

**MINUTES
BUDGET WORKSHOP
DESTIN CITY COUNCIL
JULY 17, 2019
ANNEX COUNCIL CHAMBERS
5:30 PM**

The Council of the City of Destin met in special session with the following members and staff present:

Destin City Council

Mayor Gary Jarvis
Councilmember Chatham Morgan
Councilmember Cyron Marler
Councilmember Parker Destin

Councilmember Prebble Ramswell
Councilmember Steven Menchel
Councilmember Skip Overdier
Councilmember Rodney Braden

Destin City Staff

City Manager Lance Johnson
Public Information Manager Catherine Card
Deputy Parks/Rec Director Scott Berish
Community Development Director Louis Zunguze
Code Compliance Manager Joey Forgione
Public Services Director Michael Burgess
Land Use Attorney Kimberly Kopp

City Clerk Rey Bailey
IT Manager Webb Warren
Finance Director Bragg Farmer
Building Official Noell Bell
HR Manager Karen Jankowski
City Attorney Kyle Bauman

CALL TO ORDER

Mayor Gary Jarvis called the meeting to order at 5:30 PM, on Monday, July 17, 2019, in the City Hall Annex Council Chambers; which was then followed by the Pledge of Allegiance.

WORKSHOP

A. City of Destin Fiscal Year 2020 Capital Projects Budget

The City Manager gave the following presentation:

Budget Process

- Operational Budget Workshop – July 8, 2019
- Capital Budget Workshop – July 17, 2019
- Individual Sessions with Council for Capital and Operational Budget – July 30 – August 2, 2019
- Final Budget Workshop – August 12, 2019
- Adoption of a Balanced FY 2020 Budget – September 4th and 16th, 2019

DISCUSSIONS

Councilmember Ramswell inquired as to the rationale behind the individual sessions with the Council for Capital and Operational Budget discussion. She stated that not having a background in Accounting or Finance, she benefits more from an open discussion at a public meeting. It also

gives everybody the opportunity to hear each other's questions, exchange ideas and propose solutions to problems.

The City Manager explained that the one-on-one session with the Council was supposed to be a part of the budget process.

Finance Director Bragg Farmer stated that after tonight's workshop, he and the City Manager, along with the department directors, will fully balance the budget. A capital project list will be developed based on tonight's conversation. A document to include a proposed balanced budget will be created and distributed for each member of the Council to review. It will be provided to the Council by the Friday before the first one-on-one session which begins on July 30th. The document will also include a summary of major changes between the FY 2019 and FY 2020 budget cycle as well as a list of funded and unfunded CRAs and capital projects. Each member of the Council will have the opportunity to go through the entire budget, in a less formal environment, and discuss anything they want prior to the final budget workshop on August 12th.

The City Manager added that the individual sessions will afford him the final opportunity to incorporate changes into the proposed balanced budget before the final budget workshop; and that if necessary, the Council could then integrate more changes to the budget at that workshop.

According to Councilmember Destin, it is incumbent upon each Council member to make sure their individual thoughts and desires are reflected in the final product; and if not, to bring those forward in the final budget workshop so they could discuss them extensively as a group and incorporate changes to the proposed budget before the budget adoption hearings in September.

Councilmember Menchel stated that each member of the Council could have differing priorities. They will need to identify and discuss those priorities and come up with a consensus at the final budget workshop. He also noted that from the financial standpoint, new personnel hiring represents a big part of the proposed budget. They also need to factor in a lot of projects as they go forward with the budget; but in order to do so, they would need to decide on the millage rate.

.....

