

**MINUTES  
CITY OF ORMOND BEACH  
CITY COMMISSION  
BRAINSTORMING SESSION WORKSHOP**

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**December 1, 2015**

**5:30 p.m.**

**City Commission Conference Room**

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**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, and City Attorney Randy Hayes

Mayor Kelley stated that this workshop served as an opportunity for the Commission to be able to discuss any topics they wanted to bring up in a roundtable fashion.

**II. City Manager Update on Strategic Plan**

Ms. Joyce Shanahan, City Manager, noted that she had provided the Commission with an update on the Strategic Plan in the agenda packet. She explained that no action needed to be taken regarding the update, but she just wanted to provide the Commission with that information.

**III. City Commission Brainstorming Session**

**Parking/Downtown Development for Lincoln Avenue and New Britain Avenue**

Mayor Kelley noted that there had been an issue regarding parking at Ormond Beach Riverside Church ("Riverside Church"). He stated that he went and met with the pastor of that church, who was very receptive to discussing a solution to the parking issues. He explained that since then Ms. Shanahan had been in discussions with the pastor. He stated that he thought what would come of those discussions would be something that was very beneficial to the Ormond Beach Historical Society ("Historical Society"), the Anderson Price Building, and the city.

Ms. Shanahan stated that at a City Commission workshop in June, the Commission had discussed the need for parking downtown. She explained that staff had followed up with Pastor Charles Carruthers at Riverside Church, and found that Riverside Church was interested in selling the property to the west of their church building, located south on Lincoln Avenue. She stated that staff prepared a conceptual plan and layout of the parking area on the site, which had a preliminary estimate of construction costs at about \$112,000. She noted that an appraisal was performed on the property which appraised it at about \$73,000. She stated that a title search was also performed and no issues were raised. She explained that the suggestion was to present the information to the Ormond Beach Main Street ("Main Street") Board for their comments. She noted that Main Street thought the purchase was a good idea. She explained that possible approaches to developing the property were discussed with the City Attorney and the most prudent approach appeared to be to acquire a construction easement from Riverside Church to build the parking lot and then

purchase the site from the church in the future. She noted that staff's plan was to work towards an agreement of some sort, unless they heard alternative direction from the Commission. She explained that Community Redevelopment Agency (CRA) funds would be used for that process.

Mayor Kelley asked if there was any update on the paper road; whereby, Ms. Shanahan replied that she did not have one. Mayor Kelley stated that there was a paper road from New Britain Avenue to Lincoln Avenue, which would, if it came about, create access from New Britain Avenue into the parking lot behind the Anderson Price Building. He stated that one-way access could be created from the Anderson Price Building to New Britain Avenue, which would avoid Lincoln Avenue and Beach Street. He stated that would add a significant number of parking spots for use at the Anderson Price Building.

Ms. Shanahan stated that she believed it was 48 parking spots.

Commissioner Boehm asked what the benefit of obtaining a construction easement was, as opposed to just purchasing the property and then building on it; whereby, Mr. Randy Hayes, City Attorney, stated that it dealt with development standards. He explained that if the city owned the property outright, there would be significant criteria and standards to comply with that would diminish the amount of parking.

Mr. Hayes stated that another consideration on the flip side was the use of public resources for public property. He explained that he would probably propose to do a short-term construction easement for construction of the parking lot and then on consummation of that have a deed of conveyance signed.

Mayor Kelley explained that in his few conversations with Pastor Carruthers he noted that he was amenable to allowing the city to use his church parking lot, even once the construction was completed, as long as the church was not in use. He noted that a lot of additional parking would be able to be created there and even on the vacant property on the northwest corner of Lincoln Avenue. He explained that in turn, they would allow Riverside Church to use the constructed parking lot on Sundays if their church services filled up and they needed overflow parking. He noted that sometimes when communication was opened it was easier to find a way to solve the issues.

Mayor Kelley stated that when he was on the Commission in 1994 there was a concept for New Britain Avenue that had been discussed. He displayed a poster board of a conceptual plan he had developed. He noted that this was what New Britain Avenue could look like with help. He stated that the city was going forward with sewer and water improvements on New Britain Avenue. He noted that this concept illustrated parking and buildings which represented a special intercity urban district to allow for residential and commercial mixed use buildings, which would create a dynamic force in the city. He reiterated that this was discussed in 1995 but that there was no one back then developing the downtown like Mr. Bill Jones had done now to make Granada Boulevard what it was. He noted that this concept would obviously need a lot of work.

