMORTIZATION SCHEDULE FOR VACANT OR UNIMPROVED LAND CATEGORY; AND SECTION 2-90, TEMPORARY CAMPSITES; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; PROVIDING FOR SEVERABILITY; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Commissioner Kent moved, seconded by Commissioner Persis, for approval of Ordinance No. 2021-04, on second reading, as read by title only.

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| Call Vote: | Commissioner Selby | Yes |
| | Commissioner Kent | Yes |
| | Commissioner Persis | Yes |
| | Commissioner Littleton | Yes |
| Carried. | Mayor Partington | Yes |

Item #8D – 2341 West Granada Boulevard (portion), Land Use Amendment

City Clerk Colby Cilento read by title only:

ORDINANCE NO. 2021-05
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 A PORTION OF ONE (1) PARCEL OF REAL PROPERTY TOTALING 0.32± ACRES LOCATED AT 2341 WEST GRANADA BOULEVARD, VOLUSIA COUNTY PROPERTY APPRAISER PARCEL NUMBER 4127-00-00-0024 FROM VOLUSIA COUNTY “RURAL” (R) TO ORMOND BEACH “GENERAL COMMERCIAL” (GC); PROVIDING FOR CONFLICT; AUTHORIZING TRANSMITTAL; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mayor Partington noted no audience cards had been submitted on the item.

Commissioner Kent moved, seconded by Commissioner Selby, for approval of Ordinance No. 2021-05, on second reading, as read by title only.

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| Call Vote: | Commissioner Kent | Yes |
| | Commissioner Persis | Yes |
| | Commissioner Littleton | Yes |
| | Commissioner Selby | Yes |
| Carried. | Mayor Partington | Yes |

Item #8E – Capital Improvement Element, annual update

City Clerk Colby Cilento read by title only:

ORDINANCE NO. 2021-06
AN ORDINANCE ADOPTING CERTAIN UPDATED SCHEDULES TO THE CAPITAL IMPROVEMENTS ELEMENT OF THE CITY OF ORMOND BEACH COMPREHENSIVE PLAN; PROVIDING WHEN SUCH UPDATES SHALL TAKE EFFECT; REPEALING ALL INCONSISTENT ORDINANCES OR PARTS THEREOF; AND SETTING FORTH AN EFFECTIVE DATE. **(SECOND READING)**

Mayor Partington noted no audience cards had been submitted on the item.

Commissioner Littleton moved, seconded by Commissioner Selby, for approval of Ordinance No. 2021-06, on second reading, as read by title only.

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| Call Vote: | Commissioner Persis | Yes |
| | Commissioner Littleton | Yes |
| | Commissioner Selby | Yes |
| | Commissioner Kent | Yes |
| Carried. | Mayor Partington | Yes |

Item #9 – Staff Action Items

Item #9A – Draft Letter to Volusia County regarding land preservation at Plantation Oaks

Mayor Partington noted no audience cards had been submitted on the item.

Commissioner Littleton stated he approved of the wording in the presented letter. He noted Mr. Grigsby had mentioned the Volusia County Council had made a decision at

their meeting earlier that day in regards to purchasing the 76 lots at Plantation Oaks. He questioned if staff knew exactly what the Volusia County Council had decided upon; whereby, Ms. Shanahan stated she was unsure, but would find out.

Commissioner Selby stated he approved of the body of the letter, but noted the letter was only addressed to the Volusia County Chair Jeff Brower and Volusia County Manager George Recktenwald. He suggested the letter be addressed to all seven members of the Volusia County Council, in addition to the Volusia County Chair and Volusia County Manager.

Commissioner Persis suggested the letter also be addressed to the Volusia County Attorney as well.

Commissioner Kent moved, seconded by Commissioner Selby, for approval of the draft letter to Volusia County regarding land preservation at Plantation Oaks, amended to have the letter addressed to all Volusia County Council Members and the Volusia County Attorney, in addition to the Volusia County Chair and Volusia County Manager.

