

**MINUTES
TOWN CENTER & HARBOR COMMUNITY
REDEVELOPMENT AGENCY
ADVISORY COMMITTEE JOINT WORKSHOP MEETING
OCTOBER 19, 2022 - 5:30 PM
DESTIN CITY HALL BOARDROOM**

1. CALL TO ORDER:

Chairman Wernet called the meeting to order at 5:30 PM on Wednesday, October 19, 2022, at the Destin City Hall Annex Council Chambers with the Pledge of Allegiance immediately following.

2. ROLL CALL:

<u>Members Present</u>	<u>Members Absent</u>	<u>Staff Present</u>
Lockwood Wernet	Matthew Sweetser	Kim Montgomery Deputy Clerk
Michele Sandstead		Lance Johnson City Manager
Delores Morrell		Louis Zunguze, CD Director
Dorothy Robinson		Krystal Strickland, Finance Director
Mike Buckingham		Jeffrey Cozadd Grants & Projects Mgr.
Jim Green		Ryan Scott City Engineer
Casey Jones		
Mike Raim		

3. JOINT TOWN CENTER & HARBOR CRA WORKSHOP

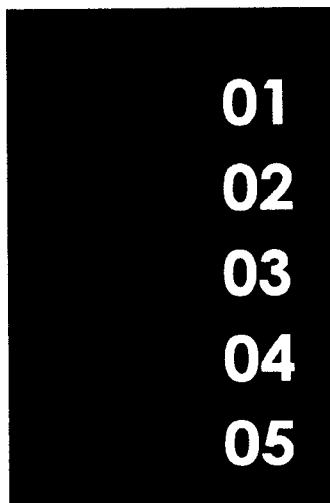
➤ **Utility Undergrounding Update – Easements and Lighting, Mark Porter**

Mr. Zunguze spoke of how each of their prospective committees recommended funds to be set aside for this project and mentioned the policy City Council adopted into the Comprehensive Plan for the undergrounding project, and how both are significant commitments towards the project.

Mr. Mark Porter with Utility Consultants of Florida explained to the members that he works with several municipalities throughout the state on these type of projects and how they work with all the local businesses involved to ensure there is a minimum of impacts to those businesses as possible throughout the process. Additionally, they are working with FP&L for the preliminary design that should be out by the middle of November, unless there is a delay from the storm. He then introduced the project manager, Stephanie Lindsey.

Ms. Lindsey explained that the main item they would be focusing on are the easements at this point of the project. The easement would most likely be 10'x10' and the equipment which is the transformers would not be the entire size of the easement and would most likely have landscaping surrounding them so they are not that noticeable, if that is the wishes of the property owner. She provided the members with the following presentation showing examples of areas in

the city where transformers on poles are located and how they may look once the lines and poles are removed and replaced with the ground transformers. Additionally, she explained that some owners may wish to have the transformers wrapped or just keep them plain as depicted in the presentation.



ABOUT THE PROJECT



BENEFITS



PROJECT STAGES



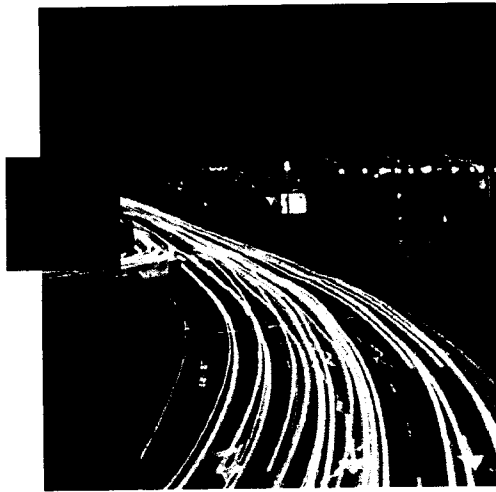
EASEMENTS



SNEAK PEEK



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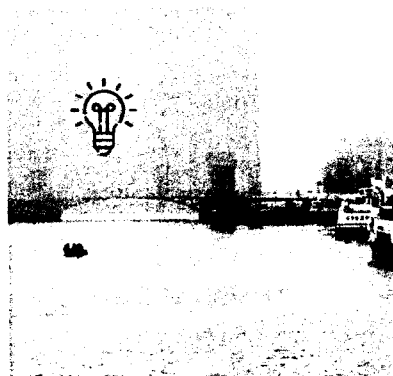
What is Undergrounding

The replacement of overhead cabling providing electrical power, voice and data communications with underground cables.

Following the migration of all above ground cables, utility pole removal occurs.

Why Underground

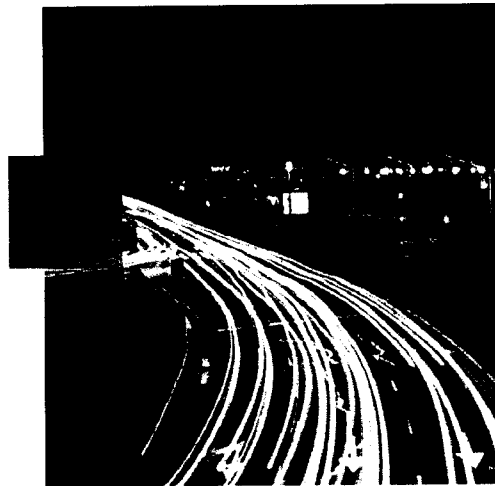
Florida has very active hurricane & seasonal storm weather patterns. Following these storms, widespread outages of electric service are experienced. Outage durations range and can be extended periods of *up to two weeks or more.* Undergrounding reduces the frequency of these outages.



WHY

After powerful storms, this is a common sight.

Downed power poles and lines pose a threat to residents, first responders, and the community as a whole.



Benefits

SAFETY
RELIABILITY
RESILIENCY
AESTHETICS



SAFETY

Underground systems are less accessible to the public

RELIABILITY

Underground systems are less susceptible to damage from weather events



AESTHETICS

The elimination of overhead utilities allows for greater architectural and landscape design flexibility, and creates more value to existing property owners

RESILIENCY

Increased reliability is connected to resiliency, as energy providers experience lower costs of operation & maintenance with underground systems



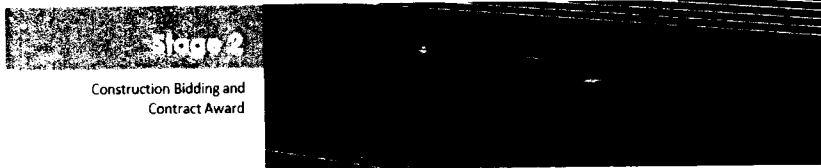
Project Stages

UTILITY COORDINATION:
DESIGN
PROCUREMENT
CONSTRUCTION
RESTORATION



Stage 1

Design & Review
Stage where easement acquisition
will occur.



