

**SPECIAL CALL/WORKSHOP  
CITY COUNCIL MINUTES  
MARCH 25, 2015 9:30 A.M.  
CITY HALL, COUNCIL CHAMBERS, VERO BEACH, FLORIDA**

**PRESENT:** Richard Winger, Mayor; Jay Kramer, Vice Mayor; Pilar Turner, Councilmember; Amelia Graves, Councilmember and Randy Old, Councilmember **Also Present:** James O'Connor, City Manager; Wayne Coment, City Attorney and Tammy Vock, City Clerk

**1. CALL TO ORDER**

Mayor Winger called the meeting to order and the Clerk performed the roll call.

**2. PLEDGE OF ALLEGIANCE**

Mayor Winger led the Council and audience in the Pledge of Allegiance to the flag.

Mayor Winger commented that this workshop is a chance for the five City Councilmembers and staff to talk in an open meeting on different items. They will take the items for discussion in the order that they appear on the agenda and public comment will be heard after the particular item. He said if there are other items that Council or the public wants to bring up before they adjourn, he would allow that.

Ms. Graves noted that when they scheduled this meeting back in January that items F) and G) were on that agenda. She asked if they could discuss those items first. Council had no problems hearing items F) and G) first on the agenda.

**3. PUBLIC COMMENT**

**4. ITEMS FOR DISCUSSION:**

**A) Consider the best use of the City Waterfront for recreation over the next five years – Requested by Mayor Richard Winger**

\*Please note Council began discussion of this item at 10:41 a.m.

Mayor Winger commented that he felt the fishing pier that was recently brought up was a good project. He said the City owns waterfront property from the Marina to Riverside Café and waterfront property behind the Power Plant and more activity can take place behind the Power Plant. He mentioned that the dog park and the Marina have both been successful, so now they need to think about what other future uses can be committed for the public.

Mr. Old felt that both the Youth Sailing Association and the Rowing Club Association should have a designated place for their activities to occur.

Mr. Jim O'Connor, City Manager, commented that when they close the Power Plant there may be some waterfront access available because required restrictions from FERC will no longer be required. He explained that decommissioning the Power Plant will be in the future because of the costs to do that.

Mr. Kramer recalled that last year, Mr. Paul Dritenbas, from Florida Inland Navigation District (FIND) came to Council to talk about a master plan for that area. He said this plan would allow for different organizations to come together and share in the plan. Mr. Kramer said he has been working with the Rowing Club and Youth Sailing in order for this to happen. He felt that now was the time to start thinking about what can be done in that area.

Mayor Winger agreed that does make sense.

Mrs. Turner asked if anyone pays attention to a master plan. She mentioned that the Marina has a master plan. Yet the City have signed lease agreements in that area to different organizations that were not part of the master plan. She said that the dog park is nice to have, but she has some concerns about children in rowing and sailing groups being at the Sewer Plant and the dogs on waterfront property.

Mayor Winger said that he has been suggesting all along that they need to have a master plan in place.

Mr. Kramer explained that FIND will not help with any grant money unless there is a master plan in place. He said this will be similar to the visioning process and somewhere down the road they need to know what projects are going to happen. He would invite Mr. Dritenbas to one of their future meetings to give a presentation.

Ms. Graves agreed that they needed guidance on where to go and what steps to take.

Mayor Winger added that it is important for the stakeholders and the residents of the City to have a voice in this decision.

Mr. Ken Daige requested that Council remember as they move forward that there is little access left to waterfront property that is open to everyone. He brought up the dog park and said that it is a Park where no fee is charged and everyone from the public is welcome.

Mr. Vic DeMattia, Facilities Committee Chairman for Youth Sailing, showed a display map on where they operate their sailing program. He said they hope to have a signed lease for 25 years. The map showed where they plan on building dockage for their boats. This will give them a facility to accommodate over 200 sailors. They have 70 boats now and are blessed in their growth and their ability to get funds and have volunteers to help with this organization. He said they have the resources to develop this portion of the location. They also have a plan for their facility and how the City could use the land once the Sewer Plant is gone.

Mrs. Chris Pope stated that Youth Sailing offers free sailing lessons to any child who wants to take lessons and they plan to continue this. They don't consider themselves a Club, but a community organization.

At this time, Council took a five-minute break and the meeting reconvened at 11:10 a.m.

**B) Discuss Code Enforcement/Short Term Rentals – Requested by Mayor Richard Winger**

Mayor Winger asked the City Manager to give them an update on short term rentals.