Operational Budget Update

- Staff has taken feedback from the previous budget workshop and is constructing a draft balanced operational budget
- Staff will be scheduling individual budget sessions with Council members before the next budget workshop on August 12, 2019
- In Council's material for individual sessions:
 - ❖ A draft balanced budget
 - ❖ A copy of the strategic plan (created from the visioning session)
 - ❖ A list of usage fees (example: registrations, permits and user fees)

Capital Funding Sources (Revenues have restrictions on their use)

- Gas Tax - \$738,000 in FY 2020
- Traffic Impact Fees - \$750,000 in Fund Balance, \$300,000 budgeted in FY 2020
- NPEB Fees (Harbor) - \$175,000 in Fund Balance, \$20,000 budgeted in FY 2020
- Multi-Modal - \$400,000 in Fund Balance, \$100,000 budgeted in FY 2020
- Park Impact Fees - \$30,000 in Fund balance, \$50,000 budgeted in FY 2020
- Library Impact Fees - \$70,000 in Fund Balance, \$12,000 budgeted in FY 2020

- Technology Fee - \$250,000 in Fund Balance, Average of \$60,000 annual
- Parking Fee - \$75,000 in Fund Balance, \$90,000 budgeted in FY 2020

DISCUSSIONS

Councilmember Destin asked if each revenue amount budgeted for FY 2020 is taken from the Unallocated Fund Balance from the previous fiscal year from each of the Capital Funding Sources.

Mr. Farmer explained they are budgeting additional revenue amounts in FY 2020. For instance, they have \$750,000 in Unallocated Fund Balance from the Traffic Impact Fees from FY 2019. They are budgeting another \$300,000 from the Traffic Impact Fees in FY 2020. They will have \$1.05 million from the Traffic Impact Fees to spend in FY 2020 if they so choose.

Councilmember Ramswell asked what Parking Fee revenue was about.

Mr. Farmer explained that Parking Fee revenue is income generated from the City's paid parking lots, such as Marler Street Parking Lot.

Councilmember Destin asked how they calculate projected impact fee revenues.

The Community Development Director Louis Zunguze explained that impact fee revenues are based upon the information contained in the project applications. He then expressed concern these impact fees being way too low; noting they were last reviewed approximately 7 years ago. He added that impact fee updates are scheduled to start this year as soon as they complete all the work for the Future Land Use Map and Zoning Map alignment.

Councilmember Ramswell asked where they could find the *Fines and Forfeitures* budget revenue category.

Mr. Farmer explained that revenues presented to Council tonight involve sources associated primarily with funds that can be used for capital projects. The *Fines and Forfeitures* revenue category is for the general operating budget. Revenues listed above are funds designated for specific purposes and typically for some type of construction or some type of recreational products for the park. General fund revenues such as ad valorem taxes, fees for the recreation programs, and parking and short-term rental fees are designated for the general operating budget for City departments. Any excess revenues from the general operating budget can also be used for capital projects.

Councilmember Ramswell stated that during the first budget workshop, she asked for a list of all projected general revenue funds and expenditures be provided to the Council.

According to Mr. Farmer, Council received a copy of the current budget, as proposed by each department, and all projected revenues during the initial budget workshop. They will spend more time discussing revenues and how they work within the budget during the individual session with the City Manager and at the next and final budget workshop on August 12th.

Councilmember Menchel stated he has reviewed this document which shows the overall projected general fund revenue for FY 2020. He asked if they expect this information to change.

Mr. Farmer stated that some of the information will change and updated information will be provided to the Council prior to their one-on-one session with the City Manager.

Councilmember Ramswell noted that when they first increase the short-term rental registration fees, the additional revenue was supposed to fund a dedicated code compliance officer for short-term rentals. She asked if this was done or was it clearly delineated that those funds are expended in that area.

Mr. Farmer replied that a code compliance officer position was added last year based on that additional revenue.

Half-Cent Sales Tax

- Estimated Revenue - \$450,000 (FY 2019) + \$850,000 (FY 2020)
- Half-Cent Sales Tax Referendum –
 - ❖ For funding of critical needs including essential law enforcement/public safety facilities and vital equipment; reduce traffic congestion; construction and repairing of roads and bridges; flood control and water quality improvements and construct other public facility improvements and pay debt, subject to oversight by a citizens committee
- State Statute on Optional Sales Tax
 - ❖ Section 212.055(2), FS: Essentially, the funds can be used for:
 - “Infrastructure” (as defined extensively below)
 - To “acquire any interest in land for public recreation, conservation, or protection of natural resources”
 - “To prevent or satisfy private property rights claims resulting from limitations imposed by the designation of an area of critical state concern”
 - To “provide loans, grants, or rebates to residential or commercial property owners who make energy efficient improvements” or landfill closure in certain defined circumstances

