

**MINUTES
CITY OF ORMOND BEACH
QUALITY OF LIFE ADVISORY BOARD
REGULAR MEETING**

June 7, 2018

6:00 PM

**City of Ormond Beach
Training Room
22 South Beach Street
Ormond Beach, Florida**

1) Call to Order

Dr. Shapiro called the meeting to order at 6:00 p.m.

Members present were: John Adams, William Masters, Susan Persis, Troy Railsback, Dr. Philip Shapiro and Margaret Sharifi. Excused was Ali Mehrabian.

Staff present was: Finance Director Kelly McGuire and Recording Secretary Shá Moss.

2) Approval of Minutes – April 2, 2018

Mrs. Persis moved seconded by Mr. Masters to accept the minutes of the April 2, 2018 meeting. The motion passed unanimously.

3) Audience Remarks

None

4) Discussion Item – Capital Improvement Program

Dr. Shapiro stated that the review of the Capital Improvement Program (CIP) was one of the most important things that the Board focused on for the community. He thanked Ms. McGuire for her preparation of the CIP. He noted there were less pages in the packet and asked if there was a specific reason; wherein Ms. McGuire answered that there was too much project backup detail included in prior years.

Dr. Shapiro pointed out that the CIP was for Fiscal Years 2018-19 through 2022-23. He described the plan as anything \$25,000 or higher and on a balanced scheduled as

income coming in has to equal what goes out. If the Board decides they want to add something to the CIP, then something has to be removed. There are three areas that the Board normally reviews along with the Leisure Services Advisory Board and they are as follows: Beautification, Facilities Renewal and Replacement and Parks, Recreation and Cultural.

Dr. Shapiro pointed out page 47 which was the Mission Statement of Ormond Beach. He stated it was the first time he has seen it in the CIP. Ms. McGuire noted that the mission statement is listed in the Annual Budget each year.

Dr. Shapiro stated he noticed through the years that the CIP draft is very fluid. Some things disappear, some go away for a while and come back, and some change in their cost estimates. The CIP is a projection for 5 years out and it will vary over time. He pointed out page 2, the expenditures for 5 years looking forward and noted the Water & Wastewater section is just over 63% of the capital expenses and about 1/3 goes to infrastructure regarding water. The areas that the Board reviews is 4.7% of the \$89.5 million, which is down slightly from the previous year, but the 4.7% is still above the national average for a city of this size. Reviewing the Funding Source, grants/donations are about 1/3 of the income and property taxes are just under 8% and most people think everything comes off their property taxes, but in reality, it's just over \$7 million dollars.

Mr. Adams asked what the User Charges were, wherein Ms. McGuire answered that they were from water, sewer and solid waste.

Ms. Sharifi gave kudos to staff for obtaining ~~33.7%~~ 37.7% of the City's funding in grants and donations.

Dr. Shapiro thanked the City's Grants Coordinator Loretta Moio for hard work in getting grants for City projects.

Ms. McGuire stated the city engineers work on obtaining grants as well.

Nova Community Park Phase I

Dr. Shapiro stated in the beautification section, everything appeared to be in order. In the Facilities Renewal and Replacement section he agreed with everything presented but still has questions regarding the putting a parking lot on a former landfill. Over the years he has been told that it was fine, but he was aware that landfills do gradually decompose. Dr. Shapiro stated he has not seen any studies on whether the landfill could house a parking lot.

Ms. McGuire stated that the City worked with an outside engineering firm that specializes in this area and it is also monitored. At this point, the City is assured that putting a parking area there is ok. In five years, who knows, but a more thorough study will be done as well.

Mr. Railsback stated when you cover a landfill, you are required to monitor the status and report back to the State. All of the compressions, gas extractions, deterioration, and leaching, as well as other things are all included in the data. That becomes a part of their study on whether it can support things. He noted that it probably won't be an asphalt covering, but something lighter but could still support vehicles.

OBSC Girls Softball Field #7

Dr. Shapiro agreed that this project is long overdue and is part of marketing the community, not just locally.

Ms. McGuire stated that project is actually budgeted in the current year, but they did not receive funding from the Daytona Racing Association, so we are looking as phasing in that project.

Ormond Beach Sports Complex Lighting

Mr. Masters stated at a recently meeting, they discussed LED Lighting and asked if there was any connection to the Citywide LED lighting project.

Mr. Railsback stated they were City owned poles and FP&L was going to lease the lights on the roadway as part of their maintenance agreement. The field lights are not part of that program. He understood that the field lights were owned by the City and put up as part of their project and the City maintains them.

Mr. Masters asked whether the light meet the criteria of FP&L.

Ms. McGuire answered that these lights will be complementary to the project of FP&L.

Unfunded Projects

MacDonald House Improvements

Dr. Shapiro stated that is a question on how the MacDonald House project would be funded. As mentioned last year, this project should not be looked at in terms of saving a building but the Downtown Master Plan should be amended to create a Museum Corridor that would go from the Ormond Memorial Art Museum on the east to The Casements and the Coupla on the west side and the City's Historical Museum in the center to be housed at the MacDonald House. That makes more sense and funding will take more time as well as grants and donations but the concept to just save a building is too limited in scope.

Mr. Adams asked whether this was inclusive of Billy's and the other businesses along that stretch.

