

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

June 2, 2015

5:30 p.m.

City Commission Conference 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, and City Engineer John Noble.

Ms. Joyce Shanahan, City Manager, stated that a majority of the city's expenditures were Capital Improvement Plan (CIP) projects. She explained that this was a CIP workshop and as such the Commission would not be voting and instead would be providing staff with guidance and direction. She stated that the CIP would be brought back to the City Commission in August for formal approval. She explained that the City Commission needed to formally approve the CIP before the adoption of their budget as there were grants that needed to be applied for that were predicated on approval by the city's governing body. She explained that at the Commission meeting where the CIP would be adopted there would be an opportunity for public comment and noted that it was up to the Commission's discretion whether they wished to allow public comment that evening at the workshop.

Mayor Kelley stated that the workshop would likely operate the way it had in the past. He explained that it had been difficult in the past to allow public comment during the CIP workshop and noted that there was certainly no time for presentations. He explained that this was the only time in which the City Commission could discuss the CIP due to the Sunshine Laws. He noted that there were multiple other opportunities for public comment at future meetings.

Ms. Shanahan noted that there would be opportunities for public comment at the CIP approval in August and also in September during the budget public hearings. She stated that the City Commission would hold their Operating Budget Workshop on July 28, 2015.

II. PROPOSED CAPITAL IMPROVEMENT PLAN FISCAL YEAR 2015-16 TO 2019-20

Ms. Shanahan noted that the presentation would focus on the FY 2015-16 expenditures because that was what would be formally approved by the Commission. She stated that the other years were included for future reference. She explained that state law did not allow approval of a multi-year budget.

Ms. Kelly McGuire, Finance Director, stated that staff was looking for direction from the Commission on the projects proposed for the FY 2015-16 budget. She noted that staff would answer questions on any of the projects proposed in the CIP. She explained that based upon the City Commission's comments, staff would include the appropriate

projects in the proposed budget and bring the proposed CIP back to the City Commission in August for formal approval.

Airport

Ms. McGuire stated that \$4,428,352 was budgeted in FY 2015-16 for airport projects. She stated that those projects included \$89,182 for airport pavement marking, \$4,275,170 for Taxiway G and PAPI (precision approach path indicators) and \$64,000 for airport access roads design and permitting. She noted that 97% of the fiscal year 2015-16 projects were grant funded.

Ms. Shanahan asked Ms. McGuire to speak about the General Fund's participation.

Ms. McGuire stated that next year \$133,000 would be taken from the General Fund reserves and would essentially constitute the city's share of those projects mentioned. She explained that if the funding was not available in the Airport Fund it would be taken from the General Fund as a loan, and the Airport Fund would reimburse the General Fund when it received the money. She noted that there had been loans in the past which were close to \$500,000, but because fewer projects had been done there was less of a need for the General Fund to front the money. She explained that the General Fund not only loaned the Airport Fund its share of the project but also had to make sure that there were enough funds in the Airport Fund to pay for the expenses of the project while the city waited for Federal Aviation Administration (FAA) and Florida Department of Transportation (FDOT) funding.

Beautification

Ms. McGuire stated that \$650,000 was budgeted in FY 2015-16 for beautification projects and noted that there was only one project scheduled for the next year. She stated that the project was A1A landscaping. She explained that the landscaping was 100% funded by the Florida Department of Transportation (FDOT), but the city would have to pay for the irrigation. She stated that the city's share would be \$100,000 and that \$500,000 would be from the FDOT grant.

Commissioner Kent stated that he thought that the grant was for \$750,000; whereby, Mayor Kelley stated that he believed the amount Commissioner Kent was referencing was for US1 landscaping.

Commissioner Kent stated that he believed that it was for A1A, unless his memory was off; whereby, Ms. Shanahan replied that she believed that Commissioner Kent was correct. Commissioner Kent explained that he had heard the \$750,000 figure mentioned several times.

Ms. Shanahan stated that the number would be looked into; whereby, Commissioner Kent asked if it the number could have just been listed incorrectly. Ms. Shanahan stated that she would check on it as she did not know offhand. She noted that she was not sure if there was more than one phase to that project.

Ms. McGuire stated that there was a \$750,000 grant; whereby, Ms. Shanahan stated that she believed it was for the current year budget. She stated that she would get Commissioner Kent the correct detail.

Commissioner Kent clarified that he was asking whether the amount listed at \$650,000 could be just listed incorrectly. He noted that if so that the actual total could be \$750,000.

Ms. Shanahan explained that she was indicating that there could be money in the current year budget as well as in the budget for the next fiscal year.

Ms. McGuire stated that this particular project was originally budgeted in this year and ended up being swapped with the north US1 project which was being done this year, and the A1A landscaping would be done in FY 2015-16. She noted that she believed that Commissioner Kent was correct and that the original amount discussed was \$750,000.

Commissioner Kent confirmed that \$750,000 would still be spent on A1A if that was truly what the amount was.

Ms. Shanahan noted that an answer would be provided later.

Commissioner Kent stated that \$650,000 was a number he did not recall hearing before and explained that he had campaigned on the \$750,000 figure and had spoken about it repeatedly.

Community Redevelopment

Ms. McGuire stated that \$1,140,000 was budgeted in FY 2015-16 for community redevelopment projects. She stated that those projects included \$300,000 for ocean district streetlight replacement, \$600,000 for stormwater improvements, \$50,000 for sidewalk renovations design, \$140,000 for Granada Bridge up-lighting design, and a \$50,000 annual allocation for maintenance and rehabilitation. She noted that some of the projects the Commission had seen before.