Mr. O'Connor reported that the Code Enforcement Officers will now be located at the Police Department. Their positions will remain in the Planning and Development Department's budget until Council approves the change when the budget hearings are held. He feels that this will accommodate the public better because Police Officers will be able to respond to complaints after business hours. He said most of the provisions have been made for this to occur. At the April 7<sup>th</sup> City Council meeting they will have the final public hearing imposing fines of \$500 per day for short term rentals. He explained that violators for short term rentals are the property owners and sometimes they are hard to reach.

Mrs. Turner asked by moving the Code Enforcement Officers to the Police Department would they now be reporting to Chief Curry.

Mr. O'Connor explained that the Code Enforcement Officers will report directly to the Community Resource Officer.

Mrs. Turner had some concerns about the interpretation of the Code being removed from the Planning Department.

Mr. O'Connor explained that the Planning Director will still be responsible for interpreting the zoning Code.

It was the general consensus of Council to change the budget line items for Code Enforcement Officers to the Police Department.

Mrs. Turner wondered if there were other cities that have their Code Enforcement Officers under the Police Department.

Mr. O'Connor said there were and recalled that some years ago the Code Enforcement Officer was also an active City Police Officer.

Mayor Winger reported that the Legislation is looking at another short term rental bill that would call for short term rentals to be allowed for less than one week. He said that does not

help them, but fortunately they have an Ordinance in place to protect their City neighborhoods from this abuse.

Mr. O'Connor agreed. He reiterated that if Council passes the proposed Ordinance on April 7<sup>th</sup> then the City will be able to impose a fine of \$500.00 each day that the short term rental violations occur.

Mr. Wayne Coment, City Attorney, added that it is illegal to conduct something where the zoning does not allow it and a \$500.00 fine can be imposed for this type of unlawful use. He briefly went over how the code enforcement procedures work according to the City Ordinance that is in place.

Mr. O'Connor commented that there have been about 26 warning citations issued. He does not know how many \$50.00 fines have been imposed.

Mr. David Hunter, 3702 Eagle Drive, commented that he has remained active on this issue (short term rentals) for a number of years. He complimented the City Council and City government for the recent action they have taken since their February 3<sup>rd</sup> City Council meeting. The shifting of the Code Enforcement Officers to the Police Department is a very good step and helps to provide more of a proactive approach to code enforcement. He said that enforcement is a big part of this issue. He is happy to know that the City is protected by the grandfather clause and they don't allow short term rentals of less than 30 days. He hopes the City will get the word out to the media that this is not permitted. After sending out letters to local realtors, some realtors did not know it was not allowed so the word does need to get out. In many cases the realtors are involved in renting out the property, getting the check, and sending the check to the owner because the property owners live out of state. He said they need to keep in mind that the real estate community is subject to some sanctions if they are participating in this illegal activity and this is something that he would like Council to consider. He brought up the internet activity that is going on and these people continue leasing out property even after getting a citation. A perfect example is a piece of property located on Date Palm Road. A citation was issued on February 6, 2015 and they have been renting out the property every day since the citation was issued. He said the citations are being ignored so more must be done.

Mr. Ken Daige mentioned that there were some issues in his neighborhood that needed to be addressed. He will come up with a list for the City Manager with suggestions on what action might be taken.

Mayor Winger commented that the purpose of government was to protect the citizens.

Mr. Paul Kovel commented that the City has made some real good progress. He said when someone buys property in the central beach area there is no Homeowner's Association, so in reality the City Council becomes the Homeowner's Association.

Mr. Randy Frier stated that property values drop when these short term rentals appear in their neighborhoods. The State of Florida requires short term rental owners to acquire licenses for short term rentals. It is not up to the City to enforce this, but he wanted them to know it is a requirement by the State.

Mayor Winger commented that he lives in a gated community and there are three short term rental properties located in his community.

**C) Discussion of Indian River Lagoon – Requested by Mayor Richard Winger**

Mayor Winger commented that three things that are very important to him are this City, the Ocean, and the Lagoon. He commended this City Council in passing the Fertilizer Ordinance, the Deep Injection Well program, the STEP program, working on the Stormwater Utility, etc. He recalled at the last Council meeting the consensus was for their City to be a part of the other cities in this County in signing an Interlocal Agreement concerning the Indian River Lagoon.

Mr. O'Connor stated that staff is working on this Interlocal Agreement with the other participating cities in Indian River County.

Ms. Laura Moss, 275 Date Palm Road, thanked the Council for stepping up in regards to the Lagoon.

Mr. O'Connor reported that he is still working with the County in sharing their employee who enforces the Fertilizer Ordinance on a part-time basis. He said the City does do some enforcement to require that proper training be obtained for the fertilizer applicators.