The motion passed by voice vote.

Item #10 – Reports, Suggestions, Requests

Upcoming Meetings

Ms. Shanahan noted the Commission's next meeting would take place on February 16, 2021, at 7:00 p.m.

Ms. Shanahan stated an Avalon Workshop had been scheduled for February 23, 2021; but explained staff was still working with an engineering consultant regarding details with the project. She requested the workshop be rescheduled and noted staff would come back to the Commission with a new meeting date for the workshop in the upcoming weeks.

Project Updates

Ms. Shanahan provided the Commission with updates on the MacDonald House renovation project.

Ms. Shanahan noted the Engineering Department was planning to perform various maintenance projects through-out the city and discussed each one in detail.

Mr. Shawn Finley, Public Works Director, noted staff was preparing to replace the two-inch watermain on the mainland. He discussed the project in detail and the anticipated timeline.

Commissioner Persis stated her excitement for the drive-thru Starbucks coming to Ormond Beach in Zone Four.

Year-End Audit

Ms. Shanahan noted the city was finishing their annual year-end audit. She stated the auditing firm planned to meet individually with each Commissioner before presenting the audit at the February 16, 2021, City Commission Meeting.

Osceola/Ortona Elementary Schools

Ms. Shanahan noted she planned to attend the VCSB Workshop taking place on February 9, 2021.

Commissioner Selby discussed the Osceola and Ortona school sites. He noted there were 200 students at Ortona, while Osceola had 400 students. He explained the school board planned to relocate the 200 students at Ortona to the Osceola site in portables, while Ortona was under construction. He stated a member of the school board had requested records from the city documenting everything the city had committed to for the Osceola site, noting he felt it was a promising sign that the board was looking into the city's commitment. He stated the City of Daytona Beach had multiple members of their Commission and staff attend the prior VCSB meeting, and suggested the City of Ormond Beach should send other representatives to the next meeting as well.

Ms. Shanahan noted the public may not have the opportunity to speak at the upcoming VCSB workshop, due to the fact that public participation was not always allowed at workshops.

Mayor Partington thanked Ms. Shanahan for attending the VCSB's previous meeting. He inquired what the best strategy was for the city to help save the Osceola site, noting it was the city's only beachside school. He explained when viewing the issue, every factor seemed to weigh in favor of the Osceola site, and yet the committee chose the smaller site at Ortona. He noted the primary goal was to save Osceola. He stated when Ormond Beach voters were encouraged to vote for the half-cent sales tax increase, they were told by the VCSB that it was going to be for improvements to their schools; not taking away their school from them completely. He questioned what the city could best do moving forward.

Mr. Persis explained prior Volusia County Schools Planning Director, Ms. Saralee Morrissey, believed that it would be a beneficial idea to combine both the schools. He discussed the half-cent sales tax funds and the concept behind building a brand-new school that would serve both the Osceola and Ortona populations. He explained the idea was never included in the half-cent sales tax proposal that the voters saw. He noted BRPH, an architectural firm hired by the VCSB, conducted four different studies on the sites and discussed each one in detail. He stated BRPH then came up with a series of questions and awarded points to each school based on those questions. He stated Osceola ended up being awarded 27 points while Ortona received 29 points. He reiterated that BRPH decided the questions and the answers.

Mr. Persis noted the VCSB also had a citizen's oversight committee that met to ensure the half-cent sales tax was being used in the way the public expected it to be used. He noted the committee had also reviewed the survey by BRPH and voted 5-0 to support the recommendation from BRPH. He stated the other factor that may have influenced the board's decision was the initial thought that building the school at the Osceola site would cost about 800,000 dollars more than to build it at the Ortona site. He noted the reason for the price difference was due to the fact that more portables would need to be located at the Ortona site if the Osceola site was chosen for the new school. He stated at the time, the school board was also anticipating costs of relocating the city's water line if they chose the Osceola site; noting it was not clear at the time that the city had offered to pay for those expenses. He explained that ultimately the final decision by the board was affected by COVID-19 and noted the communities of both schools were not very involved in the decision-making process. He stated the impacts from COVID-19, the sales-tax revenue falling, and pressure from the district pushed the school board to decide to build a K-5 school at the Ortona site. He stated he voted against the item, but noted it had been a 4-1 vote in favor.