Ms. McGuire noted that the Granada Bridge up-lighting design was budgeted for \$140,000 in the next fiscal year and she wanted to speak about that project briefly. She explained that whatever money was left over each year was being set aside for eventual construction, noting that the construction cost was presently unknown. She stated that staff was not looking to forgo other projects in order to complete this one. She stated that in FY 2019-20 there was \$1 million budgeted for the project and explained that it did not mean that staff was stating that the project would cost \$1 million, but they were simply setting aside available funds for the project. She noted that it may cost more than that.

Mayor Kelley stated that he had real concerns with the initial design cost and the estimates on the project cost. He wondered if it was wise to continue with the project and what impact it would have in the redevelopment of the area. He noted that it was a lot of money to light a bridge. He explained that he agreed that it would be beautiful but some of the examples provided were not so beautiful. He stated that based upon the lighting options he felt that the only individuals who would see the lighting would be on the river or standing at one side north or south of the bridge. He noted that some of the examples that were provided seemed to light up everywhere. He asked if \$140,000 should be spent on the design phase knowing that both the cost and when the funding would be available were unknown.

Commissioner Kent agreed with Mayor Kelley. He stated that if the Commission was not totally on board with the project, the \$140,000 needed to be pulled immediately from the

CIP and not spent. He noted that it would be beautiful and one-of-a-kind in the area and help the Main Street and downtown area. He stated that the city had spent a lot of time, effort, and money enhancing and beautifying that area, as well as investing in programs to help businesses be successful. He stated that he did not want to spend \$140,000 on a design if the Commission was not serious about it. He noted that the Commission needed to have that discussion.

Commissioner Partington stated that he would be the third to suggest moving the item to the unfunded portion of the CIP. He noted that some of the concepts provided he liked but some he really disliked. He stated that he had no idea that it was being contemplated to spend \$3.65 million on bridge lighting. He explained that if someone could come back with an affordable and widely popular option, then perhaps he could be swayed to figure out how to fund it but presently he did not think it was worth it.

Commissioner Stowers stated that he understood the concept. He noted that Ormond Beach was a city of 38,000 residents and had funding for a city of that size. He explained that the examples of high-quality lighted bridges included in their materials were bridges in Los Angeles, Dubai, Shanghai and Buffalo. He noted that it would be fantastic to have, but in terms of investment for Ormond Beach's downtown he thought that money could be better used in the Community Redevelopment Agency (CRA) to further businesses.

Commissioner Boehm stated that he did not think that the project should be abandoned; whereby, Mayor Kelley suggested putting it into the unfunded section of the CIP.

Commissioner Boehm stated that he still thought the project had some merit to it, but he noted that the cost was higher than anyone conceived of when it was first discussed. He explained that he felt that the cost was the primary issue and that the Commission would want to proceed if it cost \$50,000 to light the bridge; whereby, Mayor Kelley stated that he would want to do it for even \$100,000.

Commissioner Boehm stated that someday there may be grants or other sources of money available. He noted that the bridge lighting would enhance the community. He stated that if it was to be put into the unfunded section of the CIP, he would not fight it but noted that he did not think that it should be abandoned.

Mayor Kelley explained that he looked at CRA and Tax Increment Financing (TIF) money as creating an actual impact and improving values. He stated that it would be a real stretch in his opinion to justify lighting the bridge with CRA funds. He noted that there were concerns with possible CRA scrutiny from the county.

Commissioner Partington stated that the \$140,000 could be put towards the dockage idea which would actually bring boats and people to the downtown.

Mayor Kelley stated that tet idea would improve values. He noted that he would love to have the bridge lighting if the city had the funds that Dubai had.

Ms. Shanahan confirmed with the Commission that they desired to have the Granada Bridge up-lighting design project moved to the unfunded section of the CIP.

Ms. McGuire asked if the Commission wanted to pursue looking into the dockage at Cassen Park as mentioned by Commissioner Partington. She explained that it had been recommended by the Ormond Beach Main Street Board ("Main Street").

Mayor Kelley stated that he would like to do so and noted that there was probably not enough information available on it at the present time; whereby, Ms. McGuire stated that City Engineer John Noble had gathered some preliminary information.

Mr. John Noble, City Engineer, stated that to build 400 feet of dock it would cost about \$300,000. He stated that the dock would be built along the south side of the fishing pier. He explained that would include dredging, designing, and permitting it, as well as doing the modification necessary to accommodate the boats.

Mayor Kelley asked if the project could be completed in stages; whereby, Mr. Noble stated that the original letter from Main Street suggested adding 250 feet first and then adding on to it in a second phase and perhaps doing all of the dredging up front. Mayor Kelley asked if the discussion could be delayed until more detail and hard numbers were obtained.

Commissioner Kent stated that there was an article a few weeks ago in the newspaper about boaters and the destinations that these boaters went to. He explained that he met with a member of Main Street, Mr. Jerry Janaro, who walked the dock with him and showed him some magazines where it talked about the rich history in the Halifax River area, specifically mentioning Ormond Beach. He explained that a footnote in that magazine instructed boaters to make sure that they docked their boat in Daytona Beach and took a taxicab to come to the Main Street area of Ormond Beach. He noted that Mr. Janaro showed him where the dredging could take place and how the railing could be removed from one side and ladders added. He stated that rather than create it piece meal with 250 feet, he would prefer hard numbers to complete the project entirely. He stated that they should see whether they could make it happen in the next year or two. He noted that it would not be an overnight stay dock. He stated that there would be a docking fee that could be paid at the bait shop. He noted that it would not hold a tremendous number of boats, but it could give those traveling the intracoastal an opportunity to stop and visit Ormond Beach.

