

**MINUTES
CITY OF ORMOND BEACH
CITY COMMISSION WORKSHOP
CIP WORKSHOP**

June 3, 2013

5:30 PM

Training Room

I. Call to Order

Mayor Ed 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 and Public Works Director Ted MacLeod, City Attorney Randy Hayes, Finance Director Kelly McGuire, Accounting Manager Dan Stauffer, City Engineer John Noble, Airport Manager Steven Lichliter, Landscape Architect Paul MacDonald, Planning Director Ric Goss, Leisure Services Director Robert Carolin, Fleet Operations Manager Facundo Tassara, Information Technology Manager Ned Huhta, and Utilities Manager Dave Ponitz.

II. Discussions

A. Airport Improvements

Taxiway G

Mr. Steven Lichliter, Airport Manager, explained that Taxiway G was a project that was reflected in the master plan. He stated that the project was the next step in the effort to open up the southwest quadrant of the airport for development. He explained that it was not a capacity project and noted that having the new taxiway would not enable the airport to handle more traffic but would better assist in handling the traffic that the airport already had. He stated that the Taxiway Alpha project was recently completed and, like the proposed Taxiway G, was a full length taxiway running parallel to the active runway. He noted that the two taxiways intersected in the southwest quadrant. He stated that Taxiway G would also open up access to the northwest quadrant near the control tower. He stated that having direct access from both the northern and eastern sections of the quadrant was very important to making it viable for development.

Mr. Lichliter stated that Taxiway G would have run off areas at both ends, which was important from a congestion standpoint, because with the current traffic there was occasionally an issue where planes would have to perform run offs on the taxiway instead of at a designated runoff area where they could perform the runoffs and allow other traffic to pass by unimpeded. He stated that the run-off areas would allow operations to run more efficiently and allow the tower to space aircraft better. He noted that the taxiway was also important from a noise abatement standpoint. He stated that the taxiway would increase the utility of Runway 17/35, which was the preferred noise abatement runway. He stated that making that runway more available was a good thing from a community standpoint.

Mayor Kelley asked whether the improvements proposed for the airport tower was included in the budget. He asked where those funds would go in the event that funding was lost for the airport tower.

Mr. Lichliter stated that the city had not received the joint participation agreement from Florida Department of Transportation (FDOT) for that project. He noted that the city shared the same concerns. He explained that the President's budget did include full funding for the contract tower program, but they had to wait and see what Congress did with it.

Ms. Joyce Shanahan, City Manager, stated that they would not be spending those funds until the agreement was received and brought to the Commission for approval.

Commissioner Partington referenced Mr. Lichliter's comments that Taxiway G would improve the utility of Runway 17/35. He asked if that was because with five additional exit points the runway would be able to be cleared faster; whereby, Mr. Lichliter stated that was correct.

Commissioner Kent stated that he picked up on the fact that the taxiway would not increase air traffic volume, which was important for the city.

Commissioner Stowers stated that he spoke to Ms. Shanahan about how residents reviewing the Capital Improvement Program (CIP) could have some confusion as to what was funded by Ormond Beach taxpayer dollars and what was funded by Ormond Beach tax dollars being leveraged to receive additional infrastructure in the community via other funding sources, such as Federal Aviation Administration (FAA) funds in the present case. He stated that he wanted to clarify that although the project may ultimately cost \$2.4 million, the majority of that funding was from FAA funds and not from Ormond Beach taxpayer money.

Ms. Shanahan stated that if the FAA funds were not taken advantage of by the city then they would go to some other airport. She stated that once you were in the back of the line for their funding, it was hard to get to the front again.

Mayor Kelley stated that he thought that money was being wisely spent on necessary projects.

B. Beautification

Ms. Kelly McGuire, Finance Director, stated that the two beautification projects were city welcome signs and median improvements.

City Welcome Signs

Mr. John Noble, City Engineer, displayed a rendering of the proposed welcome signs. He stated that scaled down versions of the signs would be placed on US1 and A1A. He stated that a workshop had been held to discuss designs for a larger one to be placed at the corner of Granada Boulevard and Williamson Boulevard.

Granada Blvd. Medians

Mr. Noble stated that the city applied for a \$500,000 FDOT grant for the Granada Boulevard medians project. He stated that staff still recommended looking at including another \$150,000 towards the project for irrigation. He stated that the city's Landscape Architect felt that was an important component to make it a successful project.

Ms. Shanahan stated that the city had been through the grant process for US1 medians before and had put in landscaping that was supposedly drought tolerant. She explained that after five years only the coontie ferns and a few crepe myrtles were left alive. She stated that the budget included \$500,000 for landscape installation and plants and it would be an additional \$150,000 to put irrigation in the medians. She stated that the medians could be done without irrigation but noted that doing them without it did not work out well before. She stated that they believed irrigation was essential.

Mayor Kelley stated that the FDOT meeting regarding the improvements project from Williamson Boulevard to Breakaway Trails would be held on June 25, 2013.

Commissioner Boehm stated that he had attended one such meeting a year prior and FDOT had talked about completing the project in 2025 or 2030.

Mayor Kelley stated that the project was in the last phase before it went out to bid for design.

Ms. Shanahan stated that was true for the resurfacing and not for the reconstruction.

Mayor Kelley stated that his concern, which was discussed at the last Transportation Planning Organization (TPO) meeting, was that they did not know which type of medians would be recommended.

Commissioner Boehm stated that the city had been awarded \$500,000 to complete the project.