Commissioner Partington stated that he liked the concept and the way the illustration looked. He stated that a few days ago he was coming over the bridge and saw eight to ten individuals walking in the downtown. He noted that the whole goal for the downtown was to create more activity and have it be more walk-able. He stated that

having mixed use developments located there would certainly further that goal and could be a dynamic force.

Mayor Kelley stated that it would create a destination in the downtown. He noted that it would be something to be proud of.

Commissioner Kent stated that this was exactly what the Commission had talked about doing for years in the downtown. He explained that many residents had stated that they would like to have a walk-able downtown during their comments. He stated that he thought it was a great idea.

Commissioner Stowers noted that similar projects had been done in New Smyrna Beach and Daytona Beach. He stated that he was happy to facilitate getting all of the soft cost work up front ready. He explained that the missing component had always been regarding the security on whether the demand was there. He noted that no one would build a complex like that hoping that someone would purchase it. He stated that the city needed to see if this would be possible and financially feasible based on the market. He noted that he was in favor of taking any steps they could towards that.

Mayor Kelley stated that they could look at creating a district within a district. He noted that the area was located within the city's CRA. He explained that the purpose of the CRA was to improve an area to create tax dollars. He noted that residents had spoken to the Commission before about the desire for a walk-able downtown. He stated that having residences located on top of businesses in that area would help the businesses located there. He noted that improving the parking situation downtown would help, as well.

Commissioner Kent stated that Mr. Jones received a few \$50,000 property improvement grants from the city but noted that he had to spend \$100,000 to receive \$50,000. He noted that Mr. Jones spent millions. He explained that while he would love to have this concept happen, it had to mostly come from a private developer. He stated that he had a meeting in the past, with some individuals he would not name, about developing in the city. He explained that with what they wanted to do with TIF (Tax Increment Financing) funding, he would want to be a developer too, because if the city was going to put up all the risk and put up all the money he would want to do it, too. He noted that was playing in the back of his mind during this discussion. He stated that Mr. Jones set the standard for how to help make the downtown extremely successful as a private partner. He noted that there would be concerns if the developers interested were more of the ilk of the ones he had met with previously, and not like Mr. Jones.

Mayor Kelley stated that the city could create conditions to let the concept happen. He stated that would include creating the zoning and infrastructure for water retention areas. He noted that the city could create the mechanism for the special zoning district to allow that to happen. He stated that he drove on John Anderson Drive a lot the past weekend and could not believe what had happened over there in just the last few months with construction. He noted that the city was experiencing a recovery in the real estate market. He stated that having something like the concept he described in Ormond Beach would set them apart.

**Cell tower/Cellular Connectivity**

Commissioner Boehm noted that he wanted to bring up an issue near and dear to Mayor Kelley. He stated that the constituents that lived in his home complained often about cellular phone reception in his home. He noted that he spoke to Ms. Shanahan and she had to go out in her backyard to take cellular phone calls. He stated that no one had approached the city since they voted down one tower proposal and suggested that maybe the city should approach someone about finding a way to increase the cellular signal strength.

Mayor Kelley stated that his neighbors had to stand out in their driveways, and residents of the Trails and Tomoka Oaks were unable to make emergency calls because they had no cellular signal. He noted that it was a travesty in this day and time. He thanked Commissioner Boehm for mentioning it.

Commissioner Boehm asked if the Commission could direct Ms. Shanahan to look and see if there was any interest in the cellular market. He noted that the Commission did not have to accept any proposals. He explained that he thought that it would be better to reach out rather than waiting.

Mayor Kelley noted that if the proposed tower was under a certain height, the city could not turn it down; whereby, Commissioner Stowers noted that the height maximum was 90 feet, and Mr. Hayes noted that there would be setback requirements, as well. Mr. Hayes explained that the reason the previous proposal was before the Commission at a public hearing was because it would have exceeded the height requirement.

Commissioner Stowers stated that Port Orange had one located on Dunlawton Avenue in front of their City Hall and he felt it looked awful. He explained that he still believed that the right decision was made to deny the previous proposal as it would have been located on the city's only gateway from the west. He stated that cell tower companies were concerned with maximizing efficiency. He explained that when the proposal came before them they stated that it was the only site they were interested in because they did not want any overlap. He noted that a possible site was the covered-over landfill on the north end of the Nova Recreation Center. He stated that the city already owned that property and could reach out to cell companies and explain that while there would be some overlap, there could be some give and take regarding costs or lease rate in order to make it work.