Commissioner Boehm noted that he sat on the Main Street Board. He stated that they were very enthusiastic about pursuing the idea and about the potential for boaters to arrive and leave their boats to visit restaurants and retail facilities. He suggested that the city obtain hard numbers on the cost.

Ms. Shanahan stated that the ocean district streetlight replacement was not as high of a priority for Main Street and that perhaps funding could be moved around from that project and also from the \$140,000 that was budgeted for the Granada Bridge lighting design.

Commissioner Kent asked Ms. Shanahan when she might be able to come back with some numbers for the dock project; whereby, Ms. Shanahan stated that she could likely bring it back in August, and Mr. Noble stated that he could probably have them for the Operating Budget Workshop.

Mayor Kelley stated that he would eventually bring up something related to the stormwater improvements along New Britain Avenue, but he would wait until September to do so; whereby, Ms. Shanahan stated that he did not have to wait until then.

Mayor Kelley explained that he had been driving in that area and thought that it could become a back street Main Street. He stated that the north side of New Britain Avenue could be turned into a special zoning district to allow businesses and residences and to create parking. He explained that he did not want to replace Main Street but wanted to expand it to the backside; whereby, Commissioner Partington stated that was an easier and smarter way to do it. Mayor Kelley explained that people wanted a walk-able downtown and the best way to do it was to put bodies in that area. He stated that if the height limit in that district was eliminated, it would allow buildings to build upwards and put in apartments or parking. He noted that presently there was no way to create a synergy with individuals living downtown.

Commissioner Kent asked if Mayor Kelley was thinking about having more shops on the backside; whereby, Mayor Kelley stated that he was thinking of expanding it to where there were more shops and plenty of parking. Mayor Kelley explained that if it could connect over to Lincoln Avenue, it could help the Anderson Price Building as there was no parking there or at the Yacht Club. He noted that the church located there had become difficult to work with and charged for event parking. He stated that the parking costs would often exceed the rental cost for events at the Anderson Price Building.

Commissioner Boehm stated that the problem with that idea was that the entire area was already developed. He asked if Mayor Kelley assumed that those who owned homes located there were going to sell them or that the church was going to sell its land or make it available.

Mayor Kelley stated that the pastor at the church had taken a hard line about not allowing the church land to be used.

Commissioner Boehm noted that the area was not a commercial district presently and to change it to one would be to assume that those who lived there could be enticed to leave.

Mayor Kelley stated that he was not speaking about all of Lincoln Avenue and was mostly referring to New Britain Avenue. He noted that there was an easement that accessed Lincoln Avenue that could be used to find parking. He noted that the north side of New Britain Avenue was not entirely residential.

Commissioner Stowers stated that a number of businesses had transitioned to where they had access and entrance points from New Britain Avenue, which he thought would continue. He noted that opportunities on north New Britain Avenue was a matter of visiting property owners and them either selling or partnering with someone who could put that sort of project together. He stated that there were critical elements to getting the idea going.

Commissioner Partington explained that his issue with Lincoln Avenue was that it was both a historic district and a residential neighborhood. He noted that he did not even agree with a pocket park going in there as there were parks located less than a quarter of a mile from there. He asked why another park would be put in to attract an unknown element into a purely residential neighborhood. He noted that the drainage lot should be

blocked off from New Britain Avenue so that intoxicated people did not pour out of restaurants at night and enter a residential neighborhood. He stated that the parking could be solved with the allowance of some extra height in that district, though not above the city's height limit. He stated that he was shocked to hear about the pastor not allowing individuals to park at the church as they had done for years and charging what sounded like exorbitant rates for parking. He asked Ms. Shanahan to provide him some information on that, including what was being charged and under what authority it was being charged.

Mayor Kelley stated that they charged the Yacht Club for parking also; whereby, Commissioner Partington stated that it was offensive to him and struck him as greedy.

Mayor Kelley stated that he had been working on it and asked Commissioner Partington to allow him to continue to do so. He explained that he was laying the groundwork to meet with the pastor. He noted that it may be easier for him to talk to him initially rather than for the city to get involved. He stated that the pastor was basically putting the Ormond Beach Historical Society out of the business of being able to fund the Anderson Price Building.

Facility Construction / Renovation

Ms. McGuire stated that \$416,000 was budgeted in FY 2015-16 for facility construction and renovation projects. She stated that those projects included \$100,000 for Community Block Development Grant (CDBG) American with Disabilities Act (ADA) canoe/kayak dock lighting replacement, \$190,000 for the Nova Landfill, \$58,000 for another phase of the HVAC (heating, ventilation and air conditioning) chiller, and \$68,000 for Fire Station 93 roof replacement.

Commissioner Boehm asked if there was any limit to how long the city had to study the landfill or the amount that had to be spent to do so.

Mr. Noble stated that the city had been talking to the Department of Environmental Protection (DEP) and they would be coming out to perform some testing on their own because the cost of the testing system was so high. He noted that the testing system had not been put in when the landfill was permitted. He stated that quarterly the perimeter of the landfill was tested. He noted that only during the summer months was the test reading ever high.

Commissioner Boehm asked if the testing had to continue on forever; whereby, Mr. Noble stated that he was hoping that this project would disappear.