Stage 2

Construction Bidding and
Contract Award



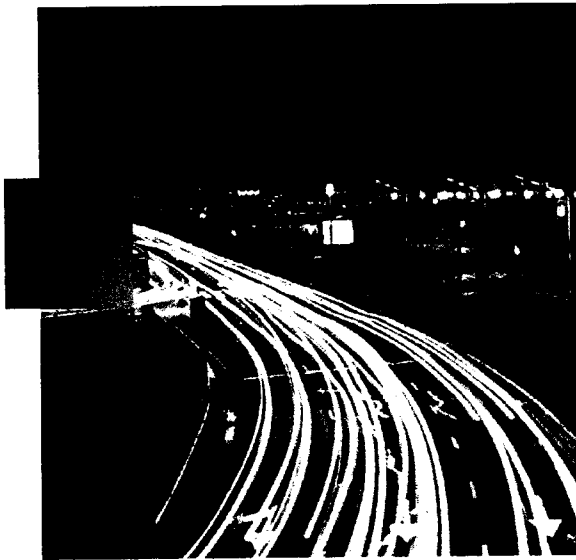
Stage 3

Construction has begun

Stage 4

Restoration, Landscaping

Appr Total Time
Phase I : 3 years



Easements

What could be asked of you
&
How can you help



EASEMENTS



Formal Legal Document

Written permission to enter onto property owned by another – to install, maintain, repair and replace electrical equipment. Document is recorded in County Public Records.

Standard Size- 10'x10'

In few cases, the easement area may be wider depending on equipment necessary to install.

In all cases, the actual equipment size does not encumber the entire area of the easement.

Why Easements?

Some equipment cannot be placed in the Public ROW. You will still retain ownership of the property. You will need to maintain the easement area.

