

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

May 30, 2019

5:00 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 5:03 p.m.

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

Staff present was: Assistant City Manager Claire Whitley, Finance Director Kelly McGuire and Recording Secretary Shá Moss.

2) Approval of Minutes – April 4, 2019

Corrections were made to page 3 of the minutes by Dr. Shapiro.

Mr. Masters moved seconded by Mr. Adams to accept the minutes of the April 4, 2019 meeting, as amended. The motion passed unanimously.

3) Audience Remarks

Linda Williams, 131 Bosarvey Drive, stated she spoke with Ms. Whitley regarding sustainability for Ormond Beach. She found a sustainability report completed by Volusia County in 2012, which defines quality sustainability growth. She forwarded this information to the City Commission and asked if a copy could be sent to the Board members.

Ms. McGuire stated she would forward the report so that it could be sent to the Board members.

4) 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 each year and asked if there was a specific reason; wherein Ms. McGuire answered there was a goal to get it under 400 pages.

Dr. Shapiro pointed out that the CIP was for Fiscal Years 2019-20 through 2023-24. He described the CIP as anything \$25,000 or higher and on a balanced scheduled as income coming in has to equal what goes out. If the Board decided they wanted to add something to the CIP, then something had 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 stated what the Board was going to recommend would be reviewed by the City Commission at their June 4th workshop. All the projects were worthy but there was only \$19 million for this fiscal year. Dr. Shapiro disclosed that he is the representative to the Art Museum Board and they are about to begin a campaign to expand and renovate the Performing Arts Center. Those funds would not come from the City.

Dr. Shapiro reviewed the pie charts Expenditures Categories and Funding Sources 5 year plan.

Dr. Shapiro stated the largest expenditure was water and wastewater and after that was stormwater. Even though beautification was not a category, it just means that there are no capital projects projected at this time. He noted the largest funding source was grants at 41% assuming they all come in as expected and pointed out that property taxes was only 9.1%.

Dr. Shapiro stated beautification projects was at \$154,000 but not yet funded. For renewal and replacement, the cost was \$800,000 over the next 5 years which is low.

Mr. Adams stated if you look at the TIF District, those projects are almost all beautification on page 8. He noted a lot of work has been done at Cassen Park.

Dr. Shapiro stated the categories he was looking at were city property and parks and noted some projects fall in different categories.

Regarding Facilities and Renewal, Dr. Shapiro stated the total was \$800,000 over the next 5 years. Recreation and Cultural was listing at \$0.00 allocated.

Ms. McGuire stated the categories used in the past were not being used. The City Commission does not make decisions by category, they make decisions by the funding source and that's how it is now categorized. In the Facilities R&R, there is \$500,000

annually some of which are listed because they are over \$25,000 and the balance are smaller projects. The projects are all parks and recreation projects.

Dr. Shapiro asked why the CIP was restructured; wherein Ms. McGuire answered that the City Commission needs to make decisions based upon funding sources.

Ms. McGuire stated in the past they would say let's fund one project and not another and then be unable to swap projects because the funding did not come from the same source. The new structure is helpful in their decision making process.

Dr. Shapiro stated there was \$3.1 million for General Improvements over 5 years.

Mr. Adams stated he was comfortable with the CIP and he appreciated the new categories by funding source.

Mr. Railsback stated he believed the City Commission and residents want to protect the assets of the community that help generate revenue and will continue to be known as world class facilities. With the growth of the City, we need to continue to direct funds that make the City look good and function well. The improvements at Cassen Park were necessary as well as the paved parking and the downtown arts district. He noted he would like to work with FP&L on the lighting project.

Dr. Shapiro noted the Board discussed the idea of a museum corridor as a part of downtown redevelopment going from the Ormond Art Museum west to The Casements and the Cupola, making downtown more of a destination.

Ms. Hart asked what it would mean having a museum corridor.

Dr. Shapiro answered that it would create a designated area that would be museum oriented and make downtown more than what it is. It would be to create a destination locally and for visitors.

Mr. Railsback stated downtown encompasses a wide area but did not feel as though a specific designation was needed. The benefit would be specific funding each year. Mr. Railsback stated until you have an area where you can park and walk or ride something from A1A to Orchard Street, the area would be a one stop shop.

Mr. Adams stated there was already an arts overlay district and asked if they worked together.

Mr. Masters asked why a museum corridor was necessary.

Dr. Shapiro stated if there was a historic museum in the MacDonald House, you would have four structures in walking distance with parking at The Casements.

Mr. Masters stated he supported keeping the MacDonald House open, but didn't see the need or tie in with a museum corridor.

Dr. Shapiro asked whether having a corridor would provide grant funding.

Ms. McGuire answered it was possible, but grant funding usually required City contributions as well. If the Historical Society raised funds that would combine with funds from the City, and grants are received is the most likely the way the MacDonald House would be repaired.