DISCUSSIONS

The City Attorney noted they are limited on how they could spend the Half-Cent Sales Tax revenue. It is limited by two areas of law – the Half-Cent Sales Tax Referendum and State Statute on Optional Sales Tax – as shown above. The referendum language is what Okaloosa County placed on the referendum ballot. It encompasses all areas allowed by State Statute. There is also an ordinance that the County passed prior to the referendum which contained a limiting language.

Strategic Plan Policy Objectives FY 2020

(Bold text denotes Capital Budget Items)

(Light text denotes Operational Budget Items)

- Complete alignment of Comprehensive Plan and Land Development Code (LDC)
- **Construct portion of roadway to Norriego Point - \$250,000**

- **Crosstown Connector – revise .4-mile plans to specify a two-lane roadway & two-lane ROW acquisition**
- Destin High School (City's Role)
- Feasibility for a Pier in Destin Operations
- **Acquire gulf-front parkland for residents and visitors**
- Short Term Rentals compliance with regulations
- **Underground Utilities (Franchise Fee)**
- **Harbor Capacity Study**
- **Parking garages/Parking options**

DISCUSSIONS

The City Manager explained this is the Council's Strategic Plan Policy Objectives for FY 2020 which the Council voted upon at this year's Strategic Visioning Session; and that for the most part, projects they fund this year should be tied to these priorities.

Councilmember Destin noted that construction of roadway to Norriego Point was a negotiated public benefit for the development order that was issued by the Council many years ago. There is a legal question on whether the development order is still active. It has been debated that the development order has expired; and if so, it could influence whether the City can be reimbursed.

According to the Land Use Attorney, there is an attorney that had that opinion; however, the City has not issued an opinion and has not told the property owner their development order has expired.

With regards to the City's role in the Destin High School, the Mayor stated that the Charter School Board should come before the Council and make some suggestions on how they like for the City to be involved with the school.

Councilmember Morgan stated that discussions related to Stahlman/US Hwy 98 Improvements Project took place after their Visioning Session; but it should be one of their policy objectives for FY 2020. He continued he had spoken with an FDOT representative and Mr. Austin Mount of the TPO and learned that the \$50,000 the City pledged for this project would do nothing to expedite the process. The only way for the City to expedite the PD&E for this intersection would be for City staff to meet with FDOT. The City could then pay the \$1.5 million for the PD&E from their unallocated fund balance up front and then be reimbursed by FDOT in 2021. He also mentioned that the PD&E for US Hwy 98 redesign from Airport Road to Marler Bridge, which is scheduled for 2021, will be bumped from priority list #14 to #3 on the project list, assuming they vote to do so at the TPO meeting tomorrow.

With regards to undergrounding the utilities, Councilmember Braden asked when they are scheduled to resume franchise negotiations with Gulf Power.

Councilmember Destin stated that negotiation is currently underway, and that they met earlier in June. Aside from Mr. Bernard Johnson, Gulf Power has all new members at the negotiating table that seem to be more affable to the idea of trying to achieve their common goals including the undergrounding of the utilities. Mr. Scheff Wright is currently in the process of drafting the City's response to Gulf Power's first offer of a franchise agreement; after which they would have a much better idea where they stand. He also stated that the franchise fee is currently

being negotiated. They currently have a 4 percent franchise fee; but the Council has had some discussions and it has been proposed that they go up to 6 percent for the franchise fee, with the 2 percent increase being purely dedicated for undergrounding of utilities.

Councilmember Ramswell asked when they could discuss raising the impact fees.

The City Manager replied it would require a study to allow the Council to raise the impact fees; and that it is a high priority on Mr. Zunguze's list.

Councilmember Menchel wants to know how a study would determine whether to raise the impact fees.