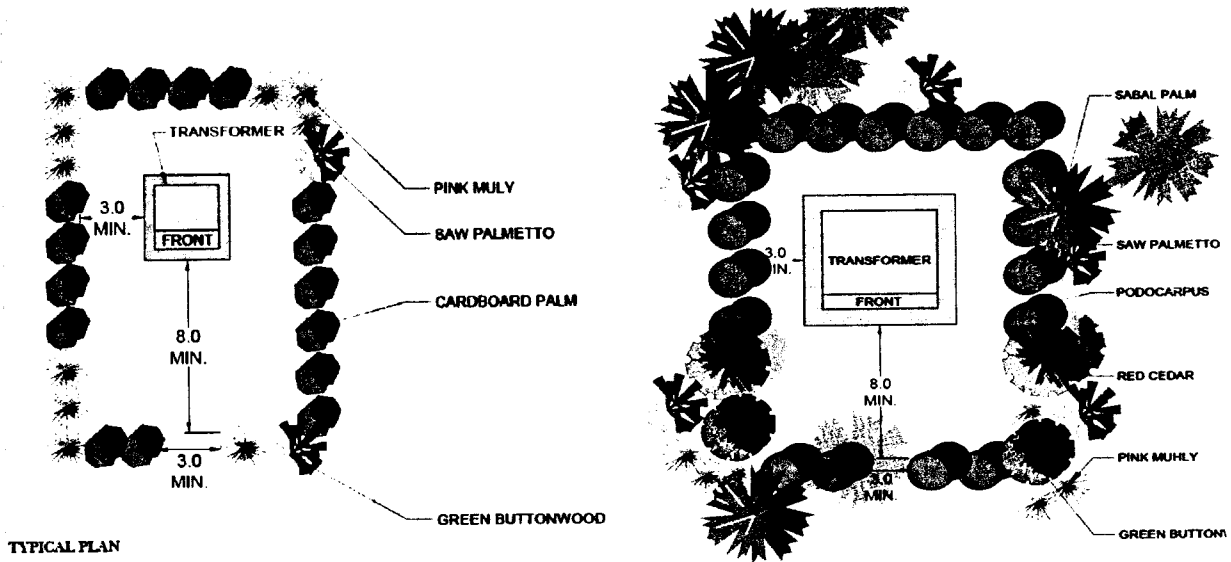
Transformers



Switches



Options

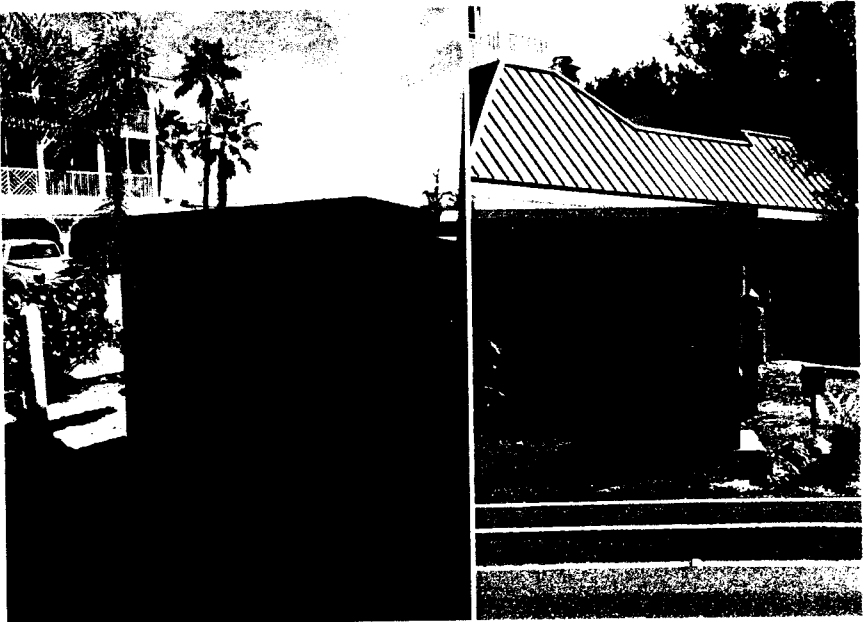




Transformers



Switches



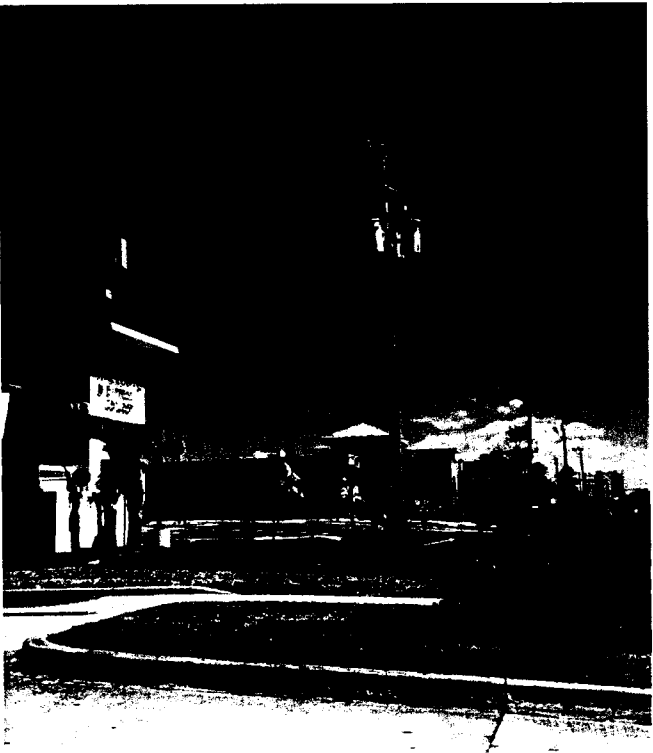
Other



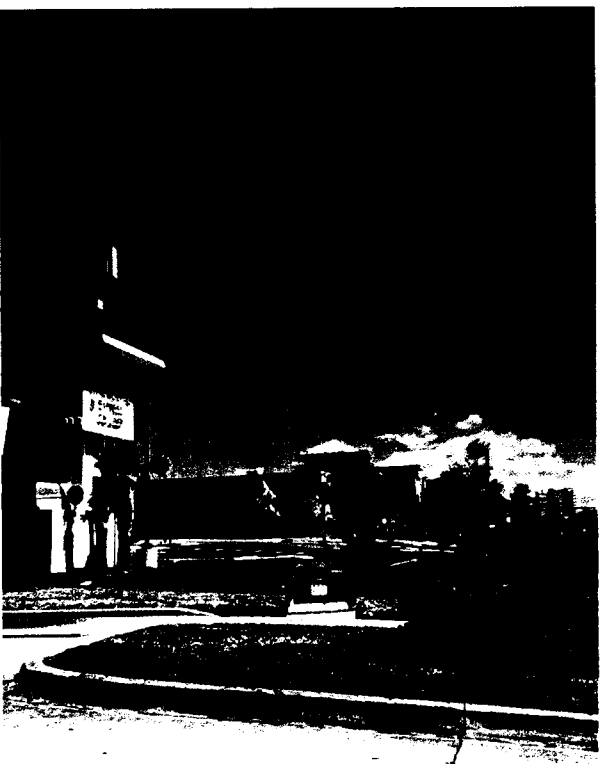
Options



Easement Examples