**D) Discussion of Publicity – Requested by Mayor Richard Winger**

**E) Discussion of TV Links – Requested by Mayor Richard Winger**

Mayor Winger complimented the City on doing a wonderful job on events that occur in the City. He said unfortunately no credit is given for doing a great job in having these events. He suggested putting money in the budget for next year (between \$40,000-\$45,000) for a public relations person and that position could possibly go under the City Clerk. He said it was just a shame that this City does not get the credit for what it attempts to do.

Mrs. Turner did not agree with having to increase taxes in order to tell the community what a good job the City does. Vero has one of the largest City Clerk offices with a staff of 6 (six). The increase of personnel last year, Council was told was to improve website management.

Mr. Old agreed that there is a great deal of information that needs to go out to the community.

Ms. Graves felt when talking about publicity that they are not taking advantage of the social media. They could have a twitter account to let people know things that are occurring. She

brought up managing the City's facebook and investing some money in making changes to their website.

Mr. O'Connor noted that because of ADA requirements they have to change the format of how their website looks.

Ms. Graves felt that the website needs a complete makeover. She said it would be a one-time investment to get it done. It would be beneficial in looking at their long term planning.

Mr. Kramer suggested having more information in their City Desk, which is an internal newsletter.

Mayor Winger wanted to be able to issue news releases that have all the facts. He said they are not doing that now.

Mr. Kramer commented that getting into the press release business and avoiding politics is tough. He said only the true "facts" need to be released.

Mayor Winger felt that it made sense to have Ms. Graves work with the City Clerk on the website and then come back with some ideas.

Mrs. Vock said she would work with Ms. Graves, and their Government Coordinator on updating the website and bring something back to Council at their budget hearings.

Ms. Colleen Rosenbaum stated that she has been a short term rental property owner for the last nine years and also had long term rentals in Miami, Florida. She did have some problems with her short term rentals located in Miami, but she has never had any problems in Vero Beach. She said that tourism is the lifeblood of this community. The people that come to Vero Beach love the community and spend money here and a lot of times they want to make investments in Vero Beach. She went to the County Clerk's office to try to find out what the taxes are that she pays. In her leases she requires copies of a driver's license, rental insurance and a credit card number in case it is needed for any damages. Having short term rentals is not taking away from hotels because not everyone coming to Vero Beach wants to stay in a hotel. She said over nine years she has had a couple of problems, but it has never been something that spilled over into the neighborhood. She said one thing to consider is what this is going to mean to the real estate market. She encouraged Council to get all the facts because it is critical to the community.

Mr. Old asked Ms. Rosenbaum how long she allows someone to stay in her house.

Ms. Rosenbaum explained if she goes less than a week then it is usually to locals and people that want to have parties, so it is not her practice to do that. She will not rent to students on spring break or to anyone under the age of 25.

Mr. Old explained to her that their Ordinance only allows short term rentals for one month, which has been on the books since 1986.

Ms. Rosenbaum explained that her property is not located in the City.

Mr. O'Connor told Mrs. Rosenbaum that the City was in the process of passing an Ordinance to increase the fines that they impose for short term rentals from \$50.00 a day to \$500.00 a day. He expressed that this City does not want short term rentals in their neighborhoods.

Mr. Dan Lamson, Executive Director of the Indian River Neighborhood Association, brought up the subject of publicity and agreed with Ms. Graves that social media is the way they want to go and he hoped they would move forward on it. He said they would be able to reach a lot of people. He then asked what is City Lines. He was told that it is an internal newsletter.

Mr. Kramer returned to short term rentals and hoped they would focus more on compliance rather than beating people over the head with these laws. He said they need to work with the property owners so they don't end up with a bunch of homes in foreclosure and then this becomes completely ineffective. He reiterated that they need to focus on compliance.

#### **F) Discussion of Vision Plan – Requested by Councilmember Amelia Graves**

\*Please Note - This item was heard first on the agenda.

Ms. Graves commented on what a long process the Vision Plan was in putting together and how many people in this community worked on it. She just was not sure it was being used to the extent that it could be. She thought that they could start measuring what they accomplish in a year on the Vision Plan and how far they need to go. This would allow them to judge how they are doing.

Mr. Old agreed that he has heard a lot of frustration from people saying how much time and work went into the Vision Plan and it is not being used.

Mr. O'Connor asked Mr. McGarry to come forward and give them an update on where they are on the Vision Plan. He has noticed in the Vision Plan there are several different interpretations of what it means.