According to Mr. Zunguze, they would have to determine how many projects are at the horizon and the needs of the various departments that would be impacted by these projects. They would then have to conduct a cost comparison with other jurisdictions within the State to determine the appropriate rates.

Councilmember Ramswell mentioned that the Charter School Board will meet tomorrow and one of the items they can discuss is the role the City might be able to fulfill for the school.

Councilmember Destin suggests the Board presents their priorities to this Council at some point; and the City could then decide what role to play in support of the school.

As for parking options, the City Manager noted they have obtained the third piece of property on Sibert Avenue. They could combine the 3 parcels into one, and either pave it or gravel it. They could spend anywhere from \$50,000 in graveling to \$300,000 paving. He also stated there are more than 75 parking spaces in the Crystal Beach area they could explore for daytime parking.

.....

Policy Objectives – Public Beach Initiative

(\$8.5 million committed (TDC/Destin)

(\$12 million to be requested from Triumph)

	<u>Asking Price</u>
➤ Capri – 300' / \$44,000 linear ft	\$13,200,000
➤ Tarpon Beach – 336' / \$50,595 linear ft	\$17,000,000
➤ Shore at Crystal Beach East #1 – 67' / \$50,373 linear ft	\$ 3,375,000
➤ Shore at Crystal Beach West (Crystal Port) – 50'/\$73,000 linear ft	\$ 3,650,000
➤ West James Lee Park – 69'/\$73,529 linear ft	\$ 5,000,000
➤ Sunfish Street Parcel – 60'/\$49,167 linear ft	\$ 2,950,000
➤ Shore at Crystal Beach East #2 – 67' / 54,478 linear ft	\$ 3,650,000

DISCUSSIONS

The Mayor stated that they are still trying to generate funds and may not be ready to prioritize this list at this point.

Councilmember Destin believes it would be more practical and meaningful to prioritize once they determine the status of the \$12 million from Triumph funding.

Councilmember Marler wants to make sure all properties listed above are available and not under contract at the present time.

Deputy City Manager Webb Warren stated that he has been in constant communications with most of the parcel owners, and that these properties are all available at this time to the best of his knowledge.

The City Attorney mentioned that he has spoken with the Capri owner several times, and that the owner remains very interested in selling the property.

Mr. Warren noted that the above figures are the asking price, and that the appraised values are protected by State Statute.

Mr. Warren also announced that Triumph received their pre-application and provided some feedback, which would help them draw up the new and very lengthy application which would require some economic metrics. Staff would bring back a recommendation at the August 5th Council meeting to move forward with a study from the HAAS Center. This study should generate these metrics and help the City pursue the Triumph funding. He also mentioned that they have been working with representatives from the Trust for Public Land in this regard and that staff would bring something back to Council to formalize a relationship with them and allow them to help the City in this process very difficult and sensitive process.

Councilmember Destin asked if they have an estimate of the cost for the HAAS Center study, and whether it is being proposed to be budgeted.

Mr. Warren replied that the cost is approximately \$30,000; adding that when this opportunity came up a few months ago, they were going to propose it to the Council and recommend taking the money out of the fund balance for this year.

The City Attorney added that the HAAS Center study is critical to the Triumph application because the Triumph Board is almost entirely driven by economics.

Councilmember Ramswell wants to know how much money has been earmarked for the public beach initiative.

According to Mr. Warren, there was a \$2 million commitment from the City and \$6.5 million from the TDC, for a total of \$8.5 million.

Councilmember Ramswell recommends they go ahead and discuss which property to pursue with the money already committed and which property to pursue once they get the additional funding from Triumph.

Councilmember Destin opined it is a bit premature trying to spend the money now and issuing letters of intent and getting involved in contract negotiations for certain parcels. Even though they have enough money allocated for some of the smaller parcels, the two large parcels – Capri and Tarpon Beach – are quite significant. He continued if they obtain the Triumph funding, he would prefer to add the \$8.5 million to the \$12 million and try to obtain one or the other; and then use the remaining funds to try to obtain some of the smaller parcels.