Easement Examples



Easement Examples



Easement Examples



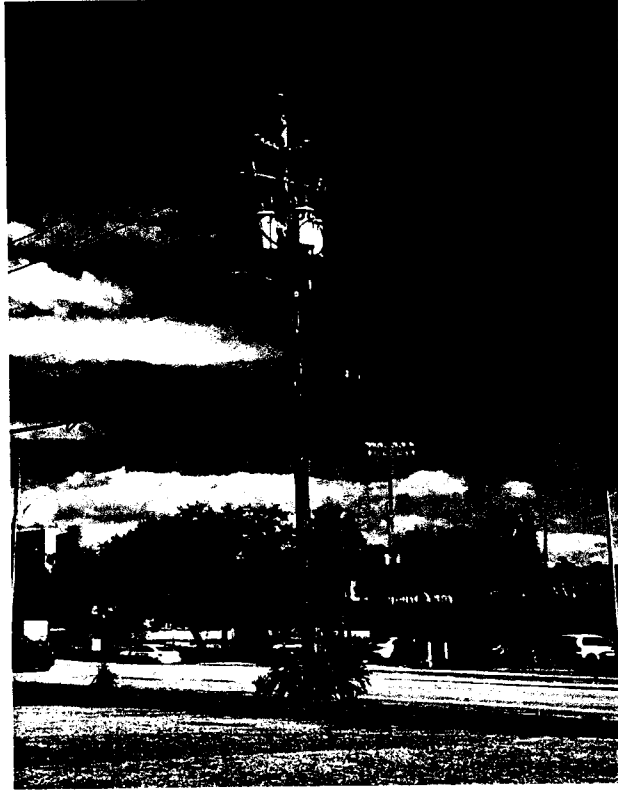
SNEAK PEEK



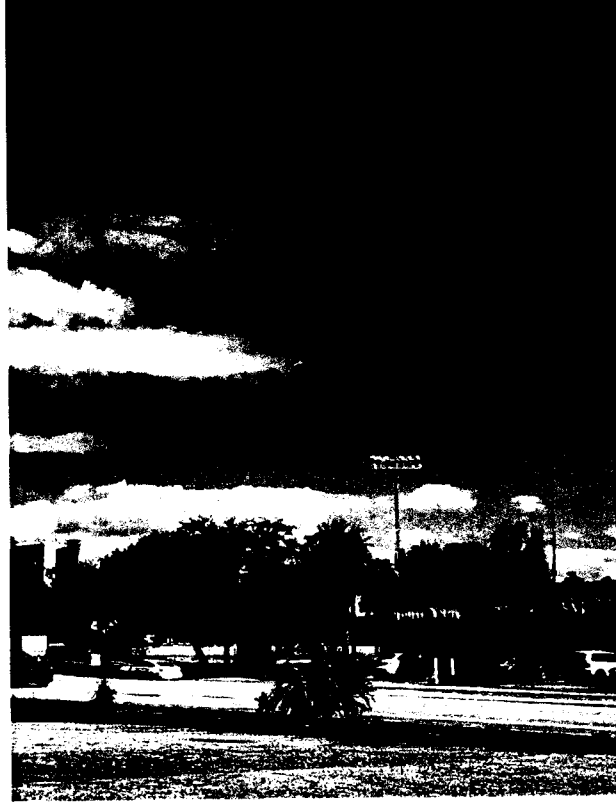
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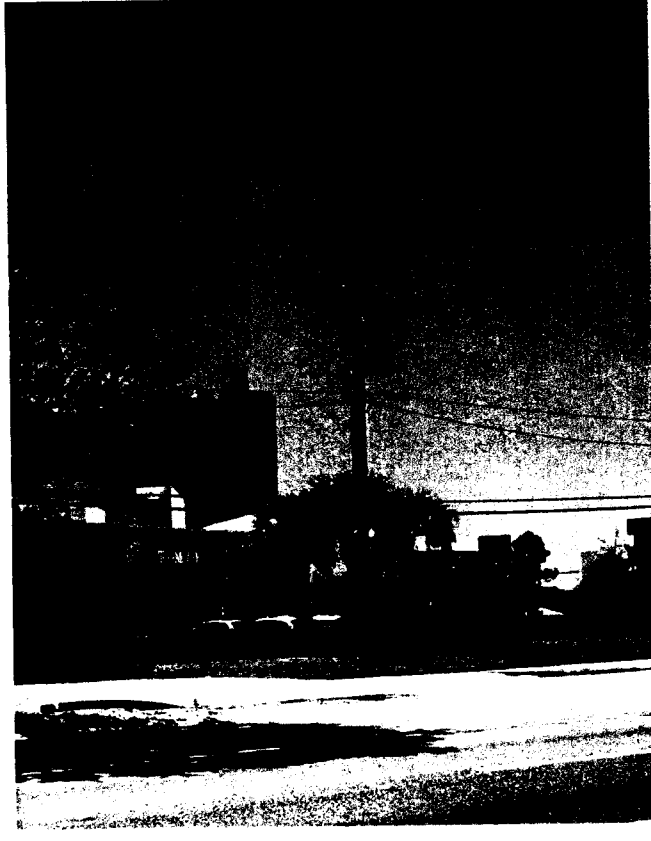
SNEAK PEEK