Mayor Kelley noted that he appreciated the issue being brought back up. He stated that he often mentioned it because he dealt with the services issues himself all of the time. He explained that he was concerned with the safety of those in his neighborhood who could not make emergency calls.

Mr. Hayes stated that if there was a piece of city-owned property in the vicinity that they felt would be a good location to locate a tower, an RFP could be issued to see what type of proposals they received for long-term leases.

Mayor Kelley noted that he was not sure how deep the supports needed to go and explained that the former landfill site could not be dug deep into because of the liner.

Ms. Shanahan stated that staff would look into it. She noted that a few years prior property at the airport was leased for a cell tower but that the lease was expiring and nothing had been done with it. She stated that might be another piece of property to be marketed for that use.

Mayor Kelley stated that one there would not help Houligan's and The Trails areas.

Commissioner Partington noted that he had spoken to Ms. Shanahan about this subject quite a bit. He explained that he was prepared to spend city funds to build a tower at the airport or at the landfill site, if feasible. He noted that the city could own it and collect the rents from it. He stated that staff could work with the carrier companies to obtain boosters to provide to homes for a short term solution. He noted that some companies offered that for free and some had a charge. He explained that in areas where they had substandard service he would imagine they might be inclined to provide that for free, or at a reduced rate, for their customers. He noted that he had asked Ms. Shanahan to look into that, as well.

Mayor Kelley stated that Verizon had waived the fee for one of his neighbors who obtained a booster.

### **PAL Building**

Mayor Kelley noted that the Ormond Beach Police Athletic League (PAL) received much award recognition and did a lot for the community. He stated that Ormond Beach had one of the best PAL programs in the United States, and noted that the judges for the Male Volunteer of the Year Award, won by Mr. Doug Thomas, had told him that. He stated that Mr. Thomas had told him that the PAL facility was a cramped space and explained that it was located in a home built in 1947. He noted that PAL held weekly meetings there. He asked if staff could look into if anything could be done to help alleviate that situation. He stated that the home was maybe 600 square feet.

Commissioner Boehm stated that it was a very small location and had a very small dirt parking lot. He noted that it was not very adequate.

Mayor Kelley requested that staff look into whether anything could be done for a reasonable cost. He stated that the city had the best PAL organization in the country.

### **Relocation of City Attorney's Office to City Hall**

Mayor Kelley noted that he would be remiss if he did not mention again his desire to move the city's Legal Department back to City Hall.

Mr. Hayes stated that he would be happy to be located wherever the Commission preferred.

### **Developments with Smaller Lots**

Mayor Kelley noted that the four other Commissioners were not in favor of the move.

Mayor Kelley stated that the real estate market was recovering. He noted that people did not want to purchase small mansions. He stated that a developer was offering

smaller lots for a project at Tymber Creek and Airport Road. He noted that the development would have smaller lots and less for people to take care of, but the homes would still be high end in style. He stated that the city did not need more tract housing or affordable housing. He noted that there needed to be housing available for those who wanted to have a small home in a nice neighborhood on a smaller lot. He stated that he believed that was becoming a trend around the country.

### **County Roads/Landscaping Within the City**

Commissioner Boehm noted that the county did not have property improvement grants but that the state and the city did. He stated that the city had done wonders with obtaining landscaping grants in order to beautify the city. He explained that a lot of residents believed that if a road was located within the city that it must be a city road and maintained by the city. He noted that he had received a lot of complaints about Tymber Creek Road not being finished and not being landscaped. He noted that he also had complaints about Clyde Morris Boulevard not being landscaped, not being mowed, and not being taken care of. He stated that the question to him was if there was a means to create a property improvement grant so that they could apply for one in order to landscape Tymber Creek Road or Clyde Morris Boulevard, if the city agreed to irrigate and maintain it. He noted that the city had such fine landscaping that its citizens noticed the roads that were not being maintained and wondered why certain areas were being ignored. He explained that he would have to explain to these inquiring citizens that it was a county road and that the county said they had no funding to address it.