Mr. Tim McGarry, Planning and Development Director, reported that over the last ten years he has been implementing various parts of the Vision Plan. The problem with the Vision Plan is that it is so broad that they have not been able to tackle everything. He agreed with Mr. O'Connor that interpretation is a problem with the Vision Plan recalling the long battle they had doing the Overlay District. He said even doing the Historic Preservation Ordinance turned out to be a battle. In regards to the neighborhoods, he has been working with Original Town and they have incorporated various elements from the Vision Plan in that neighborhood. His next project was to work on Osceola Park, but he is very short staffed and now he has to start

working on doing an update on their Comp Plan. What he wants to do is incorporate the Vision Plan into the Comp Plan. He explained that the Comp Plan is the policy document that drives where they want to go. He said in many ways it is a much better vehicle than reacting on a piece mill basis on items that come up. He said there are a lot of things that have been done, but the details involving various neighborhoods has not been done because the Vision Plan calls for a majority of stake holders/property owners, so they have to be careful when going through this process.

Mr. O'Connor asked Mr. McGarry about measurable results as mentioned by Ms. Graves.

Mr. McGarry said he could provide Council with a report at the end of the year. He reiterated that right now it is critical that they do the Comp Plan.

Mrs. Turner asked if there is a mandated time in which they have to submit the Comp Plan.

Mr. McGarry answered yes. He said it must be in place by February 2016. He explained to the Council that the Comp Plan would be their long range plan, which includes 10 to 20 year planning. The Comp Plan they have in place now goes back to 1992. He said the County has a very good Comp Plan and he will use things out of their Comp Plan to help with his work.

Mr. Old recognized the pressure that the City has been under ever since the hurricanes and to carry out some of these things that needed to get done was not possible. He said now since they are moving on a different path they can start working on the Vision Plan and the Comp Plan.

Mr. McGarry agreed with Mr. Old's comments. He said they do not need to reinvent a Vision Plan. What they need to do is move forward with the Comp Plan and incorporate a lot of the things that are in the Vision Plan. He said that a good Comp Plan should have numerical objectives in it. He said their present Comp Plan does not have it, but he will work to put it in their new Comp Plan.

Mr. Old asked Mr. McGarry if he has the resources to get this done.

Mr. McGarry said probably not. He said his staff's first priority is to take care of development applications.

Mrs. Turner asked Mr. McGarry if he has reached out to the Treasure Coast Regional Planning Council (TCRPC) for their help.

Mr. McGarry recalled when he was doing the neighborhood plans he looked into receiving some help from the TCRPC, but their cost was very high. He would look into seeing if they could provide some technical assistance.

Ms. Graves just wanted them to have some direction and goals set on things that they want to accomplish every year. She said this would help in prioritizing projects.

Mr. Old wondered if Mr. McGarry could hire a consultant to come in and help with the Comp Plan.

Mr. O'Connor commented that this would take money and there is nothing in the budget to cover those costs. He noted there has been staff reduction in the Planning Department. At the time it occurred it was probably justified because there was not much development going on. Now, times have changed and man hours are required to review development plans, which do not increase revenue very much.

Mayor Winger stated that it is up to Council to say what they want and then have the City Manager budget it for the next year. He asked when the last Comp Plan was adopted. Mr. McGarry said in 1992 and the Vision Plan was adopted in 2005. Mayor Winger explained what the Vision Plan does is take Vero Beach into the future.

Mr. O'Connor commented that there have been workshops in the past where direction has been given to him on how to assemble the budget. He was hoping at the end of this workshop that same type of discussion would take place. In recent years there have been discussions of reducing man hours, not increasing taxes, and one year they did not even go back to the rollback rate. So these types of directions are what he will need in order to put the budget together.

Mayor Winger brought up the concept of the Arts Village, which he thinks makes sense.

Mr. O'Connor noted that he has been working with the Cultural Council on this project and both he and Mr. McGarry agree that this is an extremely good concept and a great idea.

Mrs. Barbara Hoffman, Executive Director of the Cultural Council, was at today's meeting to present their vision for a Cultural Arts Village and how to achieve it. She read a prepared statement, which is attached to the minutes. The concept is that the local community will be working on ideas in coming together with a plan to revitalize Downtown Vero Beach by preserving and retrofitting the original traditional neighborhood concept in that area to create a Vero Beach Cultural Arts Village in the Downtown District. The Cultural Council and MainStreet have been working together to develop a concept that would include part of the Edgewood neighborhood just south of State Road 60. The Cultural Council plans to work with the neighborhood residents and other local groups on a vision for the Cultural Arts Village whose objective will be to create an environment attractive to everyone. A further objective will be to bring to the Business Improvement District related support services, such as printing, marketing, health, entertainment, etc., and all that is needed to support successful artistic and cultural careers while maintaining aesthetically pleasant living and working places. She said between 14<sup>th</sup> Avenue and 20<sup>th</sup> Avenues, the Edgewood neighborhood features both streets with sidewalks and alleys. This area, together with the business district between State Road 60