Mayor Kelley asked if the irrigation would cover the entire project area; whereby, Ms. Shanahan stated that they planned for it to.

Mayor Kelley stated that part of the proposed location was already divided and noted that the plan was to widen a certain stretch to six lanes.

Mr. Noble stated that was the long range forecast.

Ms. Shanahan stated that the medians would not be completed for another 15 years.

Mr. Goss stated that Project Development & Environmental Manual (PD&E) would only be good for five years. He stated that he did not think that the project was 15 years out.

Mayor Kelley stated that the project was in the last phase before they went out for bids for PD&E. He asked how the medians could be designed when they did

not know what type they would be; whereby, Mr. Noble stated that they were planning the existing current medians.

Mayor Kelley stated that his point was that the city was planning for that type of median, but that might not be the type of median chosen. He stated that was one of three things that would be determined at FDOT's next meeting.

Ms. Shanahan noted that the meeting would occur on June 25, 2013. She stated that the budget would not go to the Commission for final approval until September.

Mayor Kelley stated that he was trying to bring awareness to the fact and did not want them to get ahead of themselves.

Commissioner Stowers concurred with some of the Mayor's comments and concerns. He stated that what he remembered about the FDOT meeting was some discussion about widening Granada Boulevard and that there had been some opposition to it. He stated that there was also some internal debate regarding design and whether the medians would go from swale to a flat median. He stated that it would be a concern if they were spending \$150,000 for irrigation that would have to be torn up.

Commissioner Boehm asked if FDOT would take that into consideration. He stated that FDOT would know that the irrigation was there and noted that they were putting \$500,000 of their money into the median project.

Commissioner Stowers explained that his second concern was regarding planted materials that were drought tolerant but also were in the existing grass medians. He stated that he did not think there was any expectation that the swale median would change.

Ms. Shanahan stated that they had not planned that it would.

Commissioner Stowers asked if there were other areas in the city where they had swale medians, as the medians east of I-95 were not. He asked how that would impact watering those plants.

Ms. Shanahan stated that the problem when they planted in the swale medians on US1 in the early 2000s was that the plants did not survive because there was no irrigation. She explained that even though there was run off into the swale, the plants could not survive the heat radiating off of the asphalt.

Mr. Ric Goss, Planning Director, stated that FDOT had a preferred alternative for the medians. He noted that the consultant had chosen a median. He stated that he did not have the information available regarding which alternative they had chosen at the moment.

Commissioner Boehm stated that he believed that FDOT would make State Road 40 (SR40) into four lanes out to Barberville before they would turn any other part of the road into six lanes.

Mayor Kelley stated the long range FDOT plan did not have such plans.

Ms. Shanahan asked if the FDOT grant for the project had yet been awarded; whereby, Mr. Paul MacDonald, Landscape Architect, stated that the city had just received the agreement and it would be taken to the Commission shortly for approval.

Ms. Shanahan asked if the design was for swales; whereby, Mr. McDonald stated that it was.

Ms. Shanahan asked if Mr. MacDonald knew what the preferred median type was for that area; whereby, Mr. MacDonald stated that it was swales and that FDOT was thinking that the traffic counts would not exceed reconstruction until about 2025 or 2027. He noted that there were two PD&E studies, one from Tymber Creek Road to Williamson Boulevard and one from Tymber Creek Road to Rima Ridge Road.

Ms. Shanahan asked Mr. MacDonald what kind of plants he had planned for that area; whereby, Mr. MacDonald stated that he had planned crepe myrtles. He noted that when dealing with swale median conditions, trees must be considered that did not exceed four feet in caliber. He stated that he felt the irrigation plan was necessary and noted that in his ten years with the city the projects undertaken without irrigation were not successful.

Ms. Shanahan stated that there was still room to maneuver on the project, as no bid had yet been awarded and the grant had not yet been accepted. She stated that if things changed, they could reevaluate the project.

Ms. McGuire stated that it would come back before the Commission at least two or three times and that they would be updated on any additional information.

Ms. Shanahan asked the Commission to let staff know if they did not want to consider irrigation or wanted to hold off on the beautification project.

Mayor Kelley stated that he thought that the Commission wanted irrigation and the beautification.

Commissioner Kent asked what kind of sod Mr. MacDonald would be using for the medians; whereby, Mr. MacDonald stated that it would remain Bahia.

C. Community Redevelopment

Downtown Stormwater Improvements

Mr. Goss stated that the numbers in the CIP were mixed up. He explained that the project cost was \$550,000 but that the number on the project detail sheet read \$125,000. He stated that the \$125,000 was a carryover number from when the study was done and referenced study costs. He noted that the city had an actual construction design and cost of \$500,000 for the project.

Mr. Noble stated that he was told that \$400,000 was carried over from the current year; whereby, Mr. Goss stated that his understanding was that it did not carry over.

Ms. Shanahan stated that it did carryover so they did not need to worry about that.

Ms. McGuire stated that the number on the project detail sheet was not correct but the estimate behind it was.

Transit Related Improvements – Downtown

Mr. Goss stated that 13 locations had been identified for bus shelters at different locations within the downtown Community Redevelopment Agency (CRA). He stated that the city planned on building three bus shelters. He stated that based upon the cost estimates provided by FDOT, the first three were all located in public right-of-ways. He noted that the first location was on the corner by City Hall, the second at the existing bus stop in front of the parking lot, and the third on the east side on city property.

Commissioner Kent asked if anyone was ever behind one of the Votran buses when they were stopping on Granada Boulevard in front of City Hall. He explained that it was pretty dangerous, because when the bus stopped suddenly traffic behind it would become backed up quickly. He wondered why the bus did not take the turn onto Beach Street and stop there. He stated that he would like to discuss the locations of the bus stops with the county.