Commissioner Boehm stated that the county mowed those roads six times a year and did not share the standards that Ormond Beach held itself to with regards to landscaping. He asked if a program could be worked out to get those roads landscaped.

Ms. Shanahan stated that the landscaping was the cheap part and explained that the real cost was in the irrigation. She stated that the county had told her that they were willing to allow the city to apply for a landscaping grant but explained that it would only provide her with the trees and not the water, which was the expensive part. She noted that the city would have to maintain it forever afterwards as well, which was an ongoing operating cost.

Commissioner Boehm stated that reuse water was available running from Airport Road to Breakaway Trails.

Ms. Shanahan noted that she did have it available for some of those areas but not all of them, including Clyde Morris Boulevard.

Commissioner Partington stated that landscaping Clyde Morris Boulevard was also on his list of topics to discuss for the same reasons that Commissioner Boehm mentioned.

Mayor Kelley stated that if he was elected to the County Council he would make sure these issues were addressed and that there was money to set aside to help with the upkeep and maintenance. He explained that one of the reasons he was running was because he felt that someone from Ormond Beach could do more for the city at the county level. He noted that they were not getting help from them.

Commissioner Boehm noted that he hoped that it would not take four years the next time the city had a joint participation agreement with the county. He stated that someone had to wake them up and let them know that Ormond Beach was in the county and they needed to do something for them.

Commissioner Stowers noted that he worked in New Smyrna Beach. He stated that there was an interlocal service boundary agreement that extended west on State Road 44 with the county. He explained that hundreds of acres of property had been annexed into New Smyrna Beach over the past two years. He noted that Ormond Beach had been doing the same thing on North US1 over the past two or so years. He stated that these were urban areas which one would presume would have some services that the county had to provide to them. He explained that as the municipalities took over these areas they would take on the burden of those services but still all they heard from the county was that they were out of money. He noted that it was extremely frustrating to see what appeared to be on a macro level as an entity that should be getting smaller and having a shrinking responsibility.

Commissioner Stowers noted that he was going to mention Airport Road, also. He stated that Airport Road was slated to become four lanes years ago, and that was shelved. He explained that he brought it up now because of the turnaround in the economy, noting that the last pieces along Granada Boulevard were being developed. He stated that the city had to try and think a couple steps ahead and think of alternatives. He noted that Hand Avenue had been discussed and he thought it needed to be more of a priority. He explained that Hand Avenue and Airport Road were the local options for residents to be able to travel downtown without having to get on Granada Boulevard.

Commissioner Kent stated that Commissioner Boehm was right about the conversations they had to have with residents. He noted that he thought that it was a healthy conversation to have so that they were informed. He also noted that it was also beneficial to have these conversations so that people knew how grossly mismanaged the county had been and the lack of representation that Ormond Beach had suffered for at least the last 15 years, if not longer. He stated that Mayor Kelley was a man of integrity and could get things done, and as such he was hopeful that he would be elected to the County Council. He noted that this did not just affect Ormond Beach but happened everywhere in the county, noting that Commissioner Stowers mentioned New Smyrna Beach, as well.

Commissioner Kent explained that one of his concerns was the city purchasing the plants, the city putting the irrigation in, and then the city incurring the maintenance costs. He noted that he did not feel that was right. He stated that citizens were paying almost double to the county what they were paying to Ormond Beach. He noted that the county cried poor every chance they got but noted that they had purchased property on A1A without getting a consensus from an elected body and spent millions of dollars to do so. He stated that the beach should not cost the county money, noting that it was the county's best asset. He explained that the county lost money year after year, noting that it should break even or make money at a minimum. He stated that citizens needed to hear about county roads. He noted that Clyde Morris Boulevard was mowed only six times a year.

Commissioner Boehm noted that Bahia grass was in the county's medians. He explained that Bahia grass was pasture grass. He stated that Ormond Beach had St.

Augustine grass in their medians on Granada Boulevard. He noted that Bahia would grow a foot if it rained.

Commissioner Kent stated that he was still a firm believer that there was no reason for grass to be located in a median on a highway. He noted that millions of gallons of water were being put into those medians for cars to fly by them. He stated that the median in front of City Hall was done appropriately as it had no grass and contained all plantings. He stated that grass was what you played ball on.