Commissioner Persis questioned if Mr. Persis planned to discuss the impacts of COVID-19, pressure from the district, and limited public participation at the next VCSB meeting.

Mr. Persis noted he had requested public records from the district and cities. He stated he would be having a meeting with the VCSB facilities department on Wednesday to discuss how the workshop would be presented. He noted the purpose of the workshop was to provide details on the Ortona/Osceola project to the new VCSB Member, Ms. Anita Burnette. He stated the key was to present new information regarding the project, so members who had previously voted one way may be informed with further information. He discussed other factors of why he believed Osceola should be chosen for the site, including traffic patterns and location. He noted there may have been issues with points being given to the Ortona site, when it could have gone to either site. He stated after meeting with VCSB facilities, he would let the Commission know more about the scheduled workshop.

Commissioner Persis thanked Commissioner Kent for bringing the issue to the Commission's attention several weeks prior.

Commissioner Selby noted Osceola was located closer to the middle of the area the new school site would serve. He discussed the site location for both schools in further detail with Mr. Persis. He noted the Ortona site would not be a neighborhood school for children in Ormond-by-the-Sea and north Ormond Beach.

Commissioner Selby inquired if the waterline at the Osceola site needed to be relocated; whereby, Ms. Shanahan noted it was a stormwater conveyance system and was expected to cost between 300,000 and 350,000 dollars to relocate.

Ms. Shanahan noted the general consensus she had received from the Commission was to move the waterline since it would make the Osceola site more buildable.

Commissioner Selby discussed the 800,000-dollar cost differential for the portables that would be needed if Osceola was chosen for the new school site. He noted that cost should not be a factor when choosing the site. He stated the school was planned to be an Audubon-type school similar to the one located in Orlando and would be very beneficial to Ormond Beach. He stated the Commission should do everything in their power to keep the elementary school at that site.

Mayor Partington clarified the school board had originally discussed the new school being a K-8 school which would be similar to an Audubon-type school, but noted the VCSB decided to move forward with a K-5 school.

Commissioner Selby questioned if the K-8 school was still open for discussion; whereby, Mr. Persis stated he was only focusing on the issue at hand, but noted his original preference for the school was a K-8 and discussed reasons why.

Commissioner Kent stated he had a conversation with VCSB Member Burnette and expressed to her the importance of Osceola to Ormond Beach. He discussed the high impact the decision had on residents. He noted Daytona Beach residents had brought up the discussion of equity issues at the prior VCSB meeting, and noted he wanted Mr. Persis to discuss equity for Ormond Beach residents as well. He stated he had confidence in Mr. Persis to represent the city well. He discussed the impacts of the decision being made during COVID-19 and stated the decision to chose the Ortona site did not make sense.

Commissioner Kent read an email sent to the Volusia County School Board from Ormond Beach resident Mr. Travis Sargent into the record:

“Good Evening Chairman and Board Members:

I understand the school board hired BRPH Architects to compare the sites of both Ortona and Osceola Elementary Schools. Ortona scored a 28, and Osceola scored a 27. On what factors was this study based? Studies are only as good as what information is requested. Did the study include any of the following to be taken into consideration?

- 1. The number of families having to change schools.*
- 2. Ability of future growth.*
- 3. Centralized location.*
- 4. Registered sex offenders near the schools.*

These factors are critical in making this decision. Osceola has 406 students, versus Ortona that has 203. Osceola has 13 acres, versus Ortona that has 11. Over five school years Osceola’s population has declined six percent, versus Ortona has declined 11 percent. In a one-mile radius of each location, Osceola has three registered sex offenders, versus thirteen around Ortona. In closing, based on the information above Osceola is clearly the right location for elementary students on beachside. Less students and families would be displaced, there is more room for future growth, and it is a safer location to educate our children. Thank you for your public service, please chose the Osceola location for the students and families of beachside.