Mr. Goss stated that the buses did not like to pull off onto side streets because then they had to go back around to get on the main road and it held them up on their schedule of stops. He noted that they did not also like bus pull offs because then the buses had difficulties getting back into traffic.

Streetscape Upgrades

Commissioner Boehm noted that there was a \$750,000 grant for the streetscape from Washington Street to A1A. He stated that was an exciting design as far as he was concerned. He noted that the State of Florida was really coming through with grants to help beautify downtown. He stated that he thought it would be a terrific project once completed.

Ormond Beach Elementary School Parking Lot Staircase

Ms. Shanahan stated that one of the projects was the Ormond Beach Elementary School parking lot staircase.

Mayor Kelley commented that he could get the project completed for below the \$60,000 estimated cost. He stated that he could do the project for under the cost and give the city back the money he had saved.

Ms. Shanahan stated that the project would need to meet all American with Disabilities Act (ADA) requirements. She stated that a construction firm had looked at the project and provided the estimated cost. She stated that the project could be bid out to see if they received lower offers. She asked if the Commission desired to include the project in the CIP.

Mayor Kelley stated that he thought that there was a need for the staircase in order to utilize the parking lot, but he did not think that the exit needed to be made ADA compliant. He noted that there was an exit to the west for which the

city was told the hill was too steep for it to be ADA compliant. He asked what was done for compliance in areas with mountains or hills.

Ms. Shanahan stated that because they were amending the parking lot, they were required to bring it up to ADA standards. She stated that nothing could be done about that. She noted that they could come out the other side but the city did not own that area.

Mayor Kelley asked about coming out the west side where the gate already was located; whereby, Ms. Shanahan stated that it could not come out that way because Ridgewood Avenue was too steep.

Mr. Noble stated that a survey was done and they tried to incorporate modifications to design the sidewalk but it was too steep.

Mayor Kelley stated that it did not make sense to him that it was too steep.

Mr. Noble clarified with Ms. Shanahan that Mayor Kelley was talking about the corner of Ridgewood Avenue and Granada Boulevard.

Mayor Kelley asked if that area was closed to anyone with a wheelchair or who needed assistance; whereby, Mr. Noble stated that it was an existing condition and could not be modified to be made ADA accessible.

Ms. Shanahan stated that she did not have any control over the rules and regulations in place concerning ADA requirements.

Mayor Kelley asked City Attorney Randy Hayes to determine from a legal standpoint what they could and could not do. He stated that it did not make common sense to him that they could not use an existing exit entrance in order to be compliant.

Mr. Randy Hayes, City Attorney, stated that he could look further into the issue. He noted that his short answer would be that a lot of communities were being forced to become compliant and it was creating financial hardships. He stated that there was not a lot of wiggle room with ADA regulations. He stated that the Legal Department would investigate it further.

Mayor Kelley stated that a local business had to spend a great deal of money to add additional ADA compliant features because someone had sued them.

Ms. Shanahan stated that it was no different than the existing swimming pool facilities being made to put in lifts into the pools for ADA reasons.

Mr. Hayes stated that a lot of litigation regarding ADA compliance had started on the west coast and had been moving steadily towards the area.

Mayor Kelley reiterated that it did not make sense to him that Ridgewood Avenue was classified as too steep.

Mr. Noble noted that there was a steep slope to the sidewalk coming from Ridgewood Avenue down to Granada Boulevard.

Mayor Kelley stated that in places like Knoxville, Tennessee, there were many slopes and hills.

Commissioner Stowers asked if the project could be removed from the budget; whereby, Ms. Shanahan stated that it could be removed or pushed back.

Commissioner Stowers stated that he felt like it was groundhog's day since they were again discussing the staircase. He noted that last year the cost estimate had been \$90,000 and now it was before them again at an estimated \$60,000. He stated that maybe in a few more years the cost would be down to \$30,000. He stated that he thought that the median and landscaping projects were all positioning the downtown properties for success in the future.

Commissioner Stowers noted that the properties on either side of the parking lot were either underutilized or vacant. He stated that he would like to see some private development undertaken on those properties and perhaps they could get a better deal. He stated that the form based code really pushed people off of the street, and he could see a scenario where the property east of the parking lot had a primary door for retail off of that road not on Granada Boulevard so that the sidewalk there would create access to an area where there was parking. He stated that he felt like they were getting ahead of themselves with what staircase access to that parking lot would actually provide the business community in the downtown area.

Ms. Shanahan stated that the project could be pushed back a year or two or more if the Commission desired.

Mayor Kelley stated that in a year when the streetscape improvements were completed, the idea was that they would need the parking access to tie in and noted that was the reason for the crosswalks and medians being implemented in that area. He noted that he believed that the staircase was needed; he just did not think that it should be that expensive.

Commissioner Boehm asked if the staircase was something that needed to be bid out or if it could just be awarded to the contractors the city had.

Mr. Noble stated that the city received a proposal from their construction management firm and could present it to the Commission for award or they could go out to bid.

Commissioner Boehm noted that if the feeling was that the cost estimate was overpriced, then the city could put the project out to bid and see what proposals they received.

Mayor Kelley asked what it would cost to put it out to bid.

Mr. Noble stated that the design was basically completed and that the bid could be put together in-house.

Mayor Kelley stated that it made sense to try that to see what the bid would come in at. He noted that he looked at every dollar the city spent and that they had to be judicious in their decision making.