Commissioner Partington mentioned perennial peanut and Asiatic jasmine, two other ground cover sources. He noted that xeriscaping, or using crepe myrtles, would be better than nothing. He stated that residents of The Falls and Aberdeen in particular complained about the landscaping conditions on Clyde Morris Boulevard. He noted that Ms. Shanahan sometimes sent an extra crew out to mow the area but that did not solve the problem.

Mayor Kelley commented that it was so high last time it was cut that it could have been baled for hay.

Commissioner Kent explained that the city did a test spot of Asiatic jasmine on the median on Granada Boulevard closest to Nova Road. He noted that small piece looked fantastic and worked. He stated that he hoped that it would be the county's solution as it looked great and did not need to be mowed.

Commissioner Boehm stated that most of the medians in The Trails did not have grass in them. He noted that Austin Outdoor took care of The Trails and used trucks that sprayed mulch into the medians. He stated that it was not irrigated at all.

Commissioner Kent stated that it made sense to plant something that did not need to be watered anymore once it was established.

### **Parking Kiosks for Andy Romano Beachfront Park**

Commissioner Boehm stated that New Smyrna Beach decided to charge for beachfront parking this year. He explained that they issued stickers for all of their residents. He noted that could expand to county residents, also; whereby, Mayor Kelley stated that New Smyrna Beach had to do that.

Commissioner Boehm stated that his thought was to charge at Andy Romano Beachfront Park. He explained that one would be charged \$10.00 to go down the ramp and park to the left of the park but could park for free at the park. He explained that he thought that Ormond Beach residents and Volusia County residents should always be able to park for free at the park. He stated that they could generate revenue from those who visited from out of the county if they put kiosks in. He stated that someone could go by hourly and check to see that the stickers were on the cars and ticket them if not. He noted that it was a means of raising revenue. He stated that it seemed uneven to him that visitors from anywhere could park at Andy Romano Beachfront Park even though the city and county taxpayers paid to create the park.

Mayor Kelley stated that the city was absorbing the maintenance costs. He noted that one of the complaints they received sometimes was that the park filled up so

quickly that Ormond Beach residents could not park there. He stated that they could not determine whether those parked there were residents of the city, the county, or from outside the area.

Ms. Shanahan stated that staff performed a survey of zip codes during the summer at the park. She stated that about 50% came from Ormond Beach, another 25% to 30% were from Volusia County, and the remaining approximately 20% were from outside the area.

Mayor Kelley stated that there were forty parking spots, which would generate \$400 a day at \$10.00 each.

Commissioner Kent noted that he represented this district. He stated that Ormond Beach and county residents paid for the park and noted that Ormond Beach residents were hit twice for it. He stated that often the park was full by 11:00 a.m. on a summer day, and Ormond Beach residents, who paid for it, might be the ones unable to get a spot. He stated that he would be in favor of it as long as city and county residents were provided the sticker in order to park free of charge. He noted that he was recently at the park and the city employee working there was a class act. He stated that he was all over the park and there was a cost associated with that. He noted that Ormond Beach residents were hit a third time with that cost. He explained that he felt that it was absolutely appropriate to charge out of county residents, and he felt that it would even the score a little bit.

Mayor Kelley explained that he had often thought that having a beach access sticker should work for parking in a beachfront park. He confirmed that the idea presented was that an Ormond Beach resident or Volusia County resident who had a sticker from the city could park in Andy Romano Beachfront Park without cost. He stated that a simple way would be to allow those with a beach access pass.

Ms. Shanahan noted that residents had to pay to obtain those. She explained that the only way she could determine who was a resident and who was not was by a sticker issued by the city. She stated that New Smyrna Beach had collected about \$46,000 so far since their program became operational, which was a few months prior. She noted that they had a meter kiosk. She stated that New Smyrna Beach had a lot more traffic to the area in which they were charging than Ormond Beach did. She noted that they had more parking spaces.

Ms. Shanahan explained that their residents had to come in and pick up the sticker. She noted that the county wanted New Smyrna Beach to mail it to everyone in the county, which was not feasible. She explained that if a city resident received a ticket for parking without a sticker they could go to New Smyrna Beach's City Hall and pick up the sticker and have that first fee waived. She noted that the city could look into doing that, if that was what the Commission desired.

Commissioner Partington stated that he also thought that it was worth looking at. He noted that he would like to see New Smyrna Beach's costs versus what they had taken in.

Mayor Kelley stated that he believed the costs for the kiosks were huge.