-Travis Sargent”

Commissioner Kent thanked Mr. Sargent for his letter and valid points. He noted the sex offender topic needed to be brought to the VCSB’s attention and discussed, along with many other issues. He stated he would be fighting for the residents of his zone and city to save Osceola. He noted Daytona Beach had more beachside schools than Ormond Beach and discussed reasons why he believed the Osceola site should be chosen.

Mayor Partington quoted the following statement from the VCSB’s half-cent sales tax site:

“The half-cent sales tax was approved on August 26, 2014, by Volusia County voters and went into effect January 1, 2017. The extension will run

for the next 15 years focused on capital improvements. Those improvements include security enhancements, technology upgrades, replacement schools, and significant school renovations. Every school and every student will benefit.”

Mayor Partington noted that shutting down Osceola, Ormond Beach’s only beachside community school, would not benefit the school or residents. He stated he believed the half-cent sales tax verbiage lied to residents and discussed the negative impacts from the decision. He stated residents needed to show their discontent with this decision and discussed what could happen at the Osceola site if the school was demolished and the land was sold. He stated he was under the impression that the VCSB had already made up their minds and the decision could not be over-turned. He stated the Commission needed to have a strategy for ensuring their issues were heard.

Commissioner Kent suggested sending out a Code Red alert to Ormond Beach residents stating facts about the Osceola decision and half-cent sales tax facts.

Commissioner Persis suggested making a motion to do whatever was necessary to save the Ormond Beach school.

Ms. Shanahan discussed commitments from the city regarding the Osceola site, including moving the stormwater pipe and paving new sidewalks at the site. She noted the Commission had not yet addressed whether or not they wished to assist in funding the cost for portables. She stated if the Commission wished to help cover the cost of the portables as well, they were looking at around 1.1 million to 1.5 million dollars of commitments to Osceola. She explained that over a 50-year period the amount was affordable. She stated staff could send out a Code Red alert if the Commission wished for them to do so.

Commissioner Kent asked that Public Information Officer Ms. Jenn Elston post on the city’s social media accounts regarding the Ortona/Osceola situation.

Mayor Partington stated he had listened to the discussion from the prior VCSB meeting. He noted Mr. Persis had discussed the option for money to be bonded and explained there would be enough money to renovate both schools by bonding them out of the sales tax revenue. He asked Mr. Persis to readdress that idea when he had updated numbers.

Commissioner Selby questioned if the Commission had committed to paying the cost of the portables; whereby, Ms. Shanahan explained she was requesting direction from the Commission on that decision.

Commissioner Selby noted if the city picked up the cost of portables, it may help to change the other board members’ opinions. He noted various funds the city could use to pay for the portables.

Commissioner Selby questioned if the Leisure Services Department’s playground equipment was under an ongoing agreement with the VCSB; whereby, Ms. Shanahan stated it was, but noted it may change with the construction of a new school.

Commissioner Selby stated the city had a long-standing relationship with the VCSB and he would like to continue that in the future.

Mayor Partington stated the consensus of the Commission appeared to be that they supported providing increased funding to help cover the cost of the portables.

Commissioner Persis noted Ortona had very clustered parking and discussed traffic in the area.

Mayor Partington and Commissioner Kent discussed a news segment that interviewed Ormond Beach resident Mr. Mike Pavelka, who discussed his support for the Osceola site.

Mr. Persis noted it was tough for persons to change their mind after making a controversial decision. He stated when new information was presented to the board members, he hoped they would be open to listening and reconsidering their decision. He stated he was not criticizing any board members, but was hopeful they may reconsider.