Ms. McGuire explained that the city had the ability to not award the bid to anyone if they so chose and that going out to bid did not mean that it had to be accepted.

D. Facilities Renewal and Replacement

Ms. McGuire stated that the majority of items in this category fell under the Operating Budget because they cost less than \$25,000 and as such were not listed in the CIP. She stated that two items listed that were not accounted for elsewhere were the irrigation system at the Sports Complex and the bleachers at South Ormond Neighborhood Center.

Ms. Shanahan stated that the other projects listed besides those were ongoing renewal and replacement projects.

Bleachers

Commissioner Kent stated that at the Memorial Day Remembrance Celebration he noticed that the city's portable bleachers had a huge design flaw: there was no aisle in which to walk up them. He explained that when people arrived they instinctively sat down on the first row and so all of the subsequent rows were then empty and could not be accessed unless those who were already seated were asked to get up and let others through. He stated that he hoped that somewhere in the future the city would obtain something else that worked better.

Commissioner Boehm recalled that those bleachers were also at the Christmas Parade and people had to crawl over the Commission as they sat in the first row.

Mr. Robert Carolin, Leisure Services Director, stated that he would look into different possibilities.

E. Facility Construction and Renovation

HVAC Chiller Replacement

Mr. Noble stated that an assessment was done on the air-conditioning unit chiller at City Hall. He stated that it was determined that the chiller was oversized and that the replacement could be downsized to save some money. He stated that staff was looking at a five year plan for City Hall HVAC system maintenance and that the replacement of the chiller was the most critical project. He stated that it was highly recommended to replace it rather than waiting until it broke which would cause the need for a rental unit, which would incur extra costs.

Commissioner Boehm noted from the photographs included in the project detail that the chiller unit looked like it should have been replaced four or five years earlier. He noted all the rust that was visible. He stated that his recommendation would be to replace the pumps and controls when the chiller was replaced, instead of two years down the road as depicted in the project detail.

Mayor Kelley stated that he did not think that the pumps and controls were as old as the chiller unit.

Commissioner Kent stated that staff had asked to replace the chiller unit seven years ago and he, Mayor Kelley, and Commissioner Partington pushed back the replacement because the unit still worked.

Ms. Shanahan stated that the unit was now failing. She noted that City Hall had recently experienced days where the air-conditioning went out. She explained that the problem with a unit that size was that they had to be specially manufactured and were not pre-made. She stated that it was very uncomfortable to work and difficult to conduct business without air-conditioning.

Mayor Kelley noted that the most recent air conditioning outage at City Hall was not related to the chiller or pump.

Ms. Shanahan stated that the chiller was close to failure and was 22 years old. She noted that last year because of issues with the chiller, there had been no air-conditioning at times.

Mayor Kelley stated that the chiller was good for three more years.

Ms. Shanahan stated that she felt that it was really essential and that putting off the replacement would be a recipe for disaster. She stated that expecting the chiller to maintain a useful life of over 22 years was not practical.

Commissioner Kent asked Mr. Noble how long it would take to install a new chiller; whereby, Mr. Noble stated that the replacement would have to be bid out and noted that process took several months. He stated that he believed it would take six to eight months to have it ordered, manufactured, and installed.

Commissioner Kent asked if it broke down if City Hall would be looking at a six-month period without air-conditioning; whereby, Mr. Noble stated that they could get a temporary mobile unit brought in but the city would have to pay for the rental while they had a new permanent one manufactured.

Mayor Kelley stated that he thought that the Commission was correct in their assumption years ago to wait longer before replacing the chiller because they were in a critical financial position and it had not yet failed.

Commissioner Boehm stated that he thought waiting until the day it stopped working altogether and going into an emergency situation and incurring emergency repairs was the wrong course of action.

Ms. Shanahan noted that five years ago it was a good decision to wait but now it was time for it to be replaced.

Mayor Kelley agreed and stated that the air handler was probably fine because it was not exposed to the elements, had not given any problems, and did not need to be replaced to match the chiller.

F. Recreation and Cultural Improvements

Central Park Property Acquisitions

Commissioner Boehm stated that he thought the city should purchase the available Central Park properties as soon as possible. He noted that the purchase price would be less than the appraisal.

Ms. Shanahan stated that the city had a written proposed contract for \$59,500 to purchase the referenced properties.

Mayor Kelley stated that his suggestion would be to execute a contract under this year's budget.

Ms. McGuire stated that Mr. Noble's plan was to bring the contract to the Commission at their next Commission meeting.

Nova Community Park Renovations

Mr. Carolin stated that the Nova Community Park improvements proposed included the completion of the multipurpose trail around the perimeter of the park. He noted that the walkway would be about ten feet and would be able to accommodate multiple users. He stated that another improvement was to upgrade the tennis court lighting. He stated that the current lighting was extremely antiquated and would be updated to a new lighting system which would create a tremendous savings in utility costs. He stated that the system included a technology which used much less wattage, as well as the ability to manage the lighting system online so that it could be scheduled online with a computer or a phone.

Mayor Kelley asked who would be able to control the lights in such a way; whereby, Mr. Carolin stated that staff would have the ability to do so. He noted that they could also provide permission to those that had reserved the courts as well so that when they left they could turn the lights off.

Mr. Carolin stated that one of the other projects was the replacement of the roof at Nova Community Recreation Center. He stated that the roof had been patched for several years and was on schedule to be replaced with a new light reflective roofing technology, which served a membrane over top of the existing roof and had been proven to reduce electrical consumption.