Ms. Shanahan stated that, according to the newspaper, the start-up costs for the new system included \$83,000 for seven kiosks.

Commissioner Boehm stated that Ormond Beach would maybe need two kiosks.

Ms. Shanahan stated that the projected operating costs were between \$126,000 and \$137,000. She noted that the city would probably just need one kiosk.

Commissioner Boehm explained that one kiosk would be \$11,000 or \$12,000, if it was \$83,000 for seven.

Mayor Kelley stated that one in the middle would probably be sufficient. He reiterated that it would be worth looking into. He explained that he did not look at it as a moneymaker, as he did not really feel that it would be one, but would be addressing fairness and access. He noted that if it could help offset some costs and maintenance that would be a positive. He stated that it should cover its own costs after the initial year. He noted that New Smyrna Beach had several parking lots that they were charging to park in, whereas the city would have one lot.

### **Sidewalk Linear Park – The Falls**

Commissioner Partington stated that one idea was a linear park in between Granada Boulevard and Hand Avenue, along Misner's Branch Creek. He noted that part of a trail was being put in from behind Forest Hills almost to Granada Boulevard. He explained that there was a good chunk of bike path behind The Falls that ran along that creek. He stated that he would like staff to look at putting in a little more sidewalk from the end of The Falls to Hand Avenue to make that part of the trail system a linear park where people could run, bicycle, and skateboard. He stated that it would open up the trail system and provide a new activity. He noted that he did not know if easements from The Falls would be needed. He stated that it seemed like it would be a reasonable cost project and provide a great amenity for those residents in that area.

### **Vietnam Veterans Celebration**

Commissioner Partington stated it may be early, but he would like the city to be thinking about a welcome home celebration for its Vietnam War veterans. He noted that he was not sure when the appropriate time was, and suggested that possibly it was 45 years after the official end of the United States' involvement in the war, which he believed was in August 1973. He noted that the war ended in 1975. He explained that he wanted it to be the huge welcome home celebration that Vietnam veterans never received. He noted that he spoke with Leisure Services Director Robert Carolin about it. He stated that it would take some planning and as such he wanted to put it on the radar. He noted that the city did a great job with their World War II veterans and Korean War veterans.

Mayor Kelley stated that the 40<sup>th</sup> anniversary of the end of the war was this year; whereby, Ms. Shanahan stated that staff could look into it and bring something back to the Commission.

Commissioner Boehm suggested that the event would probably need to be held at the Ormond Beach Sports Complex or Rockefeller Gardens. He noted that the

number of Vietnam veterans alive in the city would be too great for City Hall, noting that the Commission Chambers could barely handle the Korean War veterans.

Commissioner Partington mentioned Destination Daytona, noting that they had a large, covered facility. He stated that helicopters could be involved and that others had some great ideas.

Mayor Kelley stated that Destination Daytona just signed a contract for their pavilion. He noted that he bet they would allow the city to use the facility for the event.

Commissioner Partington stated that he wanted the veterans to know how much they were appreciated.

### **Candy for Christmas Parade**

Commissioner Partington stated that last year the soft, small candy canes that the Commission was given to throw at the Christmas Parade were so light that when thrown they would barely go past the truck from which the Commissioners were throwing them. He noted that small children were then running up by the vehicle tires to collect them.

Ms. Shanahan noted that they really did not want the Commission to throw candy at all; whereby, Commissioner Kent stated that the Commission was definitely going to throw candy.

Commissioner Partington stated that they needed to have the right kind of candy to throw this year, and also needed plenty of it. He noted that he always ran out.

Ms. Shanahan asked what the right kind of candy was.

Commissioner Kent noted that the candy canes floated. He stated that the Commission needed double the amount of candy that they were provided last year as they ran out. He suggested that the right candy was hard candy.

Ms. Shanahan asked if Reese's were appropriate; whereby, Commissioner Kent stated that they did not want to spend \$5,000 on the candy.

Commissioner Boehm suggested skittles, tootsie rolls, and Hershey kisses would all be appropriate.

Commissioner Stowers stated that he agreed that the Commission had to have candy because when the parade stopped all of the children wanted candy, and it was very awkward when they were out.

