

City of DeBary
Regular Economic Development Advisory Committee Meeting
Thursday
August 19, 2004
7:00 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, Vice Chair Donald E. Kitner, Lita Handy-Peters, Betty Gigantino, Joe Canfield, and John Lewis

Absent: Tracy Good and Tom Smith

Also Present: City Manager Diamond, Assistant City Manager Maryann Courson, and Vice Mayor George Coleman

John Lewis and Joe Canfield were introduced as the newest members of the Committee. Mr. Lewis discussed that he has lived in Volusia all his life and in DeBary about one year; that he taught at Daytona Beach and Seminole Community Colleges; that he had been a business owner in the past. Joe Canfield discussed that he has lived in DeBary about 12 years and had retired from the Military; that he looked forward to his service for the City.

3. Approval of Minutes

Regular Meeting June 17, 2004

Committee Member Lewis inquired about the sign inventory that had been discussed at the previous meeting. City Manager Diamond noted that the inventory was to be completed by Code Enforcement; that it was not yet completed; and that a time frame was not provided. Minutes were approved as submitted without objection.

4. Review of Sunshine Laws

Assistant City Manager Maryanne Courson

Assistant City Manager Maryann Courson reviewed the Sunshine Laws for the benefit of new members as well as review by all; that a reference guide had been provided for the members; that all meetings were open to the public; that reasonable notice must be given of all meetings; that minutes must be taken for each meeting; that all City Council, Committee and Advisory Boards must abide by the Laws with the exception of meetings of the City Council regarding litigation matters; that reasonable notice was given via published announcements; and that the taking of minutes allowed review of matters discussed by a permanent record. It was further discussed that the second part of the Law did not allow discussion of Board or Committee matters outside of public meetings; that such matters were those appearing on Agendas or reasonably expected to

appear; that all information was open to the public and provided upon request; that any requests could be made through City Hall; that copies were provided at cost; and that the Law did not prohibit Committee members from meeting socially as long as business matters were not discussed.

5. Consideration of Jobs Growth Agreement – Millennium Luxury Coaches

City Manager Diamond discussed the proposal for Millenium Luxury Coaches; that the company planned to relocate from Sanford; that construction was planned for a 20,000 to 30,000 square foot office and manufacturing facility and 15,000 square foot outside area; that 30 full-time positions would be added to the City under Industrial jobs; that cost to build was anticipated in excess of \$2 million on Benson Junction Road at Shell Road; that construction would have to begin on or before June 1, 2005 and be completed by June 30, 2006; that upon issuance of a Certificate of Occupancy, a first installment of \$15,000 could be paid and \$15,000 per year the following two years; and that Volusia County was also working to provide an additional \$75,000 under the State Qualified Industry Tax Refund Program to add an additional 25 positions over a three year period.

City Staff recommended to the Economic Development Advisory Committee that approval be recommended to the City Council of the City of DeBary; and that, if approved, the matter could be added to the City Council Meeting Agenda of September 1, 2004.

It was discussed that the wage criteria figure of \$29, 730 for non-management jobs was not reflected in the Agreement; that under Ordinance 13-98 the criteria would have to be met in order to qualify; that it was not a requirement of the Ordinance that DeBary residents fill new positions; that it was expected residents would be given preference depending on qualifications; that, statistically, a number of people would relocate to the city in which they were employed; that the capital investment by the company was a benefit to the City; and that the Agreement should contain language that DeBary residents should be given hiring preference.

It was discussed that language in the past had been added addressing health insurance; that on page 4, section 4E of the Agreement there was an error in the dates; that the June dates were correct; that future payments were tied to the number of jobs existing and meeting the criteria; that paragraph 4B added language that encouraged health insurance benefits for employees; that on page 10, section 24B, language was not clear regarding default; that there should be provision that all funds would be repaid if the terms of the Agreement were not met; that the Ordinance provided for refund of \$1,500 per job position not filled; that, if funds were misapplied, there were provisions for return of funds; that the intent of the Ordinance did not appear to require a specific number of positions to be added; and that the tax revenue benefit to the City from the construction of the facility was the predominant factor.

Director of Volusia County Economic Development Rick Michaels discussed that the existing employment base had been reviewed; that 30 employees were currently employed and would be transferred to the new facility; that the criteria for the number of positions for the City's contribution should be met; and that the County would take the risk regarding the additional positions based on the anticipated growth of the company over the longer term. He further

discussed that the possibility existed that not all 30 current positions would transfer and that the provision for pro-ration was included in anticipation of that event.

