

**City of DeBary
CITY COUNCIL WORKSHOP**

Saturday

September 17, 2005

7:00 PM

Florence K. Little Town Hall

12 Colomba Road

DeBary, Florida 32713

MINUTES

I. Call to Order

Mayor Rosamonda called the meeting to order at 9:00 a.m.

II. Roll Call

Members Present: Mayor Carmen Rosamonda, Vice Mayor Richard Gunter, Council Member Christopher Carson (late), Council Member Patrick Fulton and Council Member Danny Tillis

Others Present: City Manager Maryann Courson, City Clerk Stacy Tebo, and Finance Administrator Jimmie Seelbinder

III. Business

1. Discussion of New City Hall.

John Likakis, 38 Seminole Drive, suggested that the City purchase portables and place them behind the current City Hall, so that all the City employees could be located on one site.

Leonard Marks, 32 Wisteria Drive, asked the Council to build a new City Hall only once and advocated the purchase of the DeBary Motel site.

Council Member Fulton said that he had thought of the portable concept previously, but there were questions regarding the ADA requirements. Mrs. Courson added that she did not believe portables would comply with the Gateway Corridor standards.

John Wanamaker, 102 James Pond Court, gave an overview of the 2003 Space Needs Study and updated it for the Council. He itemized the various potential sites on the original study and gave the status on each property. He presented sample floor plans to the Council and explained the development process from beginning to end.

Tom Smith, 305 Glen Club Drive, presented his proposal and color renderings to the Council for a new City Hall on the DeBary Motel site. He explained how the site could be developed and various possibilities for driveway connections, parking, and stormwater retention.

The Council discussed their desire to have the Council Chambers built inside the new City Hall.

Vice Mayor Gunter asked Mr. Smith to explain the underground stormwater retention he had suggested might be done. Mr. Smith replied that it is called exfiltration, that it could be done under the parking lot, and might last ten to twenty years.

Council Member Fulton stated that it would be important to have two fully functional entrances to the site. Mr. Smith said that DOT had approved an entrance-only driveway connection on 17-92 for the proposed car wash on that same site.

Mitch Geier, 212 Yorkville Place, addressed the Council regarding the competitive bid process. He advocated the City obtaining as many bids as possible for a lower cost.

Eugene Stump, 106 Birkwood Court, asked that the current Town Hall be used as a community center or a senior center in the future following the construction of a new City Hall.

George Coleman, 286 Deleon Road, spoke about cooperation between the City and the County. He said that building the new City Hall at the DeBary Motel site would improve the appearance of the downtown area.

Mayor Rosamonda said that the expandability of several of the sites is limited. He advocated the Council choosing a large site that might give future councils the option of making additions.

Council Member Fulton said that he does not support hiring additional employees. He said he did agree with the Mayor on having the campus style site, but that it is contingent upon the acquisition of the County lots. Mrs. Courson informed the Council that County staff does not favor a donation, but will recommend approval if the City offers market value for the lots.

Vice Mayor Gunter recommended that the City offer ten dollars so that the County Council has it in front of them to consider. The rest of the Council agreed with Vice Mayor Gunter. Mayor Rosamonda asked staff to submit a proposal to the County staff for the purchase of the lots for ten dollars.

Council Member Fulton stated that he would like Florence K. Little's name transferred to the new Council chambers once they are built.

Vice Mayor Gunter said that he would like the City to continue contracting out its services; that he does not wish to house the Sheriff's department within the new City Hall; and that he does not mind limiting future Councils with regards to office space for additional employees.

Council Member Carson said that he would like to see a new City Hall and Chambers built immediately.

Council Member Tillis agreed with the 12,000 square foot building at either the DeBary Motel site or the Rumors site and expressed his desire to have adequate area for future expansion.

Vice Mayor Gunter summarized the comments of the other members in that the Council would like a 12,000 square foot building with Council Chambers inside, and an expandable location. He

added that if the City can acquire the properties from the county, then that location would be ideal. He said that if the City cannot get the County property, then staff should proceed with negotiations for the purchase of the DeBary Motel site.

Mayor Rosamonda stated that he would address the County Council during Public Participation and offer ten dollars for the three parcels. He said that once the lots were acquired, he would like City staff to move ahead with the purchase of Rumors.

Leonard Marks, 32 Wisteria Drive, asked the Council to keep costs down.

Mayor Rosamonda asked Mrs. Courson to prepare a letter requesting the County lots.

Kathy Hadden, owner of Rumors, said that the property is 164 feet wide with plenty of room to build a new City Hall.

VIII. Adjournment. The meeting adjourned at 11:10 a.m.

**APPROVED October 5, 2005
CITY OF DeBARY
CITY COUNCIL**

Carmen Rosamonda, Mayor

ATTEST:

Stacy Tebo, City Clerk