

CITY COMMISSION WORKSHOP REDISTRICTING

City Hall Training Room
June 20, 2011 5:30 p.m.

I. Call to Order

Mayor Kelley called the meeting to order at 5:30 p.m.

Present were Mayor Ed Kelley, Commissioners James Stowers, Troy Kent, Rick Boehm, and Bill Partington, City Manager Joyce Shanahan, Assistant City Manager Ted MacLeod, City Attorney Randy Hayes, Planning Director Ric Goss, Information Systems Manager Ned Huhta, and Principal GIS Technician Steve Johnson. There was one citizen in attendance.

II. Commission Zone Redistricting

Ms. Joyce Shanahan, City Manager, stated Planning Director Ric Goss would explain how the City was mapped out and noted redistricting was not an easy process. She stated there were severe limitations, mainly in the City Charter. She stated that staff was looking for feedback and alternate suggestions. Ms. Shanahan stated Principal GIS Technician Steve Johnson was present and very knowledgeable on mapping and was also working for the City in 2000 during the last redistricting.

Mr. Goss reviewed the revised memo dated June 20, 2011. He noted the process would take about 90-120 days to complete, once a decision was made by the Commission. He stated he had spoken with former City Clerk Ronnie Patterson who stated the boundaries needed to be done by September so they could be sent to the County for voting. He noted if a decision was made, it could be on the agenda for the July 19 or August 2, 2011, City Commission meeting agenda.

Mr. Goss stated that there were four areas to be viewed as the zones: 1) needed to be substantially compact; 2) contiguous, so there were no isolated areas; 3) followed the center line of the street; and 4) had equal representation. He noted if a change to the Charter was considered, they should concentrate on the one access subdivisions. He stated the difference in population from 2000 to 2010 was only 1,657 people and to divide the total population between the four zones would be about 9,537 people per zone. Unfortunately because of the Charter and current restrictions, we could only get within at least 5% of that number, which was the percentage used in 2000. The map for option 2 showed 2½%, but the 2½% did not

work very well, so staff used 5% as equal representation within the targeted population of 9,537.

Mr. Goss stated that Table 2 showed the population and acreage by the map options. He stated that some zones had large acreages with a population of 9,500, and some zones had less acreage with the same population.

Mr. Goss stated that Table 3 showed the evaluation of map options according to the Charter language and how each map was rated based on the Charter criteria.

Mayor Kelley asked whether the people were being served by the wording of what the Commission was required to do every ten years. He didn't understand how someone could be disenfranchised if each zone did not have the same amount of votes.

Mr. Hayes stated the guidelines that were being used were from the Charter language, and currently they were using a 5% deviation from the target population.

Mayor Kelley asked whether it was better to use a smaller percentage so that one zone was not disenfranchised because there were three Commissioners in the same subdivision. He asked if it was more important to have one representation or more important to have an unusual dividing line within the same subdivision.

Mr. Hayes stated they always used discretion in this area and noted it was a challenge for staff to provide the models to use. He stated that they needed to achieve an acceptable balance to work with.

Commissioner Boehm asked when the Charter was last amended, wherein Mayor Kelley stated it was amended in 1996, and he suggested review by a Charter review committee.

Commissioner Boehm stated the City had grown a lot over the years and there were many rules that had developed that prevented some areas from being included, such as if there was only one entrance into a subdivision. He agreed the Charter needed to be reviewed because west on Granada did not exist when the Charter was written back in 1992.

Mr. Goss stated they used 5% because of the information from 2000, 5% was used to determine the current boundaries and then they tried to drill down to 2½%, but it became a difficult process, but the 5% used kept things even.

Commissioner Boehm pointed out that option 7 used 1½% or less.

Mayor Kelley stated he favored option 7 as he felt it was more reasonable.

Commissioner Stowers stated he was okay with option 5 though it was not contiguous. He stated option 3 met all the criteria in the Charter and option 1 was not contiguous in Zone 4, but other than that, it was okay. He stated option 2 was not contiguous but also not substantially compact, and option 4 also was not contiguous. He stated that if option 2 was considered not substantially compact, then Zone 1 was not contiguous either considering the distance from the north beachside area traveling to Airport Road. He stated someone from Oceanshore Boulevard would not have the same interest as the residents on Airport Road. He stated option 6, even though it met all the criteria, would not be substantially compact. He had the same comments with option 7, and it not being substantially compact. He noted that the entire north side of the City was represented by one zone and the sections were divided east to west, not north and south. Overall, he interpreted it as a process put in place that as change occurred it could incur within this framework with a level of predictability rather than having huge changes over time.

Commissioner Partington asked what substantially compact meant; whereby, Mr. Goss stated there was no definition for substantially compact, but noted it was used with an annexation, meaning relatively together, not serpentine or spread out.