Mayor Kelley stated that the landfill closed around 1995. He noted that he voted against closing it but some other members of the Commission at that time had made promises to property owners in The Trails. He stated that the city could have gained over \$5 million in additional revenue by continuing to use the landfill as one for limbs and debris.

Ms. Shanahan noted that the issue was still being worked on with DEP and if they did not have to do it, they would not go forward with it.

Mr. Ted MacLeod, Assistant City Manager and Public Works Director, stated that the landfill site would have to be monitored forever.

Facilities Renewal / Replacement

Ms. McGuire stated that \$35,000 was budgeted in FY 2015-16 for facilities renewal and replacement projects. She explained that projects below the \$25,000 capital threshold would be included in the proposed operating budget and noted that the only project scheduled over that amount was \$35,000 for Central Park I playground equipment. She stated that the Commission had wished to maintain \$500,000 in annual funding for capital and non-capital facilities renewal and replacement projects. She explained that \$400,000 of that was funded through property tax millage and that \$100,000 was being transferred in from the General Fund. She further explained that the Commission's direction to staff at the Financial Trends Workshop was to try to maneuver the tax rate in such a way that eventually over the next couple years the need to transfer funds from the General Fund would be eliminated.

Recreation / Cultural Improvements

Ms. McGuire stated that \$405,000 was budgeted in FY 2015-16 for recreation and cultural improvement projects. She stated that those projects included \$25,000 for Ormond Beach Sports Complex (OBSC) traffic calming, \$150,000 for Nova Community Park tennis lighting upgrades, and \$230,000 for OBSC baseball field lighting. She noted that both the Nova Community Park tennis lighting upgrade and the OBSC baseball field lighting were contingent on receiving Florida Recreation Development Assistance Program (FRDAP) funding.

Commissioner Partington stated that he agreed with the traffic calming at the OBSC, but he did not agree with the placement of the tables and noted that he had informed staff about that; whereby, Mr. Noble noted that there was a revised layout now.

Mayor Kelley stated that he had a question regarding the tennis court lighting until he saw that it was to be grant funded. He noted that he was going to ask how many people used the courts at night. He asked if pickleball courts would be located near there.

Mr. Robert Carolin, Leisure Services Director, stated that there were two tennis courts that had pickleball court lines on them at Nova Community Park.

Mayor Kelley stated that pickleball courts were proposed in one of the parks; whereby, Mr. Carolin stated that it was part of the future development of the Nova Community Park.

Mayor Kelley asked if there was any thought of locating the pickleball courts by the shuffleboard courts at the airport. He explained that it would remove some of the traffic from the Nova Community Park, and he felt that some of the same individuals who played shuffleboard might play pickleball. He stated that those courts might be able to be completed faster, if located there also.

Commissioner Kent noted that the OBSC, where the shuffleboard was located, was highly utilized in the afternoon and evening time, whereas pickleball and tennis courts he thought would be more utilized in the morning.

Mayor Kelley stated that he believed there was room by the shuffleboard courts and asked staff to look into it and assess the feasibility. He noted that residents had requested more pickleball courts.

Commissioner Kent asked Ms. Shanahan when the new proposed speed table locations would be received; whereby, Ms. Shanahan stated that she believed that Mr. Noble had received it and it would be brought to the Commission with the operating budget.

Ms. Shanahan stated that one of the future scheduled improvements for Nova Community Park was a dog park. She explained that the YMCA was building a dog park and the city and the YMCA had some preliminary discussions about partnering to build it at the YMCA. She noted that Nova Community Park and the YMCA were located near each other. She stated that she told the YMCA that she would be more interested in providing a capital contribution so that the city did not have any ongoing operating costs related to the dog park. She noted that there were individuals from the YMCA present at the workshop. She stated that the discussions had not been taken any further and noted that it was not in the current year budget. She stated that she believed that the YMCA was applying for an ECHO grant and may come to the city for a letter of support as they had in the past.

Mayor Kelley stated that he was not interested in partnering for a dog park at the YMCA until he found out that the city's dog park was scheduled several years in the future and was not included in the coming year budget.

Commissioner Kent stated that years ago there were talks about the city partnering with the YMCA and the idea had been a big "no" for him as there was no public access. He explained that he recently had a fantastic meeting with the YMCA which helped change his mind because this park would be open to all Ormond Beach residents. He noted that the idea worked and made sense to him. He stated that he was excited for the Commission to get into the details of how they could make this a reality for their residents, noting that they had been asking for a dog park in Ormond Beach.

Commissioner Boehm agreed that residents were enthusiastic about having a dog park and noted that he had heard Mayor Kelley on several occasions mention it. He stated that the idea that the YMCA would own and operate the dog park, which would be open to the public, and that the city would make a capital contribution, and support an ECHO grant application, was a win-win. He noted that it would be a different story if the park was not open to the public. He stated that the city should look closely at supporting it.

Commissioner Partington stated that he met with Mr. Charlie Lydecker who was spearheading the transformation of the Ormond Beach YMCA. He noted that it would be an \$8 to \$10 million project in the core of Ormond Beach which would revitalize that area and make it something special. He stated that Mr. Lydecker had an unparalleled passion for the project and was taking a facility that was a little neglected and rundown and thoroughly modernizing it so that it would be a tremendous asset to Ormond Beach. He stated that Mayor Kelley had been pushing for a dog park and explained that he himself had not been very excited about it as the only dog park he had seen was the one on Alabama Avenue, which he did not think was very appealing. He explained that when he looked at the plans for the YMCA dog park, which the Humane Society had helped with, he was excited about supporting the concept.