### **The Loop**

Commissioner Stowers stated that he continued to be astounded that the community had such pride in the Loop but had not had bicycle lanes added. He noted that the city was doing their best with the pedestrian path that went off of North Beach Street and wrapped around Sanchez Park. He stated that on weekends he avoided the Loop because there were so many bicyclists in that route. He noted that he believed that there was enough room to repave the road, without removing trees, and adding

a shoulder for bicyclists, even if it was not a bicycle lane. He stated that the line currently was on the edge and that as such, the bicyclists were currently in the middle of the lane when using the road. He noted that the situation was unfair to both the bicyclists and the motorists driving on those roads.

Mayor Kelley noted that it was a county road.

Commissioner Stowers stated that he thought that it was important for the community's identity. He noted that he felt there were people who would not use that road because it was so dangerous.

Mayor Kelley noted that he had friends who rode bicycles who did not use that road.

### **City Bottled Water**

Commissioner Kent stated that occasionally he went to an event in Ormond Beach and received a City of Daytona Beach branded water bottle. He noted that it always rubbed him the wrong way. He stated that if Daytona Beach could do that then Ormond Beach should be able to, as well. He requested that the city look into doing so. He noted that the city did have a reverse osmosis plant.

Mayor Kelley stated that Ormond Beach's water was very good as compared to the water in some other places. He noted that the exception would be when the water needed to be super-chlorinated, which he could detect. He stated that he knew that had to be done, however.

### **Commission Compensation**

Mayor Kelley noted that the city was doing a pay and classification plan review with consultants and that it would compare local municipalities. He stated that he believed they would look at the Commission's compensation, as well. He explained that while they did not serve for the pay, it would be nice for those on the Commission to not have to pull money from their own pockets to go somewhere or do something in their duties.

### **MacDonald House/Ormond Beach History Museum**

Mayor Kelley stated that he had thought a lot about the MacDonald House since the last time it was discussed. He explained that he thought the discussion should possibly center around not preserving or saving the MacDonald House, but around creating an Ormond Beach Museum, as that was the provided justification for restoring the MacDonald House. He stated that the best location for the museum should be researched. He asked why the Anderson Price Building could not possibly serve as the museum. He noted that it was already a historical property and additional parking would be created there. He stated that the city could possibly even help subsidize the cost of creating a true museum with enough space. He noted that a home north of the Anderson Price building was the Dix House, which was currently on the market, and was a historically significant home.

Mayor Kelley noted that the MacDonald House also served as a welcome center and explained that his thought regarding that was that the Ormond Beach Chamber of Commerce ("Chamber") served as a welcome center, noting that the city subsidized

and paid the Chamber for those services. He stated that the city also looked at the historic fire station property in the city as a possible solution. He asked if the MacDonald House, in its condition, would make a good museum, if the city even needed a museum. He asked if that was the best location for a museum or if some other location would be better. He asked if there was space at the Ormond Beach Memorial Gardens for a museum. He noted that was the justification he had heard used by those advocating saving the MacDonald House. He stated that he did not think the MacDonald House was personally conducive to being a museum. He noted that he did not expect any responses, but he just wanted to share those thoughts he had regarding the situation.

Commissioner Partington asked if there was any movement of the historic fire station; whereby, Mr. Hayes stated that SunTrust Bank ("SunTrust") had acquired the property and was looking to receive top dollar for its sale.

Mayor Kelley explained that it would have been a much better location in his opinion. He asked if there was space to put a museum down by the cupola. He stated that the Anderson Price Building was another opinion. He asked if enough revenue was being generated from renting that property for events in order to justify its existence. He noted that he did not know whether it was or not.

Commissioner Partington noted that the Commission could not discuss any of this outside of a meeting. He explained that he had come more into line with Mayor Kelley and Commissioner Boehm's thinking regarding the historic fire house property. He stated that after he thought about the condition of the MacDonald House, what it would take to repair it, and the ideal location for a museum, he worried a little about what would happen to the fire house if the city did not do something affirmatively. He noted that he had told Mr. Hayes that he was more in line with what Mayor Kelley and Commissioner Boehm had indicated value wise. He stated that the additional costs were worth it to him in terms of protecting the structure for the city's history.

Mayor Kelley asked Mr. Hayes if they could hold another meeting to discuss the historic fire house property.

Mr. Hayes explained that there could not be another shade meeting as the litigation had been concluded. He noted that SunTrust was actively marketing the property for top dollar. He stated that it was a nice property but there were some issues. He stated that SunTrust was asking a premium price, the inside space was uniquely situated, and the parking was limited.