Ms. McGuire stated that the trails and tennis court lighting projects were proposed to be funded through a Florida Recreation Development Assistance Program (FRDAP) grant, which had been applied for. She noted that they would most likely not hear back regarding the grant award until the end of the summer. She stated that they were skeptical whether they would receive any funding. She stated that they also applied for a FRDAP grant for the lighting at soccer fields nine and ten at the Ormond Beach Sports Complex.

Commissioner Kent asked what would happen if they did not receive the FRDAP grant.

Ms. McGuire stated that the options were to move the projects back a year to 2014-2015 and reapply again for a FRDAP grant, or to look for other funding sources. She noted that the only other funding source at that point was to take money out of the General Fund Reserve. She stated that the costs were \$300,000 for the tennis court lighting and trails, and another \$330,000 for the lighting at soccer fields nine and ten.

Commissioner Boehm stated the trail and lighting could wait another year if funding was not received.

Mayor Kelley stated that the only thing he noticed missing that he thought might have been included was the dog park.

Ms. McGuire stated that the dog park was included in the five-year plan but it was not included for the present year. She noted that it was part of the Nova Community Park Master Plan Phase I for 2017-2018.

Mayor Kelley asked how difficult it would be to set aside an area, even if it later had to be changed, to designate it as a dog park for a small amount of money.

Mr. Carolin asked if Mayor Kelley meant using an area outside of the landfill area.

Mayor Kelley stated that he meant using the landfill area.

Mr. Carolin stated that in order to transport people to that area, because it was so much higher than the lower level, they would have to complete the roadway and the parking area along with it.

Mayor Kelley stated that he would be willing to walk from the gymnasium with his dog to walk him to the park.

Commissioner Stowers stated that he continued to feel that the dirt road at the park actually slowed traffic down. He noted that there were children everywhere in that area and that last year he had also suggested that the money not be spent to pave that section of road. He suggested that perhaps they could get something in an interim basis for the dog park on the western section adjacent to the parking area. He stated that instead of paving they could use the funds and create a dog park in an interim area.

Mayor Kelley stated that he heard Commissioner Stowers' comments, but as someone who used the dirt road for five to six years, it was an inconvenience to have that one area not be completed. He stated that it was a narrow, curvy, and one-way road and he did not think that there would be speeders.

Ms. Shanahan stated that there had been some problems with speeders on that road.

Mr. Carolin stated that kids had actually been using the gravel part of the road to get into a slide across the turn so that their vehicle drifted. He stated that they had recently seen an increase in such activity.

Mayor Kelley stated that the paving would solve that problem. He stated that he thought the road needed to be completed and noted that the area was a mess when it rained.

Commissioner Stowers stated that there was no doubt that it would look better aesthetically, if it was paved.

Commissioner Boehm stated that in terms of a temporary dog park, the location proposed was essentially the parking for the baseball field. He noted that there was no parking for that field otherwise.

Mayor Kelley stated that the dog park would have to be in one of the areas which were not currently used and temporary fencing would have to be put up.

Commissioner Boehm stated that there was not adequate parking there and that it was a glaring need. He noted that any parking that was taken away would exacerbate an existing problem.

Environmental Learning Center

Mr. Noble stated that Volusia County ECHO Program had delayed their grant cycle and so the city was waiting on next year's cycle decisions. He stated that in the original plan there was about \$100,000 in costs due to extending utilities to the site selected. He stated that the city looked at an option of locating the Environmental Learning Center (ELC) in Central Park I instead since it was recently paved. He stated that the relocation reduced the costs overall from \$800,000 to about \$551,900.

Commissioner Kent stated that was a much better pill to swallow.

Ms. Shanahan noted that the location already had parking.

Mr. Noble stated that since the site was more developed, the city saved on parking costs and utility extension costs. He noted that the site was also situated on the lake so that there was a lake view.

Mr. Carolin noted that the area currently had a flow of users in place. He stated that if a facility such as the ELC was put into that area, it would impact those who already utilized the area. He noted that he was not sure whether that impact would be negative or positive but wanted to point it out as a consideration.

Ms. Shanahan stated that the difference was that they would expect the ELC to be utilized at different times than the current users of that area. She explained that the ELC would be utilized by schoolchildren during the day coming for field trips, whereas that area was primarily used weekends and weeknights currently. She stated that they would certainly evaluate whether or not the parking was sufficient but noted that it would be a way to cut the project almost in half by moving it to a location with existing parking and utility connections.

Mr. Noble noted that there were bathroom facilities already there, as well.

Mayor Kelley asked if the city would operate the ELC for the visiting schools.

Mr. Carolin stated that the thought was to have a vendor that would also provide canoe rental staff in that area, as well as perform ECHO tours for schools.

Ms. Shanahan stated that the facility would have to be staffed either by vendors or volunteers in some form or fashion. She noted that currently there were no staffing plans for the city. She stated that DeLeon Springs currently had workers that volunteered and gave tours. She noted that they could be looking at something similar.

Mayor Kelley stated that there was any number of environmental learning centers in Volusia County.

Ms. Shanahan stated that was one of the concerns about receiving the ECHO grant.

Mayor Kelley stated that he really doubted that the city would receive one but hoped that they would. He stated that he still had a plan to save money in case they did not receive it, which would be to use the Ames House.

Commissioner Partington stated that the project would be a year out so no decisions had to be made that evening and they could wait to see if they received ECHO grant funding.

Mr. Noble noted that during the next grant cycle they would have to revise the application to reflect the new location if so desired.

