

**MINUTES
HARBOR COMMUNITY REDEVELOPMENT
AGENCY ADVISORY COMMITTEE MEETING
MAY 11, 2022 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Vice Chairman Green called the meeting to order at 5:30 p.m. on Thursday, May 11, 2022, in the Destin City Hall Council Chambers.

2. ROLL CALL & PLEDGE OF ALLEGIANCE:

<u>Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
James Green	Mike Buckingham	Kim Montgomery Deputy City Clerk
Sandy Trammell		Steven O'Connor Principal Planner
Jan Best		Tunazzina Alam
Ian Blaise		
Casey Jones		
Mike Raim		

3. MINUTES: April 13, 2022

Motion to have the meeting minutes moved for approval to the next scheduled meeting was made by Committee member Trammell with Committee member Best providing the second. The motion passed 6-0.

4. OLD BUSINESS:

None

5. NEW BUSINESS:

➤ **Utility Undergrounding Presentation**

Ms. Strickland introduced Mark Porter with Utility Consultants of Florida who is assisting with the Undergrounding of Florida Project as well as Mr. Sheff Wright who is the attorney also assisting the city.

Mr. Wright detailed his extensive background assisting Florida cities utilities underground and how the gameplan is to get everything that is on the poles, underground and all of the cities that he has assisted with to get theirs underground. He spoke of the benefits of having utilities put underground and how it limits the issues of outages from not only storm events knocking trees and branches into the lines but also from animals, birds and reptiles that can frequently disrupt service. He talked of the planned phases, the execution of the contracts and the processes it will take. Also, how a state mandate is now being enforced by statutes that will enforce concrete poles to replace wooden ones; so, if the utilities are not put underground in time, then they will go up on large and very unsightly concrete poles and if that is the case, then the cost will be significantly more in the future for cities for the concrete poles to be installed.

Therefore, by proceeding as rapidly as possible that higher cost can be avoided.

Mr. Mark Porter provided the members a brief synopsis of his background experience and showed the members a before and after photo of a completed project in Bradenton, Florida of their CRA District that has had all of the utilities taken underground.

There was a discussion regarding the increase in the franchise fees and how that effects the customer's electricity bills as well as how a portion of the increments are now dedicated to the undergrounding project.

Vice Chairman Green asked if the plan is to build the conduit to capacity of how it is now and if so, it may need to be redug and increased later or are they going to build it to where it could easily be expanded, if necessary in the future.

According to Mr. Wright, for an area that is built out, it would be comparable to the conditions of the capacity and if its an area with an opportunity for redevelopment, the engineers will take that into account for the necessary sizing.

Ms. Strickland provided the members with the preliminary phased plan and timeline for the project and the total cost. Explaining that Phase I will be from Marler Bridge to Airport Road and how the decision to have this area done first was made to get the major businesses and restaurants online first in order to help everyone in the event of an emergency that knocks power out, they can support the communities needs for food and supplies.

Vice Chairman Green asked what the estimated timeline is to finish each phase. According to Ms. Strickland the estimate is about 18-24 months for each phase. She then briefly provided an example for the mobilization process for the phases.

➤ **Long Term Financials**

Ms. Strickland explained to the members that by 2029 all of the debt will be paid off and there is about \$14.7M that they need to address and plan in their Master Plan to spend on projects in their district.

Motion by Committee member Trammell to recommend to the CRA to accept the 2021 Annual Audit and Financial Statements, with Committee member Raim providing the second. The motion passed 6-0.

➤ **Operational Financials**

According to Ms. Strickland this report ended in February with the budget being about 41% through the Fiscal Year and has received about 94% of the Ad-Valorem, and about 34% spent for operating, and about 23% spent for the largest capital overlays being spent on beachfront acquisitions. She further explained that she has added a balance sheet of modified accrual, so it won't show the total liabilities with all the debt and is basically a cash basis of \$40M to get through the end of the fiscal year. Additionally, \$15M is committed to reserves by Council through a Resolution for debt service and 6-months of operating costs.

- Summary's for Revenues and Expenditures

- Fund 110 is Harbor CRA
 - Parking Lot account for revenue and expenditures for upkeep

➤ **Capital Status Report**

Lists all of the working projects

- Council and Citizen directed projects
 - Renewal & Replacement Program
 - Growth Necessitated Projects

➤ **Budget Calendar**

- May 17, 2022 - Initial Operating Budget Workshop
- June 23, 2022 – Capital Improvement Plans
- July 1, 2022 - Estimates of Property Values are due from the County to calculate the Millage Rate
- Mid July one last budget workshop for Council to ensure all objectives are met for the coming year
- August 4, 2022 – Millage rates due to Property Appraiser and dates of public hearings

Committee member Trammell asked about the status of the pathway under the Marler Bridge and asked what the notation means that it was not supported by FDOT because of the Bridge Renovation Plan.