Commissioner Partington stated that because it was such an expensive and transformational project he wanted Ormond Beach to be a big part of it and was prepared to support spending \$500,000 to partner with them. He noted that would be about 8% of the overall project cost. He stated that every segment of the population would be able to use the YMCA and get benefits from it on all kinds of levels. He noted

that he was a little biased as he worked at the Daytona Beach YMCA in college and saw how a YMCA impacted the community and provided services to all levels from the wealthiest to the poorest. He stated that the YMCA was a positive community building experience that stuck with him, even until now. He explained that he said \$500,000 but noted that Mr. Lydecker drove a hard bargain with quotes and that the YMCA could do a better job obtaining quotes than a government entity such as the city. He noted that Mr. Lydecker had received quotes for \$500,000 and \$600,000. He stated that it was a small percentage of the overall project cost, but the project would have such a big impact on Ormond Beach which he thought was worth it.

Mayor Kelley stated that the city's proposed dog park was pushed out to FY 2018-19, so he was excited to see one proposed for the YMCA. He suggested that their contribution could incentivize the YMCA to build their dog park soon, such as in next year. He stated that would make him want to find a way to partner with them. He noted that he had visited YMCAs at other communities and cited the one in particular in Brentwood, Tennessee. He explained that his son drove an extra 20 minutes to use the YMCA instead of a gym because he liked the YMCA better. He stated that if the YMCA dog park became too crowded by the time the Nova Community Park expansion was underway, then the city could still build one.

Commissioner Stowers stated that Mr. Carolin had recently asked for additional funding to contract some services out due to the volume of services provided by his department. He stated that having the dog park at the YMCA without the ongoing maintenance and management would be a win-win, as Commissioner Boehm had stated.

Commissioner Kent stated that this dog park would be open to the public, have a water feature for the dogs and have parking next to the park. He noted that there was also a human walking trail around the entire property and through the dog park. He stated that there was much more to it than just a \$500,000 dog park. He noted that after meeting with Mr. Lydecker it was evident to him that the city should get involved and contribute an initial capital investment with no ongoing maintenance. He explained that his primary concern was for the public to have access.

Mayor Kelley stated that the city would have a dog park coming sooner than later.

Commissioner Boehm stated that would also allow an alternate use of the proposed dog park location at Nova Community Park. He explained that there was still a demand for more football and soccer fields as well as an ongoing parking problem. He noted that there was no parking anywhere near where the dog park was proposed to be located at the Nova Community Park.

Commissioner Kent stated that the city would have to spend over \$500,000 to create parking there; whereby, Mayor Kelley agreed that it would cost over that amount for the city to create the dog park, parking, and trails such as would be at the YMCA facility.

Stormwater Improvements

Ms. McGuire stated that \$814,205 was budgeted in FY 2015-16 for stormwater improvement projects. She stated that those projects included \$250,000 for corrugated metal pipe (CMP) replacement, \$35,000 for Hickory Village outfall ditch easement, \$437,000 for Laurel Creek stormwater pump station, \$68,805 for Laurel Creek gauge stations, and \$23,400 for Wilmette Avenue pump station.

Mr. Noble explained that it was very costly to rent pumps for extreme storm events, the pumps were not always available, and permanent pumps were not located in the referenced locations. He stated that permanent pumps would be able to be controlled right at the site.

Ms. Shanahan noted that when it was raining everyone wanted the pumps; whereby, Mr. Noble reiterated that they were hard to come by at times.

Ms. McGuire stated that staff had already started reviewing the operating budget and that staff was not recommending a stormwater rate increase.

Technology

Ms. McGuire stated that \$56,300 was budgeted in FY 2015-16 for technology projects. She stated that those projects included \$20,800 for communication infrastructure at Nova, and \$35,500 for communication infrastructure remote utilities. She noted that these projects were previously called fiber optics and these projects were a continuation of what had been started several years ago.

Ms. Shanahan noted that anytime the ground was opened, the city tried to put cable in. She explained that Information Technology Director Ned Huhta had been working with Bright House Networks and AT&T on getting cable run over the bridge to the other side at no cost to the city. She noted that it was a wonderful benefit and would provide greater connectivity to The Casements.

Transportation

Ms. McGuire stated that \$759,104 was budgeted in FY 2015-16 for transportation projects. She stated that those projects included \$57,404 for a Forest Hills Trail, a \$50,000 annual allocation for railroad crossing, \$550,000 for road resurfacing, \$40,000 for street light maintenance, and \$61,700 for US1 north sidewalk. She noted that the railroad crossing allocation may or may not be spent as they did not know up front what needed to be done. She stated that these projects would be funded in part through the existing property tax millage set aside for transportation.

Commissioner Partington asked if the railroad crossings had to be redone every two or four years; whereby, Ms. McGuire explained that \$50,000 was allocated every year in the budget, but that typically it was not spent each year.

Ms. Shanahan stated that the city was not told when it would be utilized. She noted that the allocation carried over if it was not spent.

Mayor Kelley referenced the Forest Hills Trail project. He explained that he wondered how many students from Forest Hills would be going to Tomoka Elementary and wondered about the demographic projections for the students. He noted that he thought that it would be a \$600,000 project to build that trail.

