

CITY COMMISSION WORKSHOP

CIP Continuation

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

I. Call to Order

Mayor Ed Kelley called the meeting to order at 5:33 p.m.

Present were Mayor Ed Kelley, Commissioners James Stowers, Troy Kent, Rick Boehm, and Bill Partington, City Attorney Randy Hayes, City Manager Joyce Shanahan, Assistant City Manager Ted MacLeod, Finance Director Kelly McGuire, Acting City Engineer John Noble, Accounting Manager Dan Stauffer, and City Clerk Joshua Fruecht.

Ms. Joyce Shanahan, City Manager, introduced Mr. Joshua "Josh" Fruecht, the City's new City Clerk. She stated that Josh had a lot of technological skills, as he had introduced the Holly Hill Commission to the iPad and could answer all their questions.

II. Discussion Ames House, MacDonald House, Environmental Learning Center

Pop Warner

Mr. Robert Carolin, Leisure Services Director, stated that he had received a letter from the School Board regarding the Pop Warner facility at the Ormond Beach Middle School (OBMS). He stated that the recreation building was included in their facility lease agreement with the City and contained restrooms and an equipment storage area. He stated that OBMS was under renovation and every building on their campus must now meet the current code, which meant this building had to be brought up to code or demolished. He noted that Pop Warner desired to relocate to the Ormond Beach Sports Complex (OBSC), and they were working on a proposal to build a field house in partnership with the City at field 7.

Mr. Carolin suggested the options were to renegotiate a lease agreement with the School Board, put the money in a new field house at OBMS, or bring them to the OBSC. He stated there was approximately a one year window to make a decision, as staff had gotten OBMS to prolong the demolition. He asked the Commission to consider the project to build a couple of football fields at the OBSC with a goal to move the Pop Warner sports program out there.

Ms. Shanahan stated that staff was asking the Commission to add this to the CIP list for next year. She stated they estimated the field costs to be about \$60,000 for two football fields with design costs of about \$15,000. She stated this was a late addition to the CIP, but staff was hoping to get a consensus from the Commission tonight. She stated that the CIP budget would be brought back to the Commission in September.

Commissioner Boehm commented that Pop Warner spent well over \$15,000 trying to maintain the fields at OBMS. He noted that the multi-purpose fields at the OBSC were designed originally to include Pop Warner and he felt they had reached the point where they needed to be moved to the OBSC. He stated he strongly recommended approving this project in the CIP.

Commissioner Kent stated he favored getting the design done and getting the project done as quickly as possible. He stated he was okay for next year but he was better for this year.

Commissioner Partington stated he was okay with the project, but he suggested we needed a couple more rows of parking; whereby, Mr. Carolin stated that parking would be addressed during the design phase.

Commissioner Boehm commented that Coach Beach had informed him that Daytona Municipal was quadrupling their rent forcing Seabreeze to add a \$3.00 surcharge to every ticket and they were considering playing at OBSC, and the field house was a lynch pin to get them to move. He stated that the field house would not need to be elaborate, as it could be a prefab building on a concrete slab with a room for the players with folding chairs and racks to store their equipment.

Ames House and MacDonald House

Ms. McGuire stated that she had sent them information regarding the General Fund reserves and Fund Balance from the last CIP workshop. She stated that \$800,000 of the General Fund reserves was set aside to fund CIP projects in next year's budget, leaving a fund balance of \$5,892,000 or 23.22% reserve factor.

Commissioner Boehm stated that he felt the Ames House should be repaired, torn down, or sold. He stated he was impressed by the picture in the newspaper by the rusted condition of the windows, as it was evident that the windows needed to be replaced. He stated that the Ames House could be a bottomless money pit.

Commissioner Stowers stated that \$299,000 was projected for the improvements to the Ames House and \$240,000 for the MacDonald House.

He stated that the Ames House did not exhibit unique architectural features to this area, whereby, the MacDonald house did have those features. He stated he was in favor of selling the Ames House, taking that money and engaging in a public/private partnership to renovate the MacDonald House. He suggested that the Legal Department could be moved to an upper floor in the MacDonald House.

Commissioner Partington stated he favored hearing the public's viewpoint regarding the Ames House.

Commissioner Kent stated he did not favor selling the riverfront/Ames property and favored keeping the Legal Department there. He stated he favored looking at creative options for the MacDonald House.

Mayor Kelley noted that a permit was pulled in 1992 for demolition of the MacDonald House. He stated he favored selling the Ames House, moving the Legal Department to City Hall, and working with a public/private partnership for the Ames House, such as the Historical Society.

Mayor Kelley stated he did not favor restoring the MacDonald House, as it would cost close to a \$1 million for the repairs.

Commissioner Boehm stated that the seawall repair at the Ames Park was in the CIP for \$120,000, and he suggested the City should look for grant funding.