Commissioner Boehm asked Commissioner Partington how he felt about the new proposed location.

Commissioner Partington stated that he did not like the idea. He noted that Central Park I was heavily used and that the residents there really liked it the way that it was. He stated that every evening those residents got home and used those parks in a particular way as they were accustomed to. He stated that the location on Division Avenue would be his preference. He noted that if it was not possible to use that location then they may need to look at something else. He stated that he would rather wait for a great project than settle for a less than stellar project that interfered with the current enjoyment in that area. He stated that since that area had been paved, it had even heavier use and he had considered bringing up lighting the basketball courts because they were so heavily used now. He noted that he had seen cars parked with their lights on and pointed at the courts so that they could continue to play into the evening. He stated that he was not sure how the residents there would feel about adding lights but they could talk about it for next year.

Commissioner Boehm stated that the basketball court at Nova Community Park was also used until late at night.

Mayor Kelley noted that initially people complained about the basketball court being put in there but now it was widely used. He stated that they could push the original ELC plans back another year as they waited for funds from ECHO. He stated that he still did not understand why they could not figure out a way to use the Ames House, Ames Park, and the Halifax River as an alternative because it was easily accessible, centrally located, and would save a lot of money. He stated that there were a lot of residents of Ormond Beach that did not know where Central Park was located.

Commissioner Partington stated that Central Park would become more heavily used when the interconnects were completed and people started travelling to go on canoeing expeditions. He reiterated that he would rather wait to see the project done right then move forward with a less than desirable option. He stated that he thought that the city's partnership with the county on such a successful ECHO project as Andy Romano Beachfront Park would encourage them to partner with them in the future. He stated that the northeast part of the county

had not had the environmental focus that other parties of the county had had, particularly the southeast.

Mayor Kelley confirmed with the Commission to leave the original plans for the ELC as they were for the year 2014-2015, and they would decide future course of action based upon, if they received funding from ECHO.

Central Park Lake Interconnects

Mr. Noble stated that the interconnects were three quarters of the way completed. He noted that it made a beautiful setting.

Commissioner Boehm asked when the project would be completed.

Mr. Noble stated that they were trying to get it completed by November.

Commissioner Boehm stated that the Commission should all go kayaking down the interconnects one Saturday after their completion.

Ms. Shanahan suggested they could do that for their grand opening.

Soccer Field Lighting

Commissioner Stowers noted that there were three soccer fields that were currently lit at the Sports Complex, and also Championship Field. He stated that based on the CIP; there would be two soccer fields that were being lit, as well, noting that it would almost double the amount of lit soccer fields in one year. He noted that he was not opposed to getting there but asked if there was any utility in doing it staggered so that they could add lighting to field nine next year and then field ten the year after. He asked if they would save money by doing both fields at the same time.

Mr. Carolin stated that money would be saved by doing them both at the same time because the poles set in the center could cover both fields. He stated that currently they were really struggling for lit fields in soccer. He stated that they technically only had fields five, six, and eight that were lit for soccer. He stated that fields five, six, and eight were essentially sand traps because in the evenings they were heavily utilized, as they were the only lit fields. He stated that every evening in soccer season those fields were used and were used after daylight savings time for practice fields. He stated that the hope in lighting the other two fields was gaining the ability to take the major loads off of the other fields and maintaining them at a better level than they could currently maintain them at and make them safer and better to play on. He stated that out of all the lighting projects he felt the soccer fields were the most crucial. He also noted that the soccer fields were multiuse and could be used for other activities, as well.

G. Stormwater Improvements

Ms. McGuire stated that the corrugated metal pipe replacement project had a \$250,000 annual allocation. She stated that another project was the design of phase II of stormwater improvements including construction of a stormwater pumping station at Central Park off of Fleming Avenue. She stated that she believed that was contingent on a grant.

Mr. Noble stated it was a Hazard Grant Mitigation Program (HMGP) grant, similar to what they had received for Hand Avenue, and that it was a tier three funding project. He noted that there were quite a lot of applicants, so he was not too sure what the city's chances were of receiving the grant.

Ms. Shanahan stated that if the city did not receive the funding, then they would push the project off until they could receive funding.

H. Technology Improvements

Ms. McGuire stated that the only project for the next year was the Storage Area Network (SAN) storage replacement.

Mr. Ned Huhta, Information Technology Manager, stated that every file server had its own disk storage used for both operating systems and processing. He stated that in the virtual world, there were SAN storage devices that served data quickly to virtual servers. He stated that the SANs they had now exceeded their capacity. He stated that they had gotten to the end of their useful life and the next evolution of SAN storage should take them through the next five years.

I. Transportation Improvements

Ms. Shanahan stated that every year the city budgeted money for railroad crossings, as they had to pay for those.

Ms. McGuire stated that the five year plan for transportation was the same as it always was, railroad crossing annual allocation, road resurfacing, streetlight maintenance, and traffic signals.

J. Vehicle and Equipment Replacement

Ms. Shanahan stated that the project was the annual vehicle and equipment replacement program. She stated that the city undertook a systematic review annually of the cars that were planned to be replaced. She noted that under further review the Fleet Department could determine that some of the cars scheduled to be replaced were still viable for another year. She stated that typically the city sold the cars at auction rather than trading them in. She asked if all of the cars slated for replacement last year were in fact replaced.

Ms. McGuire stated that they were all replaced last year but noted that was typically not the case. She stated that they had \$580,000 for vehicle replacements slated for the next year. She stated that when it was at that level of review, the city generally did not replace all of the cars.