Mr. Randy Hayes, City Attorney, stated the Commission could express their commitment to the school board by adopting a resolution affirming their commitment by providing monetary support. He stated the Commission could then positively identify other features in terms of benefits at the Osceola site. He stated under the *Code of Ordinances*, in order to expend the funds, the commitment would need to be adopted by resolution. He suggested calling a Special City Commission Meeting to approve a resolution of support. He reiterated the importance of remaining positive and continuing to work well with the VCSB.

Discussion ensued on a date for the Special City Commission Meeting; whereby, it was decided to schedule the Special City Commission Meeting for Monday, February 8, 2021, at 5:30 p.m.

Ms. Shanahan noted in the meantime, staff would move forward with the Code Red alert.

Commissioner Selby and Commissioner Persis discussed the option of starting a petition on change.org for the Osceola site and including the petition in the Code Red alert.

Employment Anniversary

Ms. Shanahan noted she was celebrating her 12-year employment anniversary for the city and was grateful for the opportunity to serve the Commission.

Mr. Hayes, Commissioner Persis, Commissioner Selby, Commissioner Kent, and Mayor Partington congratulated Ms. Shanahan on her employment anniversary.

Condolences

Ms. Claire Whitley, Assistant City Manager, expressed her condolences for the two FBI agents killed in the line-of-duty and the officer that was laid to rest as a result from a shooting in the Capitol the prior month. She stated her support for law enforcement.

Plastic Water Bottles

Commissioner Persis stated the Commission and staff had agreed to not use plastic water bottles at a prior City Commission meeting when the plastic straw ban ordinance had been approved. She explained she had noticed the use of plastic water bottles at various city events and dinners, and requested staff refrain from using plastic to set a positive example.

Commissioner Kent stated he had a plastic water bottle at the dais because he did not like the taste of the water in the alternative containers. He noted at Commission Workshops, the Commission regularly drank from plastic water bottles and he occasionally used them in his personal life as well.

Events

Commissioner Persis complimented the ground-breaking event at the Ormond Memorial Art Museum and Gardens. She complimented those involved who were working on the project and expressed her excitement for the new improvements. She noted at the corner near the site there were wires hanging down and requested staff improve the appearance at that corner.

Commissioner Littleton complimented the Ormond Memorial Art Museum.

Commissioner Littleton discussed a Historic Landmark Preservation Board meeting he had previously attended. He complimented Mr. Finley on his presentation on the MacDonald House project.

Mayor Partington noted he had the honor of swearing in the new members of the Ormond Beach Historical Society (Historical Society) and complimented members for their hard work. He discussed a year-in-review publication that the Historical Society had made and encouraged members of the public to view the publication on the Historical Society's website.

Police Ride-Along

Commissioner Littleton stated he had gone on a ride-along with Ormond Beach Police Sergeant Tom Larsen. He complimented the Ormond Beach Police Department on their hard work.

Riverbend Golf Course

Commissioner Selby stated he was anxious to see the total amount of funds needed to maintain the Riverbend Golf Course.

Ms. Shanahan noted the city was waiting to receive information as to whether or not the city would be allowed to renegotiate a lease to a new lessee for the same purpose, noting the Airports District Office (ADO) appeared to strongly discourage that from taking place. She discussed estimates of cost for maintenance of the site and hoped to come back to the Commission at the next meeting with further information.

Commissioner Selby stated the project of keeping the golf course may become too heavy of a financial burden and wanted to know what the final dollar amount would be. He discussed economic development opportunities for the site.

Ormond MainStreet

Commissioner Selby discussed an Ormond MainStreet Board Meeting he had attended. He discussed the site at 23 West Granada Boulevard and complimented the new architecture and craftsmanship of the building. He thanked Mr. Bill Jones, property owner, for his commitment to the downtown.

Updates

Commissioner Kent requested Ms. Shanahan provide him with an update on the dog park at the Ormond Beach YMCA, and an update on bringing an emergency room to the beachside.

Item #11 – Adjournment

The meeting was adjourned at 8:40 p.m.

APPROVED: February 16, 2021

BY:

Bill Partington, Mayor

ATTEST:

Colby J. Cilento, City Clerk