Mr. Adams noted that the expense with the airport, the FAA and Department of Transportation are paying almost all those costs. He noted a quarter of the grants funds are going to the airport.

Mr. Railsback stated as far as the future vision of the City, the CIP looks good.

Mr. Masters agreed that the CIP looks good.

Mr. Railsback stated he would be interested to see what the arts overlay is trying to do and accomplish over the next year and then he would have a better opinion about considering supporting the museum corridor. ~~Mr. Railsback stated he would like to see what the arts overlay district is doing prior to supporting a museum corridor.~~

Ms. Hart asked what the difference was in an overlay district and was it regulated by the City?

Dr. Shapiro stated an overlay district would be regulated by the City, but not something that you would want in a business district. He noted it would be a mistake to have an arts overlay district. He believes it is an arts district, which was why he was in favor of a museum corridor.

Mr. Adams asked whether the arts district come to the next meeting to discuss what they are trying to accomplish. He noted he wanted to know more about the arts district and if there was a museum corridor, whether they would compete for the same grant funding.

Ms. McGuire noted there was also Ormond MainStreet's input and the projects that you see whether TIF or CRA, Ormond MainStreet were making recommendations. The Board's area overlaps theirs and the City Commission looks to them for the primary vision. Ms. McGuire stated a Master Plan should be available shortly and would provide answers to many questions. As far as competing for the same dollars, there is one area of funding for the CRA/TIF that is funding all the projects. The City can add money into the same area.

Dr. Shapiro stated for the next five years, there is no funding for the MacDonald House.

Ms. McGuire stated the Other Request column are projects that may have come from other Boards or staff that the City cannot fund in the five year period. There are projects that have been removed because they have not been discussed over time and some projects are still listed because there has been constant discussion even though there are no funds available.

Dr. Shapiro stated this Board as well as the Historic Landmark Preservation Board discusses saving the MacDonald House and if nothing happens, the cost of repairs will increase or it will have to be demolished because of neglect. The Historical Society is committed to funding the inside improvements to make it a historical museum.

Mr. Railsback moved, seconded by Mr. Adams, that the Quality of Life Advisory Board endorses the Capital Improvement Program as presented.

Mr. Railsback stated the Board should endorse the CIP and make a supplemental motion regarding presenting information to the Master Planning thought process and the City Commission's vision.

Mr. Masters asked why the MacDonald House keeps getting put off. He stated he would like the City Commission make a decision about the property and then move forward, such as whether they are going to fund it at some point.

Mr. Adams also agrees with the current motion and agrees that it would be good to see something done with the MacDonald House. He did not see anything that he would remove from the CIP to put those funds towards that project.

The motion passed unanimously after discussion.

Mr. Masters moved that the Quality of Life Advisory Board support a decision being made on the MacDonald House.

Dr. Shapiro stated the plan was to save the building which is on the local landmark list, put the exterior in proper order and use the first two floors as the City's historical museum. He noted we do not have a historical museum for the City. At one time the historical society was raising funds to repair the exterior. The interior work would be up to the historical society. He noted if the City was letting the building rot, by the demolition by neglect ordinance, it would harm the better interest in the long run.

Ms. Hart asked whether the historical society staffed the museum as well as paid the utilities.

Dr. Shapiro stated they would not pay the utilities because it is a City facility, and noted the current director has a degree and training on how to establish the museum properly. He noted it is also the City's Visitors Center.

Mr. Adams moved, seconded by Mr. Masters that the Quality of Life Advisory Board recommends that City staff and the City Commission make diligent effort to determine how we can procure \$900,000 needed to secure the outside of the MacDonald House over a four year period and to bring that information back to the Board at the August 1, 2019 meeting.

Ms. McGuire noted the plan for the MacDonald House was not withdrawn because there was never a plan. There was a study done in 2016 and there have been CIP workshops since that time but the City Commission has not directed staff to do anything specific other than some repairs that are being done. Ms. McGuire stated she is concerned about the motion and pointed out that the Board does not direct the City Commission, it's the City Commission that directs the Board.

Mr. Adams stated he would just like some type of direction either way.

The Board agreed that some repairs have been done to the MacDonald House.

The motion passed unanimously after discussion.

Dr. Shapiro stated there was also no funding for the parking lot at Three Chimneys.

Dr. Shapiro stated he would like to see the Master Plan amended for downtown redevelopment.

Dr. Shapiro thanked the Board and staff for their input in the meeting.

5) Member Comments

None

6) Adjournment – Next Meeting – August 1, 2019

The meeting adjourned at 6:18 p.m.

Respectfully submitted,

Shá Moss, Recording Secretary

ATTEST:

Dr. Philip J. Shapiro, Chairman