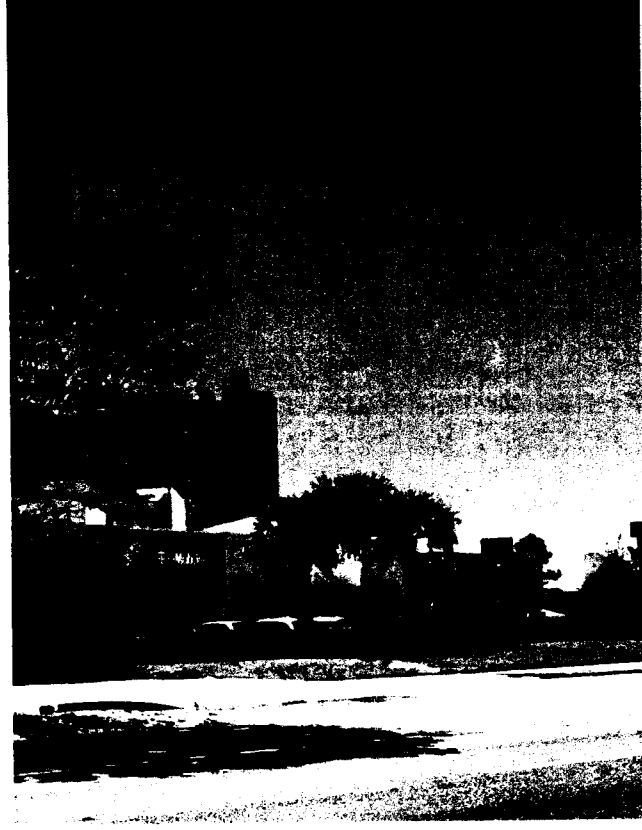
SNEAK PEEK

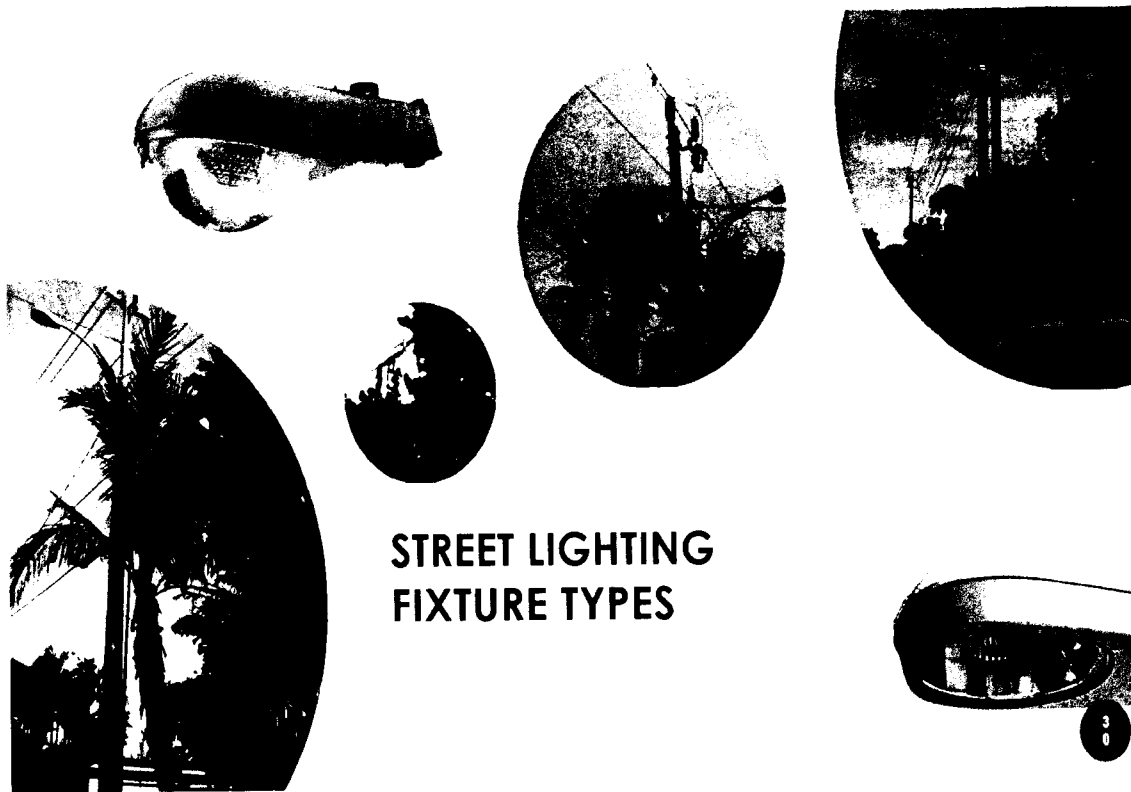


SNEAK PEEK



SNEAK PEEK





STREET LIGHTING FIXTURE TYPES

CURRENT STREET LIGHTING



STREET LIGHTS

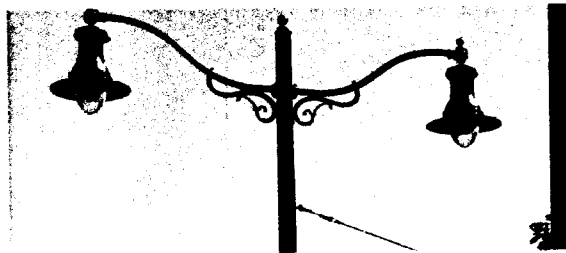
Regarding street lighting, Ms. Lindsey explained that at this point, none of the following choices are set in stone and are just examples of what could possibly be chosen.