east and west from 14<sup>th</sup> Avenue to 20<sup>th</sup> Avenue, will offer creative environments for living and working. The challenges going forward is to beautify and update their downtown, to calm traffic on Route 60, to make the neighborhood bicycle and pedestrian friendly, deal with overhead power lines and sign clutter, to improve way-finding signage and traffic circulation, and to implement zoning and design reviews to support more residential and mixed use retrofitting. They request the opportunity to provide additional input to future changes in the City's Comp Plan to accommodate the emerging village concept. They would discourage chain stores and restaurants chains. They intend to work with the key people in determining what is needed and what will work to create the best vision for a Vero Beach Cultural Arts Village in the downtown area. She thanked Council for the opportunity to present to them the Vero Beach Cultural Arts Village vision.

Mrs. Turner asked if they were working with the Economic Development Zone Committee (EDZC).

Mrs. Hoffman explained they are all working together and feel what they are proposing is within the Vision Plan.

Mr. O'Connor reported that this concept has been discussed with the EDZC. The revitalization of the Arts District on the south end of 14<sup>th</sup> Avenue has sparked a lot of creativity and the good part about this project is it is more about a zoning issue than a major investment in dollars. They are trying to encourage investment in this area by giving more flexibility to the use of land, but also keep the beauty in this neighborhood. He said this is a nice neighborhood with some nice buildings located in the vicinity.

Mayor Winger asked if there was any public comment regarding the Arts Village. There was no one from the audience wishing to speak. His general feeling was that it fits the Vision Plan and something they should support if there is general consensus for it. The entire Council was in agreement with the concept.

Mr. Kramer was happy to see that they have someone like Mrs. Hoffman who will make sure that this is carried forward.

Mrs. Hoffman thanked the Council and expressed what a wonderful community project this is going to be. She said there are a lot of partners working on it and she is looking forward to moving ahead.

Mr. Old wondered if this is the time to talk about new things that would go into the Vision Plan. He knew later on in the meeting the Mayor was going to talk about two programs that are doing well and they are the Rowing and Youth Sailing programs.

Mr. McGarry expressed that the Comp Plan will really take the place of their Vision Plan.

Mr. O'Connor added that they will be taking some of things mentioned at the meeting today and carrying it forward to make sure the goals and the objectives of Council are understood and they are working towards making these things happen.

Mr. Old asked if the Comp Plan had numbers attached to it.

Mr. McGarry answered yes. It will consist of existing numbers, projected numbers, and all of the social economic numbers. He said the City's five-year capital budget will also be incorporated into the capital improvement element every year. Also, at their budget hearings they need to look at what is needed to comply with their Comp Plan.

Mr. O'Connor explained at this point their Comp Plan is really a maintenance plan.

Mayor Winger thought the problem they were looking at was for Mr. McGarry's department to have the resources to get the Comp Plan completed.

Mrs. Olska Forbes recalled in 2005 they had a big charrette and she thought that was probably the last time where citizens came together to review the plan. She suggested having another public meeting and to have someone who understands the present Vision Plan lead the meeting. She said there are new stakeholders and organizations. She mentioned that now they have the Oceanside Business Association, Miracle Mile has a group organization that is working together, and there is the Downtown area. She didn't think it would cost much to have this meeting and they may want to look at having it here at City Hall. She felt that the players and people affected need to discuss the Vision Plan and what needs to be put into the Comp Plan.

Mr. McGarry explained that meetings would be held during the Comp Plan process and stakeholders will be invited.

Mrs. Forbes mentioned that as a stakeholder downtown, she has never received a letter from the City inviting her to attend a meeting. She asked how many employees are in the Planning Department.

Mr. McGarry explained in the past when the City did the Comp Plan they have had consultants do it. Now, his staff who consists of three Planners will be working on it.

Mr. O'Connor commented that the Planning and Zoning Board have held neighborhood meetings here at City Hall, as well as going to the neighborhoods and holding meetings and the meetings have been well attended. He said that you almost have to take each neighborhood area independently so there is no confusion.

Mr. McGarry brought up the Twin Pairs study and the things that need to be done in order to make it work (according to the study) and have a great downtown. He said meetings would need to be held, which require resources, but they do the best that they can.

Mrs. Forbes commented if secretarial work was what he needed that maybe she could find some people to come in and help him.

