

**City of DeBary**  
**CITY COUNCIL SPECIAL MEETING**  
**TUESDAY**  
**NOVEMBER 26, 2002**

**7:00 PM**  
Florence K. Little Town Hall  
12 Colomba Road  
DeBary, Florida 32713

**MINUTES**

**I. Call to Order**

**II. Roll Call**

**Members Present:** Mayor Carmen Rosamonda, Vice Mayor Greg France, Council Member Danny Allen, Council Member Bill Long, and Council Member George Coleman.

**Others Present:** City Manager Richard Diamond and Assistant City Manager Maryann Yaskanich.

**III. Business**

**1. Discussion of Annual Goals and Objectives for City Manager.**

It was discussed that there would be new two Council Members in January and their input would be valuable; that the extension of Saxon Boulevard should be a priority; that the adoption of Gateway Standards was a priority; that land acquisition for a multi-use sports park was dependant upon the cooperation of Florida Power; that a meeting had been held and Florida Power had not yet responded to the City's requests; that a commitment in writing should be obtained; that a letter had been sent requesting terms for a contract; that a contract should be drafted by the City Attorney to present to Florida Power's corporate offices in Raleigh; that City Manager Diamond and Council Member Allen would contact appropriate parties; that a time certain should be set; and that other alternatives be pursued if time frames were not met.

Gateway Standards were discussed; that an Ordinance would be presented at the December meeting; and that the Economic Development Advisory Committee (EDAC) was holding special meetings to complete their review in time. There was discussion of changes to City Council meeting schedules; that public comments be limited to three minutes at future meetings if the matter did not appear on the agenda; that written protocol could be provided to Council Members; that agendas be reviewed prior to advertisement; that consent agendas be added; and that it was a matter for the Council to determine on how to shorten the length of meetings.

The future location of City Hall was discussed; that alternatives for land purchases be pursued; that a Community Redevelopment Agency (CRA) might assist in selecting an appropriate location; that budget funds were available for the CRA determination of need study and had been discussed with EDAC; that a master plan could be created to allow for appropriate commercial development; and that additional grant funds could be available with a CRA. It was further discussed that appropriate space planning for a future City Hall was needed to determine location; that a CRA could allow better commercial development; and that the EDAC was conducting a Business Roundtable meeting and input could be obtained from the

businesses and property owners at that time. It was also discussed that a CRA would assist in the planning for a City Hall location and that a centralized location for public services would be advantageous to the public and to City employees. It appeared to be the consensus that a space needs assessment for a future City Hall location would be a goal for the City Manager.

The Emergency Flood Management Piping System was discussed; that budget funds were available for engineering and easement acquisition; that a grant application was being submitted; and that City Manager Diamond would provide time frames for completion of projects.

Acquisition of right-of-way on South Shell Road was discussed; that there had been discussion of paving the current road; that right-of-way acquisition was an extremely long-term project; that the open-grade pavement would be a solution until the disposition of the trailer park was determined; and that the goal would be to pave South Shell Road.

Presentation and establishment of the implementation of an Orlandia Heights road plan was discussed; that road improvement options and costs needed to be presented to the residents in a clear fashion; that there might be additional Council action required; that the Orlandia Heights Board required direction; and that anticipation of future federal mandates was an issue. City Manager Diamond noted that a presentation was prepared for the December meeting and that appropriate options for financing and phasing should be included.

Contracts for Volusia County were discussed; that many of the Council proposed lists of goals included common elements; that a mid-fiscal year service ratings report be provided by the City Manager for each contracted service; that the County had been requested to provide information to monitor Growth Management; that recommendations should be made by City Manager Diamond whether to remain under agreement with the County or to pursue alternate contract sources; that the activity reports from the County were not comprehensive; and that more review of maintenance activities was needed.

Initiation of a new entry feature at the south end of Highway 17/92 was discussed; that the Streetscape Committee needed to make a recommendation for specific enhancements; and that the goal should be to obtain priority lists from the Streetscape Committee for expenditure of budgetary funds. It was discussed that the landscaping of the Highway 17/92 medians was moving forward; that budgeted streetscape funds might be spent in a specific area to provide an example; that the Streetscape Committee needed to provide priority project lists for presentation to the City Council; that there should be focus on the beautification of the entry areas north and south of the City; and that overall planning was needed prior to expenditure of funds.

Obtaining grants for relevant needs was discussed; that grant funding needed to be pursued; that information was received regularly about upcoming grant application but required specific pre-application qualifications; that grant opportunities needed to be reviewed and information provided to the Council to pursue strategy; that a grant-writing firm might be hired. It was the consensus of the Council that the City Manager's goal would be to provide information to the Council Members on criteria for available grants. There was further discussion of obtaining information for grant writers.