Ms. Shanahan stated that the project would be completed utilizing River to Sea Transportation Planning Organization (TPO) funding; whereby Commissioner Boehm stated that it was a FDOT Joint Participation Agreement (JPA).

Mayor Kelley noted that he knew that but it was still tax money; whereby, Ms. Shanahan stated that if the city did not complete the project then someone else would get the funding. Mayor Kelley stated that he understood that and that he fought for every dollar he could get when he served on TPO. He asked if it was assured that the city would receive the funding for the project.

Mr. Noble stated that the city would receive the funding and had already had the first meeting to work out the details for the project. He noted that FDOT wanted to make sure that the city was committed and ready to move on the project when the funding became available.

Mayor Kelley stated that one issue FDOT had been looking into was accidents involving students traveling to and from school.

Mr. Noble noted that the demographics would change from year to year as students aged, but he explained that at the time of the grant application a study determined that the interconnecting trail was warranted, noting that the study had been performed several years prior.

Ms. Shanahan stated that everyone in that area would benefit from the trail, not just the students.

Commissioner Partington noted that once that trail was paved, it opened up the opportunity for a linear park between Granada Boulevard and Hand Avenue.

Commissioner Boehm stated that the city would spend \$57,404 as the rest was grant funded; whereby, Ms. McGuire noted that the cost was for the design.

Mr. Ric Goss, Planning Director, explained that this project was the result of a bicycle and pedestrian study at Tomoka Elementary School about four years ago. He noted that the Principal, Assistant Principal, and a number of students had been interviewed and that the study determined the trail to be a high priority.

Commissioner Kent stated that Tomoka Elementary School was heavily utilized by bicycle riders and walkers.

Vehicles

Ms. McGuire stated that \$608,000 was budgeted in FY 2015-16 for vehicles projects. She stated that those projects included \$196,000 for General Fund vehicles, \$228,000 for solid waste/stormwater vehicles, and \$184,000 for water/wastewater vehicles. She noted that the General Fund vehicles expenditures were much less than usual.

Mayor Kelley stated that the stormwater vehicle was the street sweeper and noted he thought that the city just purchased one.

Commissioner Kent noted that he just saw the street sweeper and it looked great.

Mr. MacLeod stated that most cities the size of Ormond Beach would have three or four street sweepers and that the city only had one.

Mayor Kelley asked about contracting with someone else's street sweeper.

Commissioner Kent stated that if Mr. MacLeod thought it needed to be replaced, then it did.

Mayor Kelley stated that he did not like purchasing street sweepers; whereby, Commissioner Kent noted that it worked and made a big difference.

Ms. Shanahan explained that it cleared the street so that the debris did not go into the groundwater.

Commissioner Boehm joked that the street sweeper should not go down Mayor Kelley's street for the next year.

Mayor Kelley stated that Commissioner Partington and Commissioner Kent knew that he reviewed every analysis of every vehicle; whereby, Commissioner Kent noted that Mayor Kelley had saved the city money by doing so. Mayor Kelley explained that he looked at some of the vehicles listed and would offer that if they did not expect there to be dings in the bed of a pickup truck, then nothing should be put into it or a liner should be placed over it. He noted that if the lenses on the front of the truck were cloudy, they could be cleaned with toothpaste. He explained that it was interesting to see the details listed.

Water / Wastewater

Ms. McGuire stated that \$5.1 million was budgeted in FY 2015-16 for water and wastewater projects. She stated that those projects included \$325,000 for wastewater sludge thickener upgrades, \$290,000 for water plant lime silo dust collection, \$161,000 for hydrant replacement, \$555,000 for citywide meter replacement, \$200,000 for general upgrades, \$200,000 for water storage tank repairs, \$600,000 for lift station rehabilitation, \$90,000 for meter installation, \$100,000 for pretreatment effluent pump replacement, \$250,000 for sanitary sewer inflow infiltration, \$237,000 for watermain replacement, \$690,000 for outfall pipe replacement, \$165,000 for MLS comminutor, \$200,000 for Rima Ridge auxiliary power generator, \$270,000 for south peninsula reclaimed watermain expansion, \$70,200 for north peninsula water system improvements, \$550,000 for process and instrumentation control, and \$150,000 for Wastewater Treatment Plant (WTP) solids handling facility upgrades.

Ms. McGuire stated that \$5.1 million in project costs for the next fiscal year was significantly more than the current water and wastewater rate would provide for. She noted that many of the projects were Utility Master Plan projects. She explained that the majority of funding for these projects would have to come through a bond issue because enough revenue was not generated in a year to pay for them. She stated that staff was looking at recommending a 1.5% to 2% rate increase to help fund the capital projects and may need an additional 1% to 1.5% increase as well for operating expenses. She noted that she did not want the Commission to be surprised if staff recommended a 3% rate increase for capital project and operating cost funding.

Mayor Kelley stated that the Commission had said in the past that they did not want to go a substantial amount of time without a rate increase and then have to implement a large one.

Commissioner Partington noted that he served on the Commission when they had to increase the rate substantially to take care of a water problem because a previous Commission had not increased the rate for eight years.

Mayor Kelley noted that the city still had one of the lowest water rates and some of the best water purity.

Ms. McGuire stated that all of these projects, particularly the water and sewer projects were discussed with the Public Works Advisory Board the previous week and that staff had also indicated to them that a rate increase would be recommended.

Commissioner Kent stated that recently there had been discussion about the millage rate, which had been kept at the same rate, and how that was not sustainable. He explained that he was a little concerned with needing a water and wastewater rate increase and a millage rate increase in the same year.