Mayor Winger commented that as far as the Vision Plan goes, it is of the general philosophy that they keep "Vero/Vero." The Vision Plan is on their website and he thought that they had a good Vision Plan.

Mr. Old did not want to stop this movement. He said they needed to continue moving forward.

Mr. David Hunter stated that he has heard Mr. McGarry comment about having a staff shortage and he is sympathetic to his concerns. He suggested with the additional development plans they have to review that the developers be charged more money. He said there is nothing wrong to expect the developer to pay more so that the costs are not borne by the citizens, but by the person putting forth the financial plan to make money.

Mr. McGarry felt he did a good job with covering the cost charged to a developer. He periodically brings back the cost structure to Council when it needs to be changed. He explained that he has to be careful as to what he is allowed legally to charge a developer.

Mrs. Turner commented that their Comp Plan has not been updated since 1992 and they know the date that it has to be completed by. She wondered why staff has not been working on the Comp Plan and waited until it is "crunch" time to start doing something.

Mr. McGarry explained that he has not had the staff to work on the Comp Plan and there have been other things that have come up.

Mrs. Turner thought that staff could have been a little more proactive over the last three (3) years in the economic downturn.

Mr. McGarry explained that he has been pulled away to work on other things.

Ms. Graves suggested looking at hiring someone part-time to come in and work on the Comp Plan with that being their only responsibility.

Mr. McGarry said that would be helpful.

Mr. Old commented that they may be forced into getting an outside consultant to handle this work.

Mrs. Turner asked Mr. Old if he has read the Comp Plan. Mr. Old said that he has looked at it. Mrs. Turner did not think it was a good idea to have someone come in and do a Comp Plan who is not familiar with this community.

Mr. Kramer asked Mr. McGarry if they were under the “gun” to get this done.

Mr. McGarry explained under State law if they don’t get their Comp Plan approved by February 8<sup>th</sup> then they cannot make any comprehensive amendments to the Code. They also could not approve any annexations or future land use changes.

Mayor Winger felt that Council needed to tell the City Manager and the Planning and Development Director what they want to accomplish and they (staff) will have to figure it out.

Mr. McGarry agreed with not hiring a consultant to do the Comp Plan. He felt that his staff needed to complete the task.

Mr. O’Connor explained to Ms. Graves that there really is no such thing as part-time help any more the way the Federal wage and hourly law is. He said anyone working over 20 hours that the City is required to pay them benefits.

Mr. Kramer asked if the existing Comp Plan would pass if they sent it up to the State so they don’t get penalized. Mr. McGarry answered no. He said the existing Comp Plan does not meet certain requirements that have to be done. He said what he plans to do is divide the Comp Plan into a technical and policy document, which it is not now. Mr. Kramer did not want them to end up not having a Comp Plan and getting penalized by the State. Mr. McGarry was not as worried about the State, as he was with what they are delivering to their citizens of this community.

Ms. Graves agreed that planning was the heart of this City and where they are going and Mr. McGarry needs to be given the resources to do that.

Mr. Old commented that it sounds to him like that they are under the gun to do something about their planning process. It is time Mr. McGarry is given the help that he needs to get these things done.

Mrs. Deborah Daige, who was a member of the Vision Implementation Team, stated that each section of the Vision Plan should be looked at. She realizes that one of the sections was Original Town and that segment is moving forward. She felt that one segment that has not been looked at is the downtown area. She said that segment seems to be on the back burner and should be the next segment to be considered. She felt that they needed to get these ideas from the Vision Plan incorporated into the Comp Plan. She commented on how many meetings have been held regarding the Vision Plan.

Mr. O’Connor commented that the Highway 60 project is moving forward and Council may have to make some decisions on that plan in the near future.

Mrs. Turner recalled that she heard that FDOT (Florida Department of Transportation) was looking at resurfacing the Twin Pairs. Mr. O’Connor said it may be later than 2018, but now

they are doing their survey and the City wanted to see some striping done and some curb changes and those costs need to be projected in the plan so the City will know what costs they will have to pay. He will be bringing something back to Council in the near future.

Ms. Graves thanked Mr. McGarry for all the work that he does and she told him how much he is appreciated.

**G) Long Range Planning – Requested by Councilmember Randy Old**

Mr. Old was interested in financially looking out 10 to 15 years to see what things they can accomplish. He went over some of the things they were talking about doing in the future, such as mothballing the Power Plant, setting up a trust fund for the OPEB, etc. He said these are big things that will impact them financially and should be laid out for a long range plan instead of having just a year to year plan. He would like to “throw into the pot” all of the things that the City knows that they have to do and see how they can be accomplished. He is not suggesting that they vote and accept a 15 year plan. He is suggesting that they look and see what they can do to implement some of these things on an annual basis when they do the budget process. He said they need to continually be looking ahead to see if some of the things that need to be done can be financed. He reiterated that the long range planning process is something that they need to go through with.