It was further discussed that since existing employees were being transferred, there might not be opportunities for residents to be employed; that it was likely that DeBary residents were already part of that employee base; that excessive restrictions on the company might cause conflict with fair hiring practices; that encouraging employment of local residents was allowable but could not be required; that future turnover of employees would probably provide employment opportunity for local residents; and that there would be other economic benefits to the community as those employees would utilize services locally.

It was discussed that, historically, businesses that had come into DeBary had exceeded the proposed position estimates; that other projects that had been anticipated had not moved into the DeBary area; and that the encouragement of this type of business growth was critical.

Committee Member Gigantino discussed that she would abstain from the vote due to a possible conflict of interest. Chair Lawrence entertained a motion to approve the recommendation to the City Council to approve the \$45,000 contribution. The motion was made and seconded. The motion carried unanimously.

6. Other Business

City Manager Diamond discussed that 98% of power had been restored to the City since Hurricane Charley; that the Multi-purpose/Conference Center had been discussed at the Tri-City meeting; that an inter-local agreement was proposed between the three cities, Daytona Beach Community College, Volusia County and the Chamber of Commerce to obtain funds and grants to fund the project; that Volusia County was donating the site in Orange City as well as some funds; that it would qualify as an education facility; and that it was anticipated to complete the agreement by October 1, 2004 to apply for ECHO funds.

It was discussed that the site was proposed at Veterans Memorial Highway and Rhode Island Avenue in Orange City; that a business training center was anticipated; that trade shows, conferences and other events would be brought into the area; that DBCC would become eligible for annual operating fund assistance; that a precedent would be set for future cooperative efforts between the private sector and local and County governments; that the agreement had not yet been completed or approved; that the initial agreement would address basic matters and funding; that future agreements would address operating, fees, uses and the like; that the matter was being addressed to expedite application for an ECHO grant by October 1, 2004; and that the next meeting date was not yet set to provide sufficient time for review.

City Manager Diamond also reviewed other matters discussed at the Tri-City meeting; that the teen programs were being rotated between the cities; and that traffic, Urban Growth Boundaries and other matters were discussed.

Chair Lawrence discussed goals that had been previously been established for the Committee; that one was the business round table held once each of the last two years; that planning for the

next should begin; that alternative ideas for revitalization of the downtown corridor should be brought before the business community; and that a date should be considered soon.

An update of the Sign Ordinance was requested; that the City Council had approved the matching grant program; that the amount of the matching funds would be discussed at the Budget Workshops; that the Special City Council Meeting had addressed the Sign Ordinance as well as the Overlay Districts, the Comprehensive Plan and Gateway Corridor Standards; that the first reading on the Ordinance modify the Gateway Corridor Standards in the Village Overlay District to make standards uniform throughout the corridor; that two other Ordinances would modify Land Development Code and the uses and development standards in the Overlay Districts; that the Ordinances would be on upcoming Agendas; that also the first reading of the Sign Ordinance was proposed to eliminate the amortization period; and that changes were made to the types of signs that could be used.

City Manager Diamond further discussed that the textual amendment to the Comprehensive Plan regarding the Overlay Districts would be done in the allotted time period; that compatibility issues with the future Land Use Map and Zoning Ordinances would also be addressed; that the County and State would also have to review those matters; and that it would take some time before completion.

City Manager Diamond stated that DOT permits had been received for the landscaping for US Highway 17-92; that the City would receive additional funding from DOT once a new agreement was completed; that \$200,000 would be received from the State DOT and \$57,000 from the funds DeBary had deposited in the Volusia County Tree Bank; that the Street Lighting Committee was working on the next phase of decorative street lights; that consideration was being given to turning off the overhead cobra lights for a test period where the decorative lights were already installed; and that estimates were being worked on to turn them off as well as removal if it was determined they were no longer necessary.

City Council Member George Coleman discussed that he had concerns when the Opportunity Fund was implemented; that terms had been included where DeBary residents would receive precedence when qualifications were present; and that the program had worked well with businesses that had come into DeBary in the past.

7. **Adjournment** The meeting adjourned at 8:00 PM.

**APPROVED January 20, 2005
CITY OF DeBARY
Economic Development Advisory Committee**

Don Kitner, Vice Chair