LIGHTING GOALS



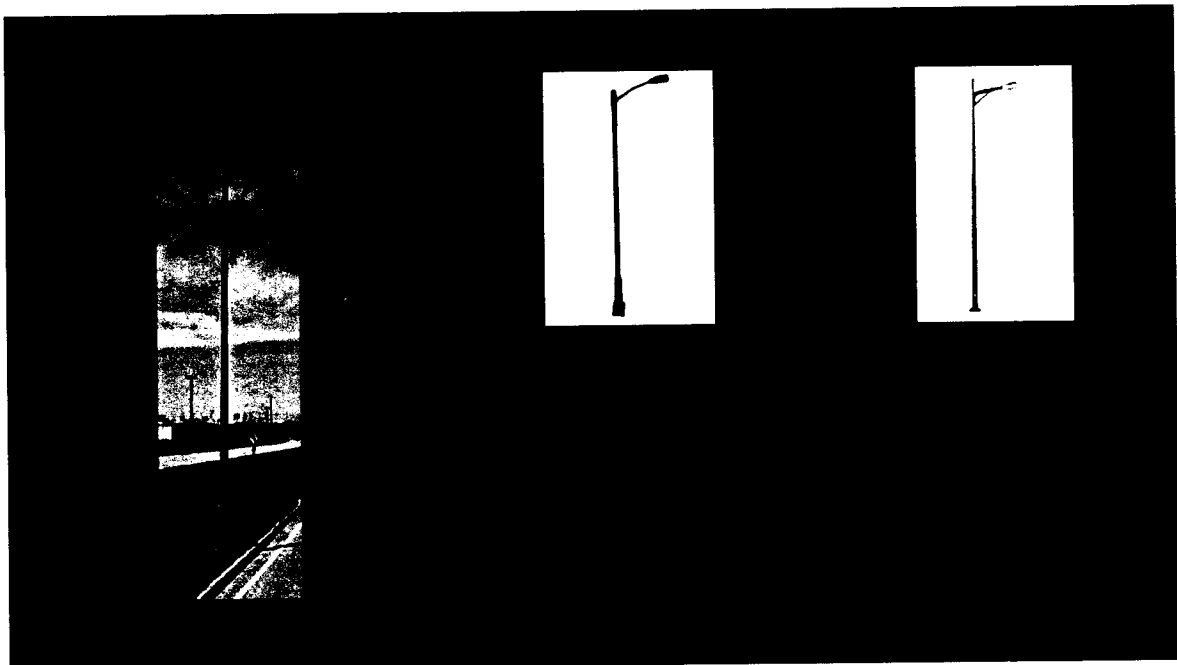
GOAL 1 - Aesthetics

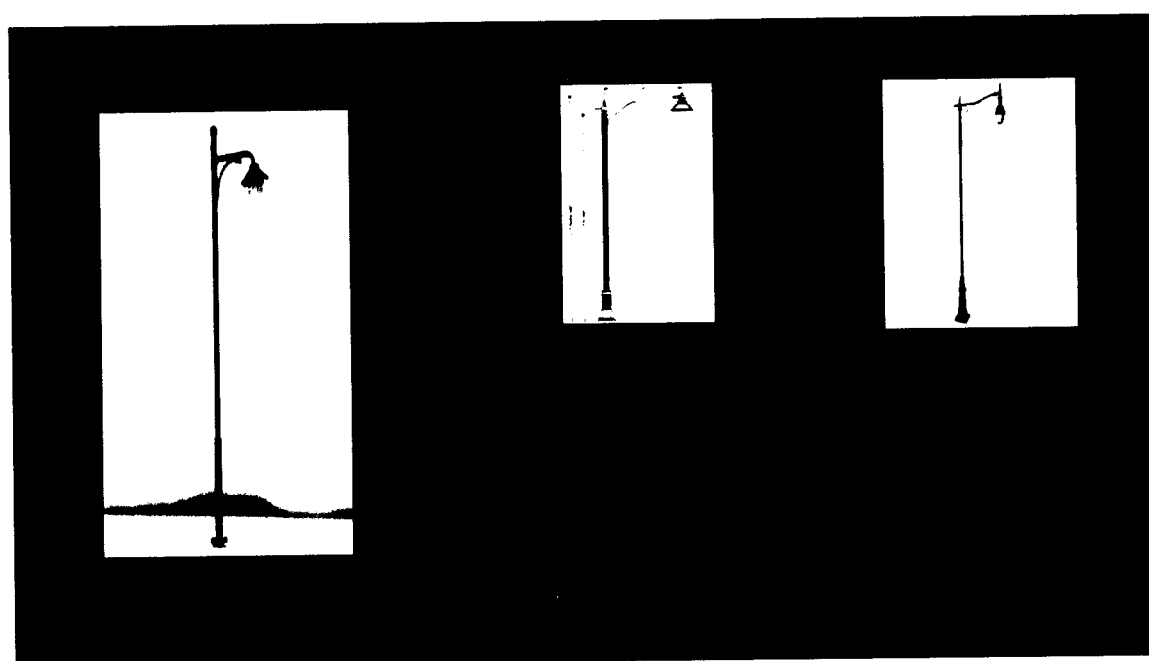
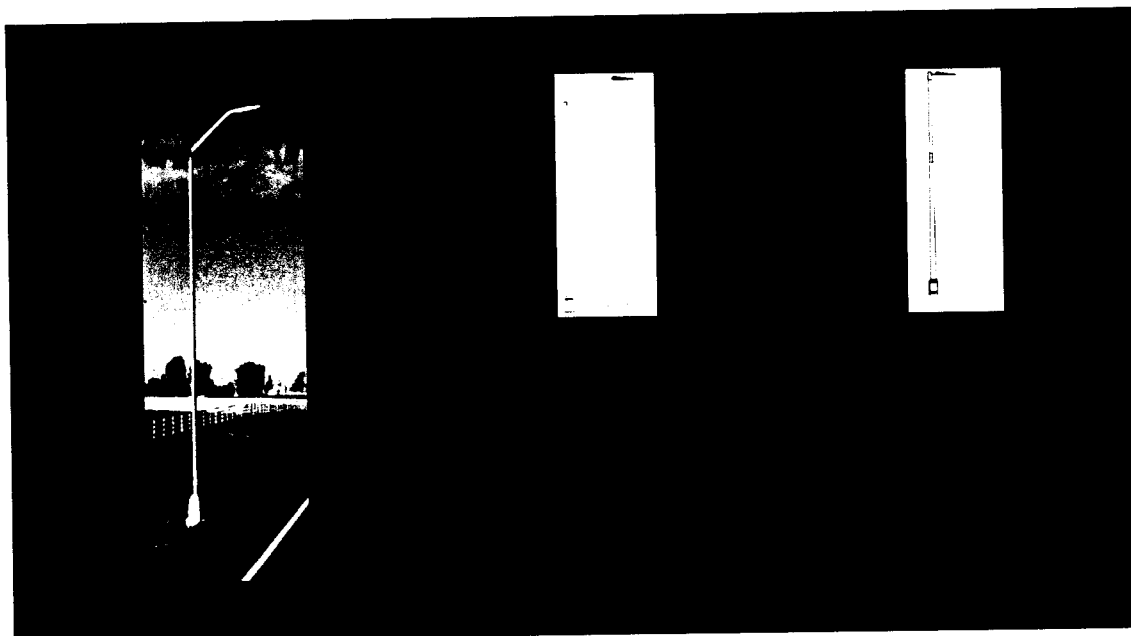
- Improve Aesthetics – Modern or Decorative Style
- Uniform Style and Spacing, lighting and communications

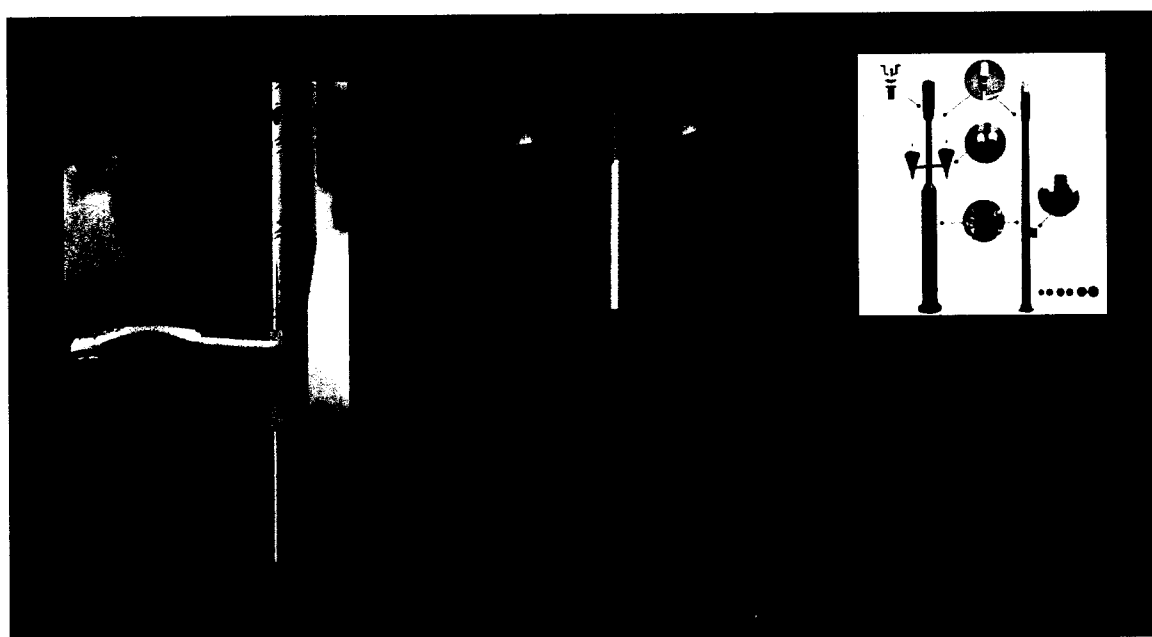
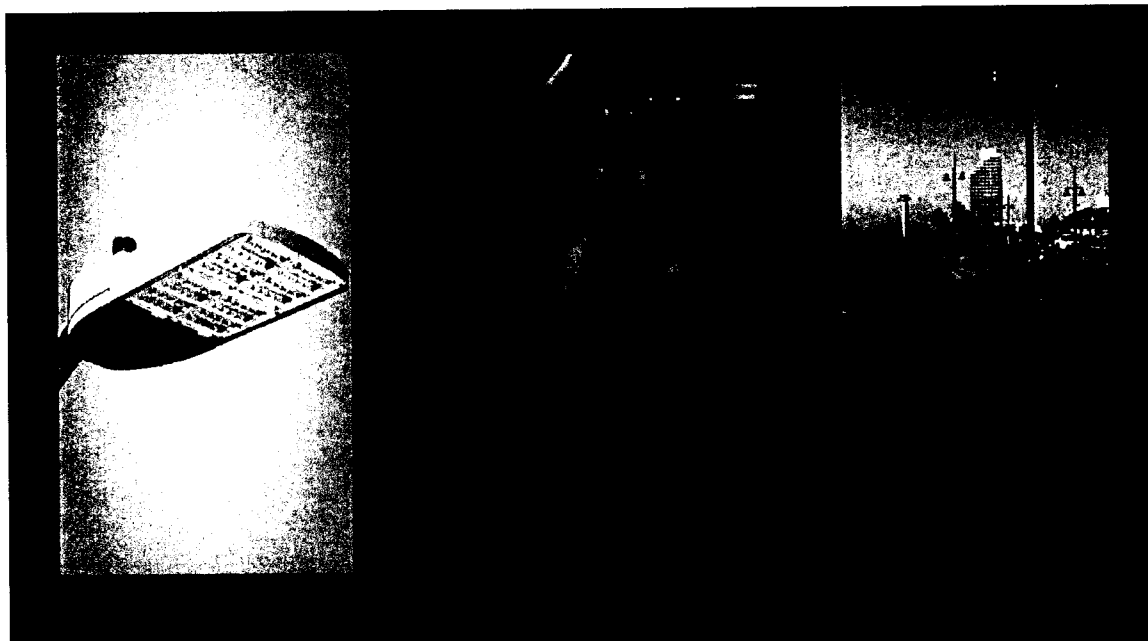