Dr. Shapiro stated that the entire area should be included given its history. He noted he was on the Historical Society Board and given the amount of money for repairs, it was good if the area is designated as a Museum Corridor making it a destination area. Dr. Shapiro pointed out that if the top two floors were to be used as part of the museum an

elevator was necessary, but if they were used for residential an elevator would not be necessary.

Mr. Railsback asked would the designation help with funding; wherein Dr. Shapiro stated that it could.

Dr. Shapiro noted the Art Museum is getting ready to expand and noted he was on that Board as well.

Mr. Adams asked whether the owners of the other properties have been advised of the proposed Museum Corridor and if they are in favor of the concept.

Dr. Shapiro stated that it would not be considered an Overlay District because then the other property owners would also be tied into some restrictions. A corridor is just a name. A Museum Corridor would help promote the community more.

Ms. McGuire state the project was in the current year's budget to do the façade as indicated on page 88 Phase I-A.

Three Chimneys

Dr. Shapiro noted he was also on the Historic Landmark Preservation Board, as well as, the Preservation Committee which covers the Three Chimneys. He noted there was a misunderstanding in the cost of the parking lot and it was not \$110,000. Dr. Shapiro stated last year he presented Option A, which was the simple parking lot with a little onsite parking. The City could then produce the Sanchez Park model of a city park on State of Florida land. The Three Chimneys are state owned. The Historical Society has a 50 year land management lease for the property to maintain and promote it. There are certain things that can and cannot be done on the property. The State has already provided permission to develop Option A which would cost about \$35-\$50,000. It would not need to be paved and it would not need a retention pond. Option B that is being used in the CIP for \$110,000 would be a problem assuming the City got permission from the State and it's on the wrong side of the front entrance. Dr. Shapiro stated he heard about a developer offering a parking arrangement, but it's not needed as there is a 10 year renewable parking contract with the Granada Parking Center in place. The parking issue is not urgent but Option A is what's suggested.

Granada Boulevard Landscape Beautification

Mrs. Persis stated she was very excited about this project.

Downtown: Cassen Park Public Dock

Mr. Adams asked about the Cassen Park redevelopment and the floating dock. He noted going south there was the Yacht Club and then Ponce Inlet and north there was one place in Flagler Beach and then nothing much until you get to Saint Augustine. There is a great development opportunity for the community and he was amazed to see that a portion of the project was already funded by grants.

Ms. McGuire stated that the project has been cut. The reason is because it needs to be fluid. During the initial process, the City was looking for more funding, but it was not received. Cassen Park is in the CRA District, so reserve funds were used from there and the City was looking to subsidize that and fill in the grant funding with General Fund Reserves. There is a benchmark on what would be spent on General Fund reserves and the rest we keep aside for things like hurricane repairs. Ms. McGuire stated they met with the City Commission on Tuesday regarding the General Fund Reserves and whether they were using too much because the City didn't receive many grants and they need to prioritize. They also discussed purchasing the church property.

Mr. Adams stated former Planning Director Ric Goss proposed the waterfront to help build up the downtown. The City is fortunate to have four parks at each corner of the bridge, but there is no accessibility by water which is disappointing. Mr. Adams stated that project is important to him and he doesn't like to see all the boaters going by without the ability to stop and possibly have lunch or go shopping. The closest place to stop is in Port Orange or Ponce Inlet going south.

Ms. McGuire stated the docks are currently on hold and the City will look at the other projects that were planned for that money and see what the priorities are.

Mr. Adams stated that the project also build a breakwater to protect the docks and fishing pier.

Environmental Discovery Center Encounter Area

Mr. Railsback stated he was in favor of the Center. The concept plan is good and would draw more families in and even as school project. It has the possibilities to be the outside classroom and amphitheater.

West Ormond Neighborhood Center

Dr. Shapiro noted it was no longer in the CIP.

Ms. McGuire stated the idea is on hold right now. The City is working on purchasing the church property and will see how that goes.

Mrs. Persis asked whether the church would be a meeting place.

Ms. McGuire asked said yes and that was her understanding, but the City would have to do an assessment on the opportunities for the property and the costs.

Dr. Shapiro asked whether the church would be demolished and rebuilt; wherein Ms. McGuire answered initially no, but the City would look at that option as well. It all depends on cost.

Dr. Shapiro noted Ormond Beach does not have a large meeting space, so people are going elsewhere. He noted the State of the City event turns away people because of the limited space.

Dr. Shapiro noted though the CIP was fluid, things come and go. But if the City experiences a big storm, they would look more towards rebuilding than the quality of life issues.

Mr. Railsback moved, seconded by Mrs. Persis that the Quality of Life Advisory Board supports the area of responsibility as presented, as well as, advocate for the Environmental Discovery Center project and funding for future plans being a priority; along with prioritizing the waterfront project that has been shelved in addition to the Three Chimneys project using Option A for future consideration. The Board would also support the concept of a Museum Corridor. The motion passed unanimously.

Dr. Shapiro asked when this information be presented to the City Commissioner; wherein Ms. McGuire stated it would go back to them with the proposed budget which is in July.

5) Member Comments

No additional comments were made.

6) Adjournment – Next Meeting – August 2, 2018

The meeting adjourned at 7:08 p.m.

Respectfully submitted,

Shá Moss, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman