

City of DeBary
Regular Economic Development Advisory Committee Meeting
Thursday
November 20, 2003
6:00 PM

Florence K. Little Town Hall
12 Colomba Road DeBary, Florida 32713

MINUTES

1. Call to Order - Chair Carol Lawrence

2. Roll Call

Present: Chair Carol Lawrence, Donald E. Kitner, Tom Donohoe, Jane Wright, and Dick Tosh

Absent: Don Woodruff

Also Present: City Manager Richard Diamond, Assistant City Manager Maryann Courson, and Vice Mayor George Coleman. Tracy Good and Betty Gigantino - late

3. Approval of Minutes

September 27, 2003 Workshop

October 16, 2003 Regular Meeting

Minutes were approved as presented.

4. Progress Energy's Economic Development Program

Tom Trocheck, Director of Land Management, Progress Energy

Progress Energy Director of Land Management Tom Trocheck discussed the 2000 acres of the DeBary Plant; that an area had been rezoned as a PUD about three years ago in anticipation of potential business for that area; that Saxon Boulevard would have been extended to that area; that the business development had not occurred and was no longer an option; that a study had been done by Progress Energy for suitable business types for the area; that extending Saxon Boulevard would be a \$5 million project; that Progress Energy did not own the right-of-way; that the majority of uses would require the extension; that a residential development would be impacted by the presence of the plant; that conservation or delayed development had been considered; and that without the development of the Saxon Boulevard extension, options were limited.

It was discussed that environmental studies had been done; that timber clearing done by Florida Power Corp. had not been replanted, creating Scrub Jay habitats; that once sufficient re-growth had occurred those areas would change; that a business with high water usage would probably not be appropriate for the area; that some areas of wetland could be mitigated to allow additional development; that Industrial/Commercial use would be the highest and best use for Progress Energy and the City; that discussions with other entities had not been mutually agreeable for potential development; that there had not yet been extensive effort to locate other prospective developers or

partnerships; that Progress Energy was a holding company and could not be active participants in a development; that some land would have to be retained for future needs; that of the 1000 acres west of the railroad tracks, approximately 30% was developable; and that there were 600 acres south and north of the plant.

There was further discussion of the estimates for the Saxon Boulevard extension; that estimates ranged from \$400 per linear foot to \$800 per linear foot; that variables included acquisition of rights- of-way, infrastructure and landscaping; that the State might be approached to consider the Wetland areas for recreation; that St. Johns River Water Management District was reviewing sites for water treatment plants of which two were on the Progress Energy property. It was discussed that a Committee member would liaison with Progress Energy as ideas were generated.

City Manager Diamond discussed that the County was considering the Saxon Boulevard extension as a long-range plan, but there was no funding at this time; that County development grants from the State might be available; that the westerly bypass was planned to tie in at Saxon Boulevard and that work on the northern part was underway; that he had met with St. Johns River Water Management District and the County regarding programs to purchase sites in the area.

Mr. Trocheck also discussed that there were economic limitations to the ability of Progress Energy to pursue development and that assistance from the EDAC was welcomed. It was also discussed that the acquisition of the Community Park property was underway.

5. Consideration of Economic Development Job Incentive Agreement Electronic Fasteners

City Manager Diamond discussed that the County had indicated approval of the Agreement; that the County Representative had not arrived for the discussion. It was discussed that there were conditions that did not meet criteria in Section 4C and 5; that there were provisions for default in the proposed Agreement; that there was a guarantee to locate 20 positions to the area, to give precedence to DeBary residents and to create two additional positions; that the Agreement included options previously discussed; that the City Attorney had reviewed the contract; and that the majority of the funds provided would be expended on impact fees.

Chair Lawrence entertained a motion to approve recommendation to forward the Agreement to the City Council for consideration. Motion was made that the EDAC had reviewed the request and gave a favorable recommendation to the City Council. Motion was made by Tom Donohoe. Tracy Good seconded. The motion carried unanimously.

Member Tom Donohoe left the meeting at this time.

6. Discussion: CRA Study Status Report

City Manager Diamond commented on the status of communications with Doug Kelley; that information from the Property Appraiser's Office was not yet complete; that Fire and Emergency calls were being tracked; that septic tank and drainage issues were being reviewed; that Volusia County Utilities did not have any plans for centralized utilities; that the Emergency flooding system

was being reviewed as one of the criteria; that it had been communicated to GAI that the presentation had been confusing on some issues, including Eminent Domain; that the question of CRA Districts having power of Eminent Domain had not been answered appropriately; that Volusia County had taken back enforcement of CRA's due to issues in other areas; that there had been discussions with developers and GAI to clarify issues and allay concerns; that the draft map of the preliminary boundaries would be refined with the information from the Property Appraiser's Office; and that data on non-conforming lots was needed.

There was discussion that there might be an additional tax base from other Florida Power properties that had not yet been added to the tax rolls; that there would probably be additional construction on some sites in the future; that riverfront parcels in DeBary had been placed on the "A" list for Volusia Forever Grants; that appraisals would begin shortly, but property owners would have to agree to sell; that a request for matching funds from DeBary would be on a future City Council Agenda; that the parcels would be purchased for conservation and recreation in partnership with the County; that the St. Johns River Water Management District might also partner on some parcels; and that the trail system was being extended from Gemini Springs.

City Manager Diamond also noted that decorative street light installation would begin shortly; that application had been made to DOT to landscape the medians and the permit had been issued for the downtown area; that the paved crosswalks and planters would be installed in the near future; and that the new fence at Gateway Park was under construction. There was also discussion that sites for a new City Hall and other public buildings were being researched; that there was a proposal from the County to rebuild the Fire Station and might be relocated.

There was discussion that DOT had specific lumen requirements on US Highway 17-92; that the existing cobra head lights might be able to be replaced in the future; that lighting south of Dirksen was excessively bright and City Manager Diamond would look into it; that the lift station at Hammock Oak and Donald B. Smith had shrubs obscuring the intersection; and that there were also overhanging branches at Highbanks and Donald B. Smith Blvd. that obscured view of traffic.

7. Discussion: Strategic Plan Priorities

There was discussion that there had not been any additional progress on the Website upgrades. There was discussion of the Business Round Table; whether there would be a meeting with GAI prior to the Round Table; that a January date should be scheduled; that a number of the items on the Strategic Plan were in progress; that City Manager Diamond had conducted a study to either contract out or bring in-house the planning, zoning and building functions; that the County had caught up on permitting that had been delayed; that a City Planner was being hired to help coordinate Comprehensive Planning and expedite and service development requests.

It was further discussed that business retention and expansion could be furthered by the CRA and the Business Roundtable; that other matters were ongoing; that a status summary could be compiled for any incoming Committee Members and to present to the City Council; and that the terms of some of the Committee members might be expiring.

8. Other Business

It was discussed whether a meeting would be held in December; that the GAI report had just been completed in November; that a short meeting could be held on December 18, 2003; that more information might be available from GAI to prepare for the Business Roundtable; that 30 days would be needed to notice a meeting in January; that January 31, 2003 would be scheduled and GAI would be notified; that time for review of GAI's report by the Committee would be needed; and that a meeting in December would not be scheduled.

9. Adjournment: The meeting adjourned at 7:25 PM.

**APPROVED January 15, 2004
CITY OF DeBARY
Economic Development Advisory Committee**

Carol Lawrence, Chair