Commissioner Boehm stated Zone 3 had more acreage than the other zones combined so in 2000 they were not worried about substantially compact. He stated Zones 2 and 4 were heavily populated but did not have the ability for growth the way it was designed and if you moved them around, you would take some areas from Zones 1 and 3. He noted he had lived in The Trails for many years and it was divided into two zones, and some of the maps divided it into three zones, but he did not think a subdivision should be divided into three zones. He noted Tomoka Oaks was also divided into two zones. He asked whether The Trails could be divided into two zones and Tomoka Oaks remain divided into three zones, which was how option 7 was done. He noted Zones 2 and 4 were built out, Zone 1 along the coast was built out, Ormond Crossings could be built out within the next ten years, as well as Breakaway Trails and Hunters Ridge. He stated that if you left things the way there were, the majority of the growth would occur in Zone 3.

Mayor Kelley noted that what was left in Hunters Ridge was in Flagler County for building, Breakaway Trails was also built out, so that left Ormond Crossings for growth.

Commissioner Partington stated that he favored option 7 with the exception of north of Hammock Lane, as he would prefer to keep Central Park in one zone. He agreed that a review of the Charter was a good idea.

Mr. Hayes stated the Commission did not have to wait ten years to review the Charter, as staff could review it and make some revisions, but the changes would have to be voted on.

Mayor Kelley agreed that a review would be worth while and we could get a group of about five people to work on it.

Mr. Hayes stated the Legal Department and City Clerk's Office over the years have flagged certain items in the Charter that needed to be reviewed.

Commissioner Boehm stated because of the way Breakaway was configured, when you used the center of the streets, you could go halfway through the main road and put that area in another zone, but Breakaway had to be divided if you had to take it out of Zone 3. He stated that according to the rules, because Tymber Creek had one entrance, it could not be taken out of Zone 3 and put in Zone 4. He stated it would make sense to review the Charter because of the growth of the City, as current restrictions prevented reasonable things from being done.

The Commission discussed moving lines, including and removing streets, making it a difference of about 127 people, concentrating on Zones 1 and 2, making it less than 2% instead of the 5%, which could be considered option 8.

Mayor Kelley asked whether option 8 could be a consideration; Commissioners Kent and Stowers agreed with option 8.

Mayor Kelley stated he would like to have a specific portion of The Trails moved back from Zone 4.

It was noted it was a heavily populated area with about 1,271 people living in that area, and it would not be easy to make that change.

Commissioner Kent asked why Beach Street was the divider on option 7 or option 8 going north and having it stop at Greenwood instead of Sanchez to make it more compact.

Commissioner Boehm stated the Halifax River was a natural dividing line, not a street. He noted this was why a review of the Charter was necessary.

Mayor Kelley asked whether a Charter review could take place before the next election; whereby, Mr. Hayes stated it might be difficult, but staff could

do an internal review, and at some point appoint a task force or committee. He stated the committee would need a starting point, and if the Commission wanted to do this before the election, it would have to be a special election, which would cost even if it was done by mail.

Commissioner Kent stated he was okay with the Charter not being reviewed at this time.

Mayor Kelley stated he would like to have staff review the Charter.

Mr. Johnson stated the East Granada Boulevard street center line extended to the corporate limits on the beach, which was why they were connected.

Commissioner Stowers stated if the Commission wanted to go with option 8, and if there was something that could be done with the 56 people in the dividing area. He asked why not have the dividing line at Sanchez Avenue.

Commissioner Kent stated one thing he liked about option 7 was that it brought the numbers of the population a little more in line.

Mr. Huhta suggested moving the southerly portion of Zone 4.

Mayor Kelley stated they had arrived at a continuing point in this discussion.

Ms. Shanahan stated option 8 would include making all of Central Park in one zone, moving the southerly portion of Zone 4 to Zone 2, and picking up north of Sanchez to Zone 1.

Commissioner Partington agreed that the section given back to Zone 2 needed to be given back to make the numbers as close as possible.

Ms. Shanahan stated staff would run the numbers and send an email to the Commission so that they could review the revised option 8 (now option 9).

Mr. Goss stated the next step would be to have a resolution to adopt the preferred option.

Ms. Shanahan asked whether the Commission wanted to review it as a discussion item.

Mayor Kelley stated if it did not deviate too much from what was discussed at the workshop, then it could come back as a resolution instead of having further discussion. He stated that if the Commission had any questions, they could always speak with staff.

Ms. Shanahan thanked the Commission for the great job with the redistricting and noted staff should be able to work within the guidelines made by the Commission. She also thanked Mr. Johnson for his contributions.

III. Close the Meeting

The meeting was adjourned at 6:30 p.m.

Transcribed by: Sha Moss