Mayor Kelley asked if SunTrust was still holding to a price in the range of \$900,000.

Mr. Hayes stated that he did not know, but they were at a price much higher than the Commission had indicated they were willing to go. He stated that they told SunTrust that the Commission was certainly interested in discussing it further, if they wanted to come back to the city.

Mayor Kelley asked if Mr. Hayes, Ms. Shanahan, or someone else, could talk to them and see what a best price offer would be.

Mr. Hayes stated that the lowest price that he recalled was about \$730,000.

Mayor Kelley stated that they could potentially get \$500,000 for the MacDonald House property.

Mr. Hayes stated that he thought that the process would have to play itself out. He noted that perhaps there was a buyer out there willing to pay the premium cost for it.

Mayor Kelley explained that he liked that the property was a historic part of Ormond Beach, already on the national historic registry, had been renovated, and had space for a museum in the area where the fire engine once sat. He noted that the rest of the building was pretty chopped up space-wise inside, and it did not have an elevator.

### **Three Chimneys' Adjacent Site**

Commissioner Stowers noted that the Three Chimneys site located just off of Granada Boulevard was a beautiful site. He noted that the state owned that particular site and the property next door had recently, or would be imminently, changing hands. He stated that he knew a little about that property and that it was being marketed for an out parcel fronting Granada Boulevard on the east side, closest to Orchard Avenue by the CompUSA or Office Depot. He noted that there was a creek that ran through it, and that in the back corner there was about 1.4 acres. He stated that it was not viable for commercial use and that there were historic trees located in front of it.

Mayor Kelley asked if the parcel was off of Sterthaus Avenue; whereby, Commissioner Stowers stated that it was on the back end and was adjacent to the Three Chimneys property, in the back corner near Sterthaus Avenue.

Commissioner Stowers stated that his thought was that someone could deed that to the city, since it was not viable for commercial use, and the city could turn that property into a fantastic park in the middle of the city. He noted that there could be interconnecting walking trails and parking for the Three Chimneys. He stated that it would highlight a gem that he felt was lost right now in the city. He noted that potentially they could acquire that part of the property for not beyond market value, and they could put a new structure there. He stated that it was sort of a crazy idea, which may not be feasible, but buildings could be moved. He asked if the MacDonald House could potentially be moved to a site like that.

Mayor Kelley stated that it could not be. He noted that it had already been looked into and the MacDonald House would fall apart. He stated that getting it across the Granada Bridge would also be impossible and all the termites would have to be removed from it. He suggested that perhaps the location Commissioner Stowers was speaking about would be a good location for a museum.

Commissioner Stowers stated that he knew there were beautiful historic trees on the site and if they were preserved, events could be held there such as weddings. He noted that Andy Romano Beachfront Park and The Casements were examples of what the city could do to create gems within Ormond Beach that made it unique. He noted that the property had that sort of potential, albeit outside of the out parcel on the front which was being marketed.

Mayor Kelley asked if someone could create an aerial view of where Commissioner Stowers was talking about. He noted that he believed he knew the area but could not connect it. He asked if it was east of the current location on Granada Boulevard that ran north almost to Sterthaus Avenue.

Commissioner Stowers stated that in about 2007 the owner was a client of his and he had done some due diligence for him. He explained that was how he knew of the site. He stated that the property was adjacent to the Three Chimneys site.

Mayor Kelley confirmed that it was located to the east of the Three Chimneys.

Commissioner Stowers stated that this gentleman sold off some of the other property he owned in that area and this parcel was left. He noted that the property had a creek running through it, a 25-foot setback on one side, historic trees, and other issues. He stated that the current plan was to have an out parcel on the front of the property.

Mayor Kelley asked Commissioner Stowers if he knew what the frontage was; whereby, Commissioner Stowers stated that the front out parcel was next to the Moose Lodge, and he thought that the plan presently was to have a commercial building there.

Mayor Kelley asked Commissioner Stowers if he was sure that someone had not already purchased that property; whereby, Commissioner Stowers replied that he knew it had been purchased. He explained that he was speaking just about the back portion.

Mayor Kelley stated that it would make sense if that area was cleared and had parking as you could then visually see the Three Chimneys. He noted that presently you could not see the Three Chimneys from Granada Boulevard.

#### **IV. Adjournment**

The meeting was adjourned at 6:58 p.m.

Transcribed by: Colby Cilento