Mayor Kelley stated that he did not agree with the justification on the costs. He stated that the labor cost estimate was \$130 for one vehicle to replace the headlights and the taillights. He noted that it took him 15 minutes to replace the taillights in his own vehicle.

Ms. Shanahan stated that the cost was because general employees' pension had to be paid on top of that. She explained that was part of the labor cost and that it was not contracted out.

Mayor Kelley stated that he thought the labor would be cheaper if it was contracted out. He noted that he reviewed the costs in detail for each car. He asked the Fleet Operations Manager if they used Mobile One in the oil.

Mr. Facundo Tassara, Fleet Operations Manager, stated that they used whatever the manufacturer recommended but if they recommended synthetic they tried to get a cheaper brand, because Mobile One was one of the most expensive.

Mayor Kelley stated that he was not selling Mobile One but that it was the only one that he would use as it worked and would pay its dividends in the long run. He stated that there did not seem to be a lot of engine problems with the vehicles but noted that there were a lot of suspension problems in police vehicles, which was to be expected. He stated that it looked like the repair costs did not justify the replacement and that the amount listed did not always have to be spent in order to fix the vehicles. He stated that he read that a 100,000 mile threshold was being used for replacements. He noted that his own vehicle had 159,000 miles.

Ms. Shanahan stated that you did not want to put 100,000 miles on police vehicles. She noted that there were nine police cars on the list.

Mayor Kelley noted that it was \$500 for decals to be put on a police car that needed to be repainted. He stated that the decals had to be put on a brand new car as well and should not be included in the justification price.

Commissioner Kent asked why they were switching back and forth between Ford Crown Victorias and Chevrolet Impalas, instead of choosing one type of police vehicle.

Ms. Shanahan replied that they chose one police vehicle now.

Mr. Tassara stated that the Ford Crown Victoria was discontinued and that the Chevrolet Impala was too small and had several problems. He stated that the Chevrolet Caprice was larger on the inside.

Ms. Shanahan stated that there was a Sheriff's Department that sued Ford because of the gas tank in the rear exploding on the Ford Crown Victoria so they stopped allowing them to be used for police vehicles. She stated that the city tried to standardize which vehicles were used whenever possible. She noted that many sister cities had not been replacing their vehicles because they did not have a vehicle repair and replacement fund. She stated that those cities were in much dire shape than Ormond Beach as far as vehicles were concerned. She stated that she would much rather have scheduled vehicle replacement programs, knowing that not every vehicle up for replacement will get replaced unless needed. She noted that the Commission could certainly set a different threshold.

Mayor Kelley stated that most of the police cars on the list had suspension issues. He asked if the city would be better off replacing the suspension on some of those vehicles and getting two more years out of them.

Mr. Tassara stated that you never knew what would happen and when you spent that much money on a vehicle, different things could go wrong. He stated that with police vehicles in particular it was difficult to make the determination.

Mayor Kelley stated that compression checks could be run. He stated that the next big thing to go bad in a vehicle other than a suspension or a transmission would be an engine. He stated that he saw very little transmission replacements which surprised him. He stated that Mr. Tassara must replace those as he went.

Mr. Tassara stated that because of the maintenance program the city had, they did the measures needed to try and prolong the life of vehicles.

Mayor Kelley stated that if all they had to replace were shocks and ball joints, the vehicle could be repaired. He stated that he noted that some of the pictures were ones with rust on them and knew that those could not be repaired. He stated that the city would not get much less money for the vehicle two years later with another 20,000 miles on it.

Ms. Shanahan stated that there were three vehicles with over 90,000 miles on them and two with over 85,000 and two with over 80,000. She noted that they might be able to get another year out of them.

Mayor Kelley stated that if it was his vehicle, as soon as the first oil change was done, he would put synthetic oil and synthetic transmission fluid into it. He stated that it would increase the performance, gas mileage, and longevity of the vehicle. He stated that it would also decrease the amount of oil changes needed, as you needed to replace synthetic oil less frequently. He stated that Mr. Tassara could present that idea as a cost savings suggestion for the city's Employee Suggestion Award Program. He stated that all members of the Commission were conscientious of the public spending. He noted that they wanted good safe vehicles but did not want the vehicles to be replaced if they did not need to be.

Ms. Shanahan stated that she could assure the Commission that she had many discussions with her staff regarding which cars needed to be replaced.

K. Water and Wastewater Improvements

Ms. McGuire stated that they had about \$5.7 million in projects that would be included in the next year's budget; the bulk of that was the next phase of the watermain replacement project, which would account for \$3.6 million.

Meter Replacement Program

Ms. McGuire stated that one of the projects that had not really been discussed in detail was a city-wide meter replacement. She explained that it would be a system wide replacement done over the course of eight years, changing out all of the touch read and visual read meters in the city to radio read meters. She stated that they would be starting in the areas with the oldest visual read meters that were the most dangerous for the meter readers to walk.

Mayor Kelley stated that he thought money could be saved by doing the replacement in-house as opposed to contracting it out.

Ms. McGuire stated that they were debating which option would be least expensive.

Ms. Shanahan stated that she did one of her field days reading the visual read meters. She noted that it was hard work and you had to carry a spray bottle to spray off the lens so you could read the meter. She explained that you also had to watch out for snakes, dogs, and spiders. She stated that sometimes they had to shovel out debris and sand also to get to the meters. She stated that she thought the city needed to move to the radio read technology.

Mayor Kelley stated that they had discussed meter replacement eight years ago and the question he had at that time was that whether they were going to be replacing the old meters with touch read meters knowing that they needed to go to radio read meters.