Mrs. Turner commented that they need to start with a wish list and decide what projects they want to look at and then come up with an estimated cost. The next process would be to come up with a timeline and then they could incorporate that into their financial plan.

Mr. Kramer felt that a lot of these things are done with their capital budget. They list the projects, what the projected cost is, and when the projects are to start and end. Mr. O’Connor explained that the capital budget is really a maintenance budget. He said with their five (5) year plan they adjust it every year and do not identify in some cases their revenue stream as they go out. He said they do attach on the five (5) year plan where the money is coming from to do these projects. By doing this it has eliminated a lot of projects. He said if they do a five (5) year plan and Council states they want to see that project done, then they need to identify where the revenues are going to come from. One of the real concerns that he has is they don’t want to put a project in their projected plan and say that it is going to be based on grant money.

Ms. Graves heard Mr. O’Connor saying that they are doing maintenance, but questioned are they really saying look at how much our tourism is increasing, which brings more traffic to their roads and they should be looking at doing the infrastructure on their roads because they are getting a lot more wear and tear.

Mr. O’Connor told Council that what he needs for them to do is give him a list of their priority projects and when they want to see these projects done and he will give Council the best estimate of where he thinks the revenue to fund those projects is going to come from. He

explained that the five (5) year capital plan should not be a wish list. It should be what projects they want to see done and money has been committed to funding those projects. He said anything beyond five (5) years could become a wish list. He said that is one of the problems that the City is having. He said their five (5) year plan has become a wish list and it gets adjusted every year. He said that they need to adopt the concept that they will accomplish what is in the five (5) year plan.

Mr. Old explained that what he is suggesting is they try to do a plan that is going to work and determine if they are projects that the City can actually pay for.

Mayor Winger commented that one of the problems with government is short term. This reflects politics and that their terms are only for two (2) years. He said it might make sense to try to do an operational budget for two (2) or three (3) years as a start. He did not think that they could do five (5) years.

Mr. Old disagreed completely with the Mayor's remarks and said the reason is because that many of the things they are discussing are non-political. He said the roads, the Vision Plan, etc., are not political. Mr. O'Connor stated that when they put a price on some of these projects they become political.

Mrs. Turner stated that the manager of each department should be looking at the planning for their department and what is needed in the future.

Mr. O'Connor stated that each department has a plan. He said the problem is doing a five (5) year plan, the limitations that he places on the department head directors is that their revenue is going to remain neutral.

Mrs. Turner brought up the Recreation Department and Leisure Square having a plan for needed repairs. She said they could have each of the departments bring forth their "wish" list and this would be a place start.

Mayor Winger brought up the road projects for this year. He said that \$600,000 was the cost for the whole project and they ended up spending \$200,000. Unfortunately, the process they have now is kicking the "can" down the road. He would like to see them do two (2) budgets this year. He said they could do a real budget for this year and then do another budget, which includes a second and third year. He said what happens is every year they don't have the money to do a particular project so that project is put on the back-burner.

Mr. O'Connor expressed that he has a difficult time putting one budget together. He was not sure that a provisional budget would work. The capital improvements plan is where they are approving the future capital projects that they want to see done. He brought up personnel and noted that in six (6) years there has only been a 3% pay increase and a reduction in benefits to their employees. He said that they are going to have to factor in wage openers for next year

because the Teamsters and Police will be discussing them. He said if they want to accomplish things they have to have capable people in place to do those things.

Mr. Old felt that was a very good point and that staff has taken the brunt of the cuts over the last couple of years. He said that this City has a very good "team."

Mr. O'Connor agreed that they do have a very good team and he wants to make sure that they are compensated.

Ms. Graves brought up the five (5) year capital improvement plan. She wondered instead of just doing maintenance if in 10 years could they have just rebuilt a facility or whatever the project might be. She said on some of these things how many more times can they "band aid" them and how much money are they spending to "band aid" them when they should be looking at replacing them. She used Leisure Square as an example.

Mr. O'Connor brought up the roads and that Mr. Falls presented what he felt was needed for street resurfacing for this year and that number was reduced. He would be happy for his department heads to bring forth what they feel is needed in their departments. He said if there are any limitations that Council wants to place on this then he needs to know.

Mrs. Turner told Mr. O'Connor that he knows there will be limitations.

Ms. Graves felt that it would be good for planning and budgeting if they were going to replace a facility that the money is being put away for that replacement. This would be funding depreciation.