GOAL 2- Functional

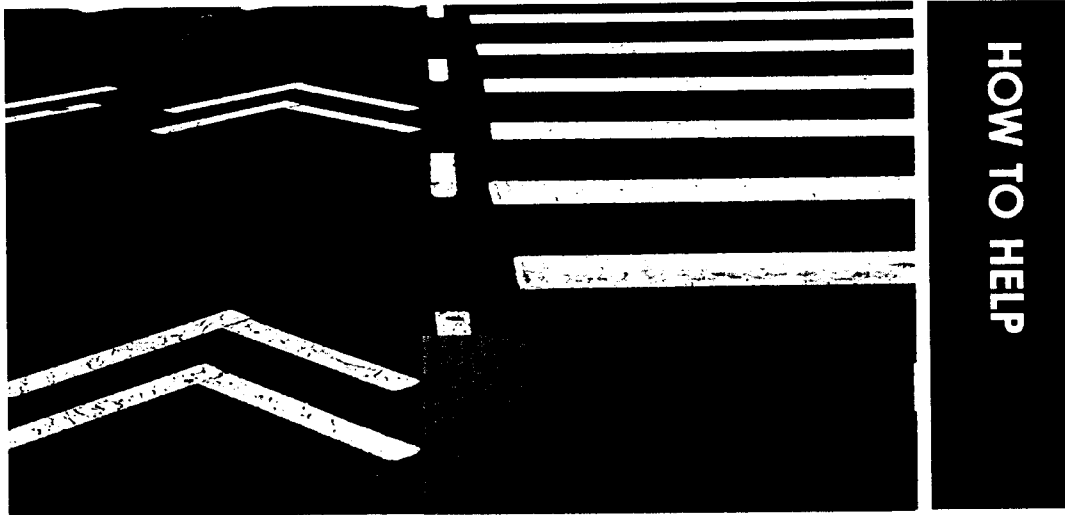
- Fixtures with Long Life, Low Maintenance, Energy Efficient LED
- Sustainable, Reliable Poles
- Turtle Friendly



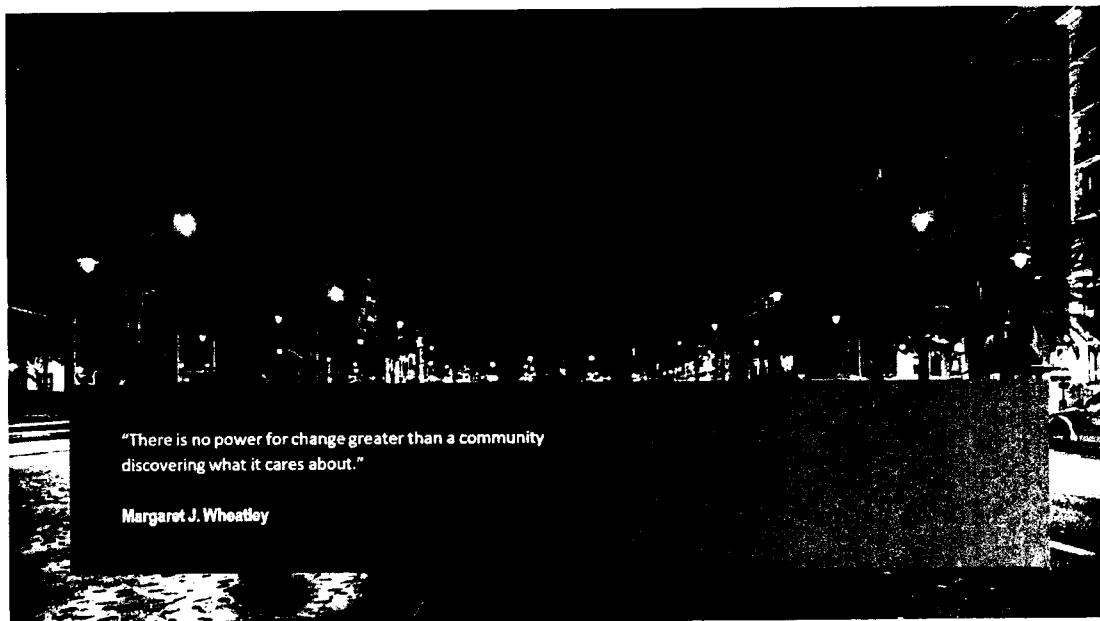




Ms. Lindsey explained that at this point in the project, they do not have the preliminary locations selected either, and as soon as they do, they will be reaching out to the property owners to try to educate them on what they would be seeing as well as obtaining the necessary easements for the transformer boxes.