According to Mr. O'Connor, FDOT has the Marler Bridge on their 5-Year PD&E Study.

Mr. Zunguze added that the study will help determine something agreeable between them and the city. Ms. Strickland added that there is also a high powered gas line discovered that would have prevented the original location for the pathway along with a few other issues that they discovered.

➤ **Holiday Decorations – Michael Burgess**

Mr. Burgess explained to the members that the city spent about \$70k last year on fifteen (15) twenty-five foot tall LED lighted trees for the medians and staff is asking the members what they would like to see in the harbor district for additional holiday decorations. He did point out that staff still needs to determine if FPL will allow lights on their poles because Gulf Power did not. He also explained that they can also use a rental company who would come in and decorate and then come back and remove them after the holiday.

Committee member Trammell spoke of wanting to have some kind of archway decoration for the Capt. Royal Melvin Heritage Park.

The City Attorney suggested that they choose someone to represent the committee to work with Mr. Burgess on the decisions.

Motion by Committee member Raim to have Committee member Trammell work as the liaison with staff to help make decisions on holiday decorations for the Harbor District with a \$50k cap and bring those ideas back to their next meeting for ratification. Committee member Blaise

provided the second and the motion passed 6-0.

➤ **Development Projects Updates**

Committee member Best asked why the Crooked Island Rum Bar Distillery is allowed to operate because she thought the use was not allowed in the zoning district. Mr. O'Connor explained that the timing of the applicant initially meeting with staff for his project happened before the zoning use changes were approved, and with the applicant having already invested in the project, it was allowed to continue. She added that she has a tenant that did have a staff meeting for a similar use and they have encountered roadblocks and it doesn't seem fair. She then asked staff why a traffic study is required for a Minor Deviation. According to Mr. O'Connor, in the particular case she is referring to, the change of use for the prior structure had an x-amount of parking impacts and the use that is going in it now has a different impact and when that impact is an increase from the previous use, a study is required. Additionally, if they can show from a traffic engineers' standpoint that it's a negligible impact, then the traffic study is not necessary and that is what staff needs to be told in order to be able to not require one.

6. COMMITTEE MEMBER COMMENTS:

➤ **Committee member Raim** – Spoke of his concerns of the dangerous traffic problems that is occurring in the harbor district especially around Calhoun Avenue with all the different means of transportation such as bicycles, scooters, golf carts, etc. He also spoke of how Airport Road being the alternate means of transportation from Hwy. 98 and he does not agree with lowering the speed limit for the roadway.

➤ **Committee member Best - Purpose of Harbor CRA Work Plans**

Committee member Best spoke of the original Destin Harbor Taskforce that was created in 1999 where a report was created that spoke of a plan to articulate a community vision and how to achieve it, which is being implemented through their work plans to maintain the fishing village atmosphere. She asked staff to add the harbor regulations on the agenda for their next meeting. According to Mr. O'Connor, there are several positions vacant with two being the Director and Deputy Director and that the City Manager is now serving as Interim Director until the positions can be filled. Regarding the process owner for the Master Plan Update Work Plan Item, she reminded staff that it only shows staff on the form and should be updated to reflect her name.

Committee member Trammell – Informed the members that she is working with the City Manager and the Deputy City Manager to come up with a plan for training the members on all of committees work plans and annual reports. She spoke of how they decided they best time to do this would be sometime after the first of the year when the new council members are seated and their volunteers have been appointed.

Vice Chairman Green – Spoke of writing a letter as the President of the Charter Boat Association to City Council regarding waste oil disposal. He explained that currently the only place the County shows where waste oil can be dumped is at Time Saver, which is no longer in business. He spoke of how Destin being the largest fishing fleet in the state and also has a large number of livery vessels and similar businesses in operation in the harbor, yet there is nowhere for used oil to be collected. He spoke of how he has to store his in a storage facility that is costing him monthly because he does not have the time to take his to the other places in nearby cities that does take it. He spoke how he feels the city should offer this incentive explaining

there are grants available that the city could apply for to help create a collection facility for the businesses in the city. Adding that the industry should not have to rely on a private business to take and dispose of their oil. Especially for the sake of water quality and the environment.

Motion by Vice Chairman Green to recommend to City Council direct staff to look into a location on a manned city property for a disposal of used oil collection site for residents and small businesses. With Committee member Raim providing the second. In discussion, Committee member Blaise agreed that it's a great idea and has been discussed at the Harbor Capacity Study Committee as well. The Vice Chairman also spoke of how there are companies that will come to the locations, pump the oil out of the holding tanks and pay for the oil minus their trucking fees. **The motion passed 6-0.**

7. **ADJOURNMENT:**

Having no further business at this time, the meeting was adjourned at 6:55 PM.

Adopted and approved this 17th day of July 2022.

Sandy Trammell
~~Mike Buckingham, Chairman~~

Sandy Trammell
Chair Pro Tem

Kim Montgomery
Kim Montgomery, Deputy City Clerk