Ms. Shanahan stated that commercial properties were currently the only ones with radio read meters. She stated that the project would be bid out and the Commission would see it many times before final approval.

Mr. Dave Ponitz, Utilities Manager, stated that the city was using a very good install proposal price of \$33 per meter (plus the cost of the meter, which he thought was \$188.50). He noted that they would be doing well to get that.

Mayor Kelley stated that the replacement cost was better than he thought. He asked if they knew where they would do the first replacements.

Mr. Dan Stauffer, Accounting Manager, stated that the Meter Reader Supervisor went through and identified the areas which were most unsafe, where there were no sidewalks or ways to get on and off of the road. He stated that the first year would be replacements for those areas and in the subsequent years it would be more systematic.

Mayor Kelley noted that to change out two-inch meters the replacement cost was listed as \$100 as opposed to the \$33 figure for the one-inch meters. He asked why there would be a price difference to change out the two types of meters as it was the same process.

Mr. Ponitz noted that replacing one-inch meters involved unscrewing them and putting the new one in. He stated that the larger meters were commercial and required removals from meter vaults and larger pipe fittings.

Ms. McGuire explained that the figures were based upon ones from a recent bid done from another city so it would not necessarily be the same for Ormond Beach.

Commissioner Kent asked how long ago the city had changed to touch read meters and how much that had cost. He stated that he did not think it was too long ago.

Ms. Shanahan stated that it was probably seven or eight years ago.

Mr. Ponitz stated that meter prices had not increased since 2008. He stated that the touch read meters had cost \$83.50.

Mayor Kelley stated that it made sense to get away from the visual read meters.

Mr. Ponitz stated that any meters that had been replaced had been replaced with the touch read meters.

Mayor Kelley asked if the program would remove all of the visual read meters; whereby, Ms. McGuire stated that it would remove all visual and touch read meters.

Commissioner Kent asked how many touch read meters were implemented several years ago; whereby, Ms. McGuire stated that it could not have been more than 2,000.

Mr. Theodore MacLeod, Assistant City Manager and Public Works Director, stated that not many were done, as the program was started and then halted.

Mayor Kelley stated that it was stopped because they knew they needed to go to radio read meters.

Mr. MacLeod stated that they stopped because of that and also because the replacements did not seem to be very cost beneficial at that time.

Reuse Service Area

Commissioner Kent stated that he was pleased that the South Peninsula reuse main extension would be performed.

Mr. Ponitz stated that it provided connectivity from the recent extension to Memorial Gardens to connect to Seton Trail.

Commissioner Kent asked if Hillside Cemetery would pay their fee to receive that service; whereby, Mr. Noble stated that they would have an agreement.

Commissioner Kent asked if the residents on Seton Trail would have service; whereby, Mr. Noble stated that they would.

Commissioner Kent stated that he also wanted reuse water. He stated that he ran on a platform ten years ago involving this service. He stated that it was unfair that some of the city's longest residents did not have reuse water. He stated that his constituents wanted it and deserved it. He noted that he was pleased that it was going in on Seton Trail but that he also wanted it to become a reality for people on the South Peninsula to be able to tap into the reuse water.

Ms. Shanahan stated that the problem was the capacity of the system. She stated that she was unable to manufacture reuse water.

Mayor Kelley stated that the problem was that less water was being used so that there was less reuse.

Mr. Ponitz stated that the job would be designed and planned to be sized to be an artery to provide reuse to the South Peninsula. He stated that with the completion of the Airport Road project, which provided reuse water to Breakaway Trails and Hunters Ridge, the district asked if the city was still interested in other water supply plans. He explained that the South Peninsula was already in their program but noted that there were other priority projects that were completed first. He stated that the city was now touting that area as a priority project.

Commissioner Kent stated that he understood that and he understood the implementation of reuse water at the Memorial Gardens as well, because of the millions of gallons of potable city water that was being used there. He noted, however, that that was not enough for him. He reiterated that he wanted reuse water at his home.

Ms. Shanahan stated that it would be a multi-year project but she would go back to staff to find out what it was going to take for that to happen.

Commissioner Kent stated that staff had already looked at it and the cost estimate was outrageous. He noted that he had backed off because of that. He explained that Memorial Gardens subsequently had an issue with their well and were putting over a million gallons a month of potable water onto the gardens. He recalled that he was very upset about that and looked into how much water was being used on all of the medians. He noted that now he saw that reuse water was coming across and going down Seton Trail. He stated that there were homes in that area that wanted the service and he was glad that those citizens would be able to use it. He stated that he and his neighbors wanted the same service, as well. He explained that he had said before that if issues such as saltwater intrusion into wells arose, then he wanted to make sure those affected citizens could tie into city reuse water like Memorial Gardens did. He noted that one of the main reasons he backed off on the project years ago was because of the proposed price tag.

Mayor Kelley stated that he wished that everyone on the Peninsula had reuse water and that was where it started. He stated that if they had the product and enough reuse, he would say that South Peninsula was the next place that should receive it.

L. Unfunded Projects

Ms. Ms. Shanahan clarified that the dry lines were in as an alternate bid for the two-inch watermain project.

Shanahan stated that the Commission should review the projects that were not recommended for funding. She asked if there was anything on that list that the Commission wanted to move up.

Mayor Kelley noted that the Commission desired to leave those specified projects unfunded at the current time.

III. Close the Meeting

The meeting was adjourned at 7:17 p.m.

Transcribed by: Colby Cilento