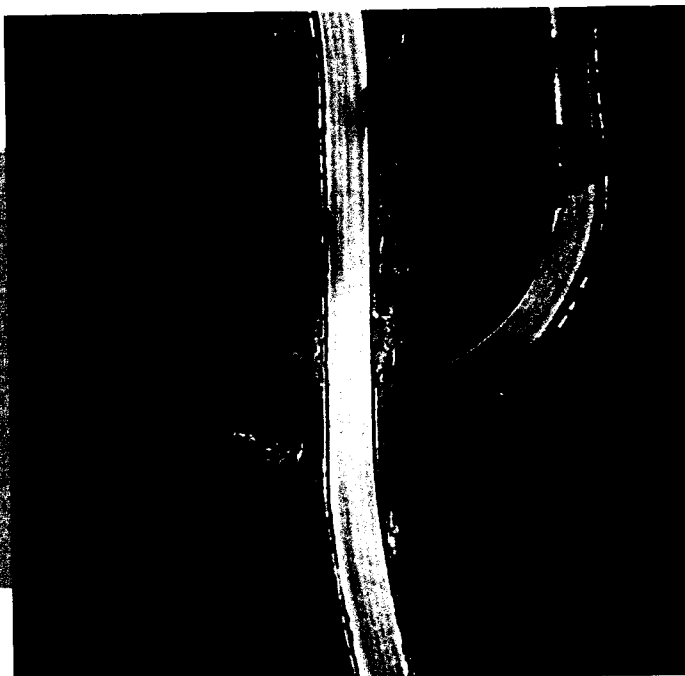
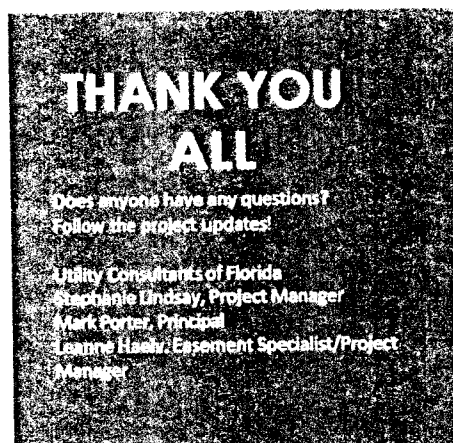


HOW TO HELP

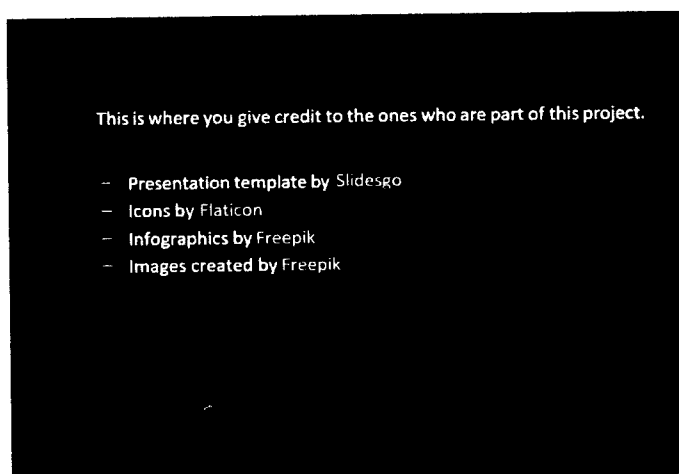


"There is no power for change greater than a community
discovering what it cares about."

Margaret J. Wheatley



CREDITS



Chairman Buckingham of the Harbor CRA-Advisory Committee spoke of how large the switch boxes are now located at the pedestrian crosswalks on Highway 98 and how prior to them being installed, no one knew that they would be as big as they are and asked if there is the possibility for them to not be a large.

According to Mr. Porter, they will try to work with the property owners but explained that some of the newer units are being made smaller and they will try their best to work with the

property owners when obtaining the easements along the corridor and will know more when they obtain the preliminary layout in November.

Harbor CRA Advisory Committee member Jones asked about the requirements for the transformer boxes being elevated on the concrete pads for the homes that are in the lower areas of the city.

According to Ms. Lindsey, initially that would be up to staff and the homeowners that reside in those areas of the city that are prone to flooding.

There was a discussion regarding the types of lighting that would be used, their height and their costs.

Mr. Porter noted the ones along Highway 98, being in FDOT's corridor, would have to meet their regulatory requirements, and for the ones in the neighborhoods, those would be determined by the circumstances and their locale.

Harbor CRA Advisory Committee member Green mentioned how road frontage is a premium and spoke of how the importance of the location of the boxes will be for the property owners that needs to be considered.

Mr. Porter explained that they do take all that into consideration but also, the boxes have to be accessible by the workers for any issues and mentioned there are requirements that would have to be considered in the easements to allow them to be accessible. Additionally, the locations of transformer boxes will be in the same general area of where they are now located up on the poles.

Chairman Buckingham asked if there is a possibility of some of the transformer boxes being placed in the landscaped medians to keep them off the sides of the roadways.

According to Mr. Porter, what they are trying to do is to keep the cost down to the most efficient ways as possible adding but that it's a possibility that can be looked into during the process, however, FDOT would have to give their permission. Additionally, it would not be the most economical choice if later on they would have to be moved over to the right-of-way and easements would have to be obtained. He then informed everyone that once they get the preliminary set of drawings they will be able to explain more to everyone where the locations will need to be and all the processes that would come into play.

Town Center Advisory Chairman Wernet asked Mr. Porter what they needed from them as an Advisory to the CRA. Mr. Porter explained that for this meeting tonight, they are only wanting to let everyone know what is coming up in the near future and that once they get those preliminary

drawings they will want to start as quickly as possible with the public outreach, especially the property owners who will be impacted.

➤ **PUBLIC COMMENTS**

Town Center Advisory Chairman Wernet opened the hearing to the public.

Mr. Lance Johnson City Manager thanked everyone for their time and their volunteering commitment to the city. He then spoke of how he would like for them to keep in mind when considering a recommendation for the types of light poles they would like to have. Pointing out that the ones that are out there now, banners, such as holiday banners with lights, are not allowed since they are not rated to handle them under storm conditions.

4. ADJOURNMENT:

Having no further discussions, the meeting was adjourned at 6:10 PM.

Adopted and approved 15th day of March 2023
Lockwood Wernet Kim Montgomery
Lockwood Wernet Chairman Kim Montgomery Deputy City Clerk