Ms. McGuire noted that the solid waste rate was in the process of being increased over a three-year period as well and that there were two more years of that left.

Mayor Kelley stated that the projected property values were almost back at 2006 levels.

Ms. Shanahan noted that the city did not increase water rates last year. She explained that they tried to do it every other year.

Ms. McGuire explained that looking forward at the water and sewer master plan projects it was evident that more frequent rate increases would be needed. She stated that she appreciated and shared the Commission's concern about the rate increases.

Additional Requests Awaiting Funding (Un-Funded)

Ms. Shanahan noted that the unfunded portion of the CIP listed projects in no particular order.

West Ormond Community Center / Civic Center

Commissioner Boehm stated that he would like to discuss the West Ormond Community Center. He noted that the Commission heard him make a presentation regarding the project at the Strategic Planning Workshop on May 12, 2015. He noted that even Mayor Kelley could not recall when the last community center was built in the city, as the west side of the Ormond Beach did not exist. He stated that the residents of the west side of Ormond Beach had no recreation facility or amenity. He noted that was where the city was growing now and would continue to grow. He stated that he had displayed a plan that detailed a community center, park and civic center. He explained that he thought that the concept should be studied, the residents should be consulted, and then the Commission should decide what they wanted to put there, assuming the city could gain control of the land for the proposed location. He noted that the proposed location was owned by the Volusia County School District.

Commissioner Boehm stated that he thought a community center was the minimum that should be put in that location. He stated that the city was losing a basketball court at the YMCA. He noted that more people were playing basketball than ever before. He stated that when his son was young he had to play basketball at the YMCA because Ormond Beach could not furnish basketball to all ages and still could not, and it would only get worse. He noted that there were two elementary schools located a mile apart in that area and also hundreds, if not thousands, of children who could bike or walk to a community center located there. He explained that the city would never be able to build a center

less expensively than at the site which he was referencing, as that site had a lift station, a road, and parking available there now, and those aspects of the infrastructure would not have to be built. He stated that this was the right time to create such a center. He noted that he had a 2007-08 CIP at home that included a west side community center and that project had never been moved forward. He stated he was asking for a feasibility study to be included in the upcoming year.

Commissioner Stowers stated that Zone 1 covered to the western boundary north of Airport Road and as such many of his constituents would be benefited by such a facility. He stated that he supported the concept of a west Ormond Beach neighborhood park. He stated that he would like to know the Volusia County School Board's position regarding the property. He explained that he hoped that they would be willing to partner at a minimum and at a maximum donate the property to the city.

Commissioner Boehm explained that Volusia County Schools never paid for the property and that the neighborhood of Hunter's Ridge had to provide an elementary school site to the school district and the referenced property was the site they gave to the School Board. He noted that Volusia County Schools had no investment in the property and it was essentially surplus property. He stated that Mr. Carolin had had conversations with a Volusia County Schools' representative who indicated that there were no future plans for the property. He noted that Mr. Dwight Durant, President of Zev Cohen & Associates, had indicated to him that there was not enough land to build a middle school or high school there. He explained that since the land was surplus and the school district did not pay for it, he felt it would be a highjack attempt for them to desire to sell it to the city. He explained that putting in any facilities that the children at Pathways Elementary could use would be a benefit to the school district. He noted that it could also benefit the city's citizens as any playground or trails could be utilized even when school was not in session. He explained that he had a hard time seeing how the school district could come up with any solid objections to this project but noted that there was always a possibility that they might. He stated that he wanted to approach them and let the city and school district speak to see if they could come to an agreement in regards to controlling or owning the land.

Commissioner Kent stated that he was now 100% on board due to Commissioner Boehm's last comments. He stated that no money should be spent until the city could determine whether or not they could obtain and control the property. He noted that there were hundreds of children in that area. He explained that if it was not for his desire to live close to the beach, he would be living in one of those communities in that area for his son's sake, noting that there were hundreds of children in those neighborhoods on the west side. He stated that he thought Commissioner Boehm had a great idea and impeccable timing. He noted that he was on board except for the one big "if" regarding the city's ability to obtain the property. He stated that he thought that an elected official should have a conversation with the Volusia County School Board Chairman in case staff encountered resistance.

Commissioner Partington stated that it might be time for a joint meeting with the Volusia County School Board and the City Commission.

Commissioner Boehm noted that he had already sat down with Volusia County School Board Chairman Linda Costello. He stated that Chairman Costello volunteered twice a week at Pathways Elementary and lived a mile away. He stated that she saw the benefit to the community.

Commissioner Kent stated that Commissioner Boehm had his support to move the center off of the un-funded list as long as the city could retain the rights to the property.

Mayor Kelley stated that before the city would spend anything, they would find that out.

Commissioner Stowers noted that two separate items were listed: West Ormond Community Center and West Ormond Neighborhood Park. He stated that he wanted to speak about the civic center component previously proposed by Commissioner Boehm. He noted that when events let out at Oceanside Country Club, the 300 attendees would then patronize local restaurants. He explained that the county club was centrally localized and the restaurants would benefit from the "pass-by effect." He stated that his concern with a civic center located on the west side of Ormond Beach would be that some of that would be lost. He stated that the property next to the Three Chimneys site was for sale and was also centrally located. He noted that he was not sure if there was enough land there, particularly land that was not wetlands. He explained that a civic center to him lent itself to a core area.