Saxon Boulevard Extension was discussed; that the Volusia County School Board would be finalizing the decision for a high school site in March 2003; that the road could be constructed simultaneously with the school; that there was an estimate of \$5,000,000 for right-of-way acquisition and construction; that the County was pursuing the TOPS Grants; that \$3,000,000 could be acquired through the purchase of

property; that an investment of \$2,000,000 would be required from the City of DeBary and the City could request a guaranteed payback by the County. It was discussed that there was concern with the annexation of areas by Orange City; that the County had contributed to the preparation of initial alignment studies and other development requirements for the extension; and that the Council needed to determine its position on the issue. It was noted that there would be a financing commitment of \$400,000 per year for \$2,000,000 for a five-year term, as required by the Charter; that the proposed site for a High School on Saxon Boulevard was more appropriate for traffic impact; that the City of Deltona was not involved in the project at this point; that an equitable contribution by the cities to be served by the school would be appropriate; that the economic impact for DeBary would be positive; and that commitments from all agencies were needed. It was discussed that the goal for the City Manager would be to determine the budgetary issues if the project were to be pursued; that an appropriate impact fee should be investigated; and that City Manager Diamond investigate the economic financial impact.

Issues relating to Growth Management were discussed; that items under the Codes needed review for appropriate planning of future growth; and that the Martinez Plan might be appropriate for future residential growth issues in regard to school needs. There was additional discussion of setting goals in regard to a CRA; that a study of blight areas was needed; and that a draft Request for Proposals would be provided to the EDAC to obtain assistance in completing such a study.

There was additional discussion of completion of landscaping of 17/92; that the mast arm signal at Highbanks Road and Highway 17/92 was in the budget for 2002/03; that the need for the signalization of Donald B. Smith Blvd. would be determined when the road was completed in January; and that times for completion would be provided.

There was discussion of the purchase of lots on Mansion Blvd; that some lots were buildable; that historical information concerning the acquisition be provided to the incoming Council Members; that a feasibility study for a passive park and possible renovation of the DeBary Mansion pool be done; and that available grant funds be investigated. There was further discussion of financial planning for projects under review; that a study could be done for DeBary Drive concerning future roadway needs and development; and that the historical nature of the area should be preserved.

The Daytona Beach Community College (DBCC) building was discussed; that an appraisal was being completed for the building; that information for proposed uses, leases, improvements and grant funds should be compiled by October 2003; that the DBCC Board of Trustees had already declared the building as surplus; and that options for use should be considered prior to any action.

The final list of Goals and Objectives for City Manager Diamond was reviewed. It was also noted that the Christmas decorations were not lighted due to the excessive cost of installing electrical outlets on the power poles; and that funds would have to be budgeted for future electrification. It was discussed that the City Manager would provide time frames for completion of the proposed Goals; that a future Council might choose to change the priority of any item. There was further discussion of completion of franchise agreements; that the City Manager had that completion in process; and that information from the power companies should be received by January or February 2003.

## **2. Discussion of Concerns/Issues Regarding Formation of New Water Entity.**

There was discussion of the desirability of participating in the new water entity; that expenses might occur for the takeover of wells by the new water entity; that there were differing concerns in different areas; and

that active participation was needed. It was further discussed that DeBary would be able to have input on issues affecting riverfront areas in particular; that DeBary sites were listed for future water treatment plants; that the City Council could control zoning for that; that a list of comments and concerns was needed for the transition team by December 2<sup>nd</sup> to complete the draft interlocal agreement; that the County had concerns that the agricultural water users and St. Johns River Water Management District be involved; that recommendations from the water supply and future needs study were provided to the Council for review; that there could be economic impacts based on water availability; that the concept was for areas with excess water to provide water to areas experiencing deficits; that taxation should become more equitable; that the study recommended a Countywide ad-valorem tax; that the concern was that voters would approve any taxation and the water entity would not impose taxes; that there were impact fees being charged for new development; and that it should be recommended that any ad-valorem taxes could only be imposed by public vote.

Mayor Rosamonda noted that he had information on the City of Deland's skateboard park, clock towers and information on farmer's markets, and that he would post the information at City Hall for review. Council Member Coleman asked whether there would be attendees for the farewell roast to be held on December 5, for Bo Portner of the Orlando Sentinel. It was also noted that Steve Costa had been involved in an accident but was recovering.

**IV. Adjournment:** The meeting adjourned at 9:50 PM.

**APPROVED March 5, 2003  
CITY OF DeBARY  
CITY COUNCIL**

**Carmen Rosamonda, Mayor**

**ATTEST:**

**Maryann Yaskanich, City Clerk**