Commissioner Kent commented about the historic coquina fire station on Granada Boulevard, where there was to be a small museum open to the public, but now that it had changed hands, he was not sure if it was still open to the public. He stated he did not agree with the estimated costs for the Ames House and suggested putting it out for bid.

Mayor Kelley stated that the person who recently renovated the historic Rose Villa had offered his services at no cost to the City, and he suggested they look into this.

Ms. Shanahan suggested removing the Ames House repairs from the CIP and preparing design and specifications and putting them out to the public.

Commission Stowers requested it go before the Historic Landmark Preservation Board (HLPB) or staff research the historic value of the Ames House.

Mayor Kelley stated that he could not justify a department off-site when there was space available, and he felt the City would function much better with the Legal Department located in City Hall. He stated that there were certain repairs to the Ames House that would need to be done in order to partner with a private entity.

Environmental Learning Center

Mr. Carolin stated that staff had contacted local colleges about using their senior design classes to help design an off-the-grid type environmental learning center for the City of Ormond Beach. He stated that Florida State University (FSU) had agreed to include this in their fall curriculum for their senior design students. He stated staff submitted the following direction to FSU: *"The City of Ormond Beach would like to design a 100% GREEN Environmental Learning Center at its Central Park location. The Learning Center would be dedicated to educational programs that would foster an awareness and appreciation of the natural world, an understanding of ecosystems and sustainability, and a sense of appreciation and stewardship towards Florida, our earth, and all its habitants. The building would be constructed using GREEN building technology for light, heat, air, plumbing and water. The outer perimeter would contain walking trails, xeric landscaping, and drought tolerant plantings.*

Mr. Carolin stated that Mr. John Noble, Acting City Engineer, would be the FSU students' direct point of contact. He stated that it would be next year before they had a design to present to the Commission.

III. Discussion of Other Unfunded Projects

Commissioner Kent stated that Osceola Elementary School recreation facilities were not accessible during school hours and not accessible for the most part any other time. He stated he did not see it utilized and he was concerned about the same thing happening at OBMS and having the same type of issues of a locked gate for the community. He stated he felt the School District should spend their money on this project.

Commissioner Kent stated he had heard the need for new playground equipment at Sanchez Park, and he suggested spending the money for city facilities rather than at OBMS and Osceola Elementary.

Mayor Kelley stated that he was interested in the Downtown Ormond Beach Elementary Parking Gate Access project, as he felt we needed as much parking as possible if we were going to develop the downtown area.

Commissioner Boehm suggested that the audience be allowed to make their comments at this time.

Audience Comments

Mr. John Upchurch, 150 Country Club Drive, stated he was interested in the unfunded items of the lighting of municipal fields 9 and 10 (\$220,000) and the soccer field parking lot. He stated the beautiful parking lot was the first thing that most folks saw as they entered the sports facility. He stated that there were currently four lighted fields and by lighting fields 9 and 10, the capacity would be increased by 50%. He noted that construction costs were less at this time, as well.

Ms. Betty James, 10 Curved Creek Way, stated that she was impressed by the ball fields and she favored anything that would further improve them and the sidewalks. She questioned spending money on the Ames House building as it was an office, but she favored keeping the park property.

Mr. G. G. Galloway, 1305 Oak Forest Drive, stated that he could provide good quality office space at \$12 per square foot, if the city was looking for office space. He stated the City was considering a horrendous amount of money for the Ames House improvements, which would rot out within five to ten years. He stated that in his opinion there was no historical value on the Ames House or MacDonald House to justify spending that much money.

Mr. Galloway stated that he felt the public should step up and pay for the repairs, such as a public/private joint venture.

Mr. Chuck Wadro, 24 Brook Crest Way, stated his concern that the Legal Department was located off-site in a building that required extensive repairs when Mayor Kelley stated there was space in City Hall for them to relocate.

Ms. Betty Sue Stafford, 43 Old Bridge Way, asked about the Legal Department; whereby, Mayor Kelley stated that the City Attorney was an employee of the City and in his opinion there was space elsewhere to relocate them.

Ms. Stafford stated that she reviewed City files and found that the Ames House was historical. She questioned if the City should spend the funds to repair the Ames House and MacDonald House, or should use the funding for the ball field lighting or other projects.

Mr. Upchurch stated that the Ormond Beach Soccer Club would like to partner with the City to bring the lights to fruition and they had funds to help with this project.

Commissioner Stowers stated he favored coming back after the City Commission meeting to make a decision on the Ames House property and MacDonald House, as he did not want this to slip by them.

Ms. Shanahan and Ms. McGuire stated that the Ames House and MacDonald House were on the unfunded list and would be brought back again next year.

Ms. Shanahan suggested holding a joint meeting with the Historic Landmark Preservation Board.

Commissioner Boehm requested the history of both houses to review in advance.

Ms. Shanahan stated that staff would provide a recap of tonight's meeting and schedule a meeting before the CIP budget was approved in September.

IV. Close the Meeting

The meeting was adjourned at 6:38 p.m.

Transcribed by: Lois Towey