Mr. O'Connor questioned if they fund what they are going to need to purchase for the next year, then how are they going to fund depreciation.

Mr. Kramer stated that there was no way to dictate what future politicians will do. He said politicians are terrible at saving money.

Ms. Graves felt that if they show the community that these things are important and need to happen for their use they can put people in office who share that view.

Mr. Kramer commented that by using creativity that things can get done. He brought up the STEP program. He said this was a huge project that they were able to get done and not spend a whole lot of money on it. He said when looking at Leisure Square, he felt sure there were ways to replace it. He said there are a lot of grants out there and people that want to see Leisure Square rebuilt.

Mr. O'Connor said instead of funding depreciation let's fund debt service so they can make sure that the job gets done.

Mayor Winger asked Mr. O'Connor how he would feel about designing a program to tear Leisure Square down and replace it.

Mr. O'Connor said he could do that, but this would not be one of those projects that they would be doing fundraising to pay for it. He will have his department directors bring forth future projects to Council for consideration. Then they can program those projects into future year budgets saying this is where the money will come from.

Mr. Old commented that when he attended the Florida League of Cities Elected Officials Conference on one of the days they discussed finance and he asked about long range planning and if most cities do it. The person teaching the class said that every city should do a 10 to 15 year plan. He felt that it would be wise for this City to do that.

Mr. O'Connor will ask his departments to start putting their wish list together and what they would like to accomplish. He will still use the five (5) year format. He will let Council know what is needed to accomplish the projects on those "wish" lists.

Mr. Ken Daige asked if they were going to incorporate the Vision Plan in the Comp Plan. He was told yes. He agreed with Mr. Old that the City does need to do a plan and have it in place for short term and long term projects. He agrees that Leisure Square needs help and would appreciate if Council would start doing some things there. He said they do need to do things to keep everything operational. He thanked Council for having this meeting and hearing from the public. He hoped in the future they would schedule more meetings like this one. He then asked if the two (2) neighborhood plans are incorporated into the Comp Plan. Mr. O'Connor told him yes.

Mayor Winger did a recap of today's meeting. He said the City Manager would be bringing back something to Council concerning the Vision Plan. They need to continue working on the long range capital budget plan.

Mr. O'Connor understood that what Council was asking him to do was ask his department directors to give their projections of what their needs are in capital projects carrying them out going into the five (5) year plan. He said using Leisure Square as an example and depending on depreciation, which in his opinion will never work. He said if they put Leisure Square in the budget and it is in the second year, which would be the engineering period where it is designed and year three (3) is when they would begin construction. The department director would come to them and make recommendations on how it should be funded. He said while they are using recreation as an example there will be input from the Recreation Commission and they will probably talk about additional hours for lifeguards. Then the Police Department may feel that another officer is needed. He said these are things he will ask the department directors to bring forth.

Mr. Old was a little confused with the Vision Plan going into the Comp Plan and how the financials work. He asked does the Comp Plan also include different things that each department wants.

Mr. O'Connor explained the Comp Plan/Vision Plan is completely separate from what he will produce for Council. However, Mr. McGarry may come to Council asking for additional help in order to complete the Comp Plan. He said Mr. McGarry feels that the community needs to write the plan and he agrees with him as opposed to a hiring a consultant.

Mr. Old felt that it would take some money to carry out those projects contained in the Comp Plan. Mr. O'Connor told him that was correct. Mr. Old asked how Mr. O'Connor's five year budget molds together with the Comp Plan. Mr. O'Connor said hopefully it will be reflective of the Comp Plan.

Mayor Winger continued with the recap saying that Mr. Kramer will be inviting Mr. Dritenbas to one of their future meetings to present FIND's master plan for the waterfront area. An Interlocal Agreement is being drafted in regards to the Lagoon. The television links are not doable. Ms. Graves will be working with the City Clerk concerning updating the website.

Mr. O'Connor told Council if they want to put parameters on the budget preparation then they need to let him know.

Mayor Winger told Mr. O'Connor that he has made his position clear about having a good workforce and there is general support for that.

Mr. Old proposed that they sit down and have these meetings quarterly if there are items that need to be discussed.

Mrs. Turner requested when preparing the budget that they look at energy saving costs. She said utility costs are a big issue for the City. She knows that the City provides the electricity for the different buildings, but if they cut down costs in this area those funds can be used for something else.

Mr. O'Connor said they would do that. He said one of their biggest consumers happens to be the Waste Water Treatment Plant and some of the technology they are using at the Plant will help with energy costs.

## **5. ADJOURNMENT**

Today's meeting adjourned at 12:06 p.m.

/tv