Commissioner Boehm noted that he did not disagree. He explained that he was simply saying that the city did not have one. He noted that Oceanside Country Club only held about 200 people. He explained that oftentimes the Ormond Beach Chamber of Commerce and other groups left the city to have their events in Daytona Beach because the city did not have a facility that would accommodate such large groups. He stated that he went with staff and toured the ICI Center, which had a double basketball court. He explained that the ICI Center told them that they did not even advertise and had events all of the time as they had portable flooring to put over the basketball courts and could convert the basketball facility into a civic center. He noted that he and Mayor Kelley were just at the Winter Park Civic Center for ethics training and that facility had a double basketball court. He noted that putting in a double basketball court allowed seating to potentially be created for 450 to 500 people. He stated that when it was covered with portable flooring and draped it was converted into an event center, which was the least expensive way to do it. He stated that a community center would be used every day all day long.

Mayor Kelley noted that there were 17 acres located across the street from the Ormond Beach YMCA that were for sale and that about five acres of that was usable. He stated that a nice civic center could be possible there.

Commissioner Boehm stated that he did not disagree with a separate location for the civic center facility. He explained that he thought that the community center needed to be located on the west side of Ormond Beach.

Mayor Kelley noted that he did not disagree with that part of it, but he did not see converting two basketball courts into a civic center for formal dinners.

Commissioner Boehm stated that the ICI Center did so and held some fancy events there. He noted that he was asking for a feasibility study and explained that the least expensive way to do the project would be to do so at the location which he referenced. He stated that he had driven down Clyde Morris Boulevard today and on Clyde Morris Boulevard south of Hand Avenue there were hundreds of acres in Ormond Beach on the east side of the road that could be utilized. He explained that the only reason he suggested the inclusion of a civic center was because the city did not have one and he felt that they needed one. He further explained that to him the community center and

park were the vital needs in west Ormond Beach. He stated that if it just was a single basketball court such as at the South Ormond Neighborhood Center or the Nova Community Center he could be comfortable with that.

Commissioner Kent stated that he was on board with the feasibility study but if another location was to be looked at for the civic center, then he felt that decision needed to be made at this time because if they did not want to put it in another location they needed to look at including it with the community center in west Ormond Beach.

Commissioner Boehm explained that he was trying to meet the needs that were there.

Mayor Kelley confirmed with Ms. Shanahan that the direction was to speak with the school district about the site and then proceed with a feasibility study based on those discussions.

Ms. Shanahan stated that she thought that it was best that city staff met with school district staff first, but the Volusia County School Board and the City Commission could meet after, as well. She confirmed with the Commission that they wished to have \$40,000 for a feasibility study included in the budget. She noted that they would not spend those funds until they spoke with the school district. She stated that hopefully in August they would know better where they were at.

MacDonald House / Historic Preservation Plan

Ms. Shanahan asked if there were any other un-funded projects the Commission wished to discuss; whereby, Commissioner Partington replied that he wished to discuss the MacDonald House.

Commissioner Partington noted that he did not know what the ultimate finished plan for the MacDonald House would be. He explained that he would like to set aside some funds from the city so that the Ormond Beach Historical Society ("Historical Society") could apply for an ECHO grant and have it matched. He noted that could be utilized along with donated funds from those who supported the restoration of the building. He reiterated that he did not know what the final plan was for the building. He stated that he thought that it was important to work with that segment of the community, who had indicated that it was important to them from a historical and architectural standpoint.

Commissioner Kent stated that Mayor Kelley had some ideas years ago regarding the MacDonald House that he had been adamantly against but had since warmed up too. He noted that he had heard from some individuals, read letters to the editor in the newspaper, and heard about why taking care of the MacDonald House and preserving history was important. He stated that he was not sure that he wanted to put any money into it. He explained that it was a big unknown to him and asked what would be done with the building. He noted that Commissioner Stowers had mentioned years ago about "kicking the can down the road" and that eventually a decision would have to be made. He suggested that a workshop be held dedicated to the MacDonald House only and that from there the Commission could make a decision on what to do one way or the other. He stated that if they were going to renovate it, then they should do it and make it right; and if not, they needed to get it out on the market and move forward.

Commissioner Boehm stated that during the Strategic Planning Workshop one of the priorities that emerged was developing a Historic Preservation Plan. He suggested that

the workshop be a Historic Preservation Plan Workshop and that the MacDonald House could be a featured part of it. He stated that he thought multiple structures needed to be part of the discussion.

Ms. Shanahan stated that creating a Historic Preservation Plan would involve public meetings and public comment.

Mayor Kelley suggested that the Commission hold a workshop on developing the Historic Preservation Plan. He stated that he liked the idea of discussing it and would rather not have a plan presented without the Commission having prior input regarding the plan.

Ms. Shanahan stated that the Commission would absolutely have input and that the plan would involve more than just the MacDonald House.

Commissioner Stowers stated that he would almost be in favor of the Commission making a commitment that if "x" number of dollars were raised by the community that the city would match or double that amount. He explained that those funds coupled with an ECHO grant process could potentially address the cost of renovations. He noted that the cost was the one of the main issues.

Mayor Kelley stated that Commissioner Stowers' idea should be considered during the workshop. He explained that he still had a real concern over what the MacDonald House would do if restored to its glory.

Ms. Shanahan stated that the Historical Society wanted to develop a museum in that facility.

Mayor Kelley stated that they could discuss that at the workshop and from there decide what to do.

III. Adjournment

The meeting was adjourned at 6:29 p.m.

Transcribed by: Colby Cilento