The Mayor commented this has been their plan all along because they feel having a 300' or more of beach front is noteworthy, and that they are working very hard to obtain the Triumph funding to make it happen.

Councilmember Ramswell argues that they do not know for sure how long any of these properties is going to remain on the market. Since they already have Hutchinson Street which is located between Shore at Crystal Beach #1 and #2, they should go ahead and pursue these two properties with the \$8.5 million they have already committed to this project. By doing so they would be expanding a facility they already own which is in a prime location where people are fighting for beach space. She added they could try to negotiate for a lesser amount than the asking price for the properties; and if successful, they would have money leftover to add to the \$12 million they expect from Triumph and they would still be able to pursue the Capri property.

According to the Mayor, if this is the will of the Council they could go ahead and put it on the agenda for discussion and a vote at the next Council meeting.

Councilmember Overdier asked if they could request for more than \$12 million from Triumph.

Mr. Warren explained that the \$12 million was based on the amount awarded for some other types of projects at a given time; but they could certainly ask Triumph for more money,

According to the City Attorney, the City would have to enter into a lengthy contract with Triumph, which would be fully negotiated. Triumph could then decide to give the City more or less than \$12 million as part of this negotiation. Triumph could also give any kinds of directions to the City such as requiring the City to commit additional funds or to find new stakeholders.

Councilmember Braden stated that the asking price for some of these properties seemed too much.

The Mayor explained there would be some negotiations with the property owner between the asking price and the appraised value of the property.

The City Attorney opined that if they get the money from Triumph and add it to the money already committed, it could generate a lot of interests and it could effectively create a marketplace amongst the property owners and drive down the asking price for these properties.

.....

Policy Objectives

- Undergrounding Utilities – e.g. Franchise Negotiations/Franchise Fee
- Harbor Capacity Study (Fully funded – 50/50 USACOE/City - \$400,000)

Policy Objectives – Paid Parking Lot

Proposed Projects:

- Sibert Parking Lot Improvements
 - ❖ Potential improvements include asphalt, concrete curb, gutter lighting, retaining wall, 123 parking spaces (\$300,000)

- ❖ Gravel parking lot, curb stops, lighting, retaining wall, 120 parking spaces (\$45,000)
- ❖ Only finish interior lot and add lighting
- Access Control for Parking Lots
 - ❖ RFP is out / waiting for proposals
- Additional Paid Parking Opportunities (No Access Control)
 - ❖ Crystal Beach – Approximately 75 on-street and existing lot parking
 - ❖ Signage, Striping (\$10,000)
 - ❖ Estimated Revenue of \$50,000-\$70,000 with \$5/4-hour parking
 - ❖ Would required some Code Compliance resources for ticketing

DISCUSSIONS

Councilmember Destin suggests spending less money as possible by graveling and making sure there are ample lighting. He stated that these lots will be utilized but not highly utilized, and so he cannot justify spending a lot of money for a fully paved parking lot at this time. He added he would support doing all the other improvements if later this proves to be a highly used facility.

The Mayor suggests adding some landscaping to make a gravel parking a lot look more appealing to people.

Councilmember Destin agrees with the Mayor's suggestion and recommends they incorporate the cost into the budget.

Councilmember Menchel suggests they keep any shrubbery low, so they do not block vision and encourage crimes.

Councilmember Marler recommends they look at some inland properties for a parking garage at the north side of Crystal Beach since they are looking to acquire some beach front properties there; or at least conduct a feasibility study and incorporate it into the proposed budget.

The City Manager suggests they have this type of discussion at the next Council Visioning Session he is proposing to schedule in November this year so that staff can conduct their research and have available properties as well as pricing ready to present to Council. There were no objections from the Council.

The City Manager also wants to make sure it is the consensus of the Council to have staff incorporate a \$45,000 to \$55,000 gravel and lighting Sibert Parking Lot improvements into the budget. There were no objections from the Council.

The City Manager mentioned that their pilot program using the new app with the \$5.00 flat fee for paid parking has been working great; adding they have not had to do any policing and they are not spending 2.5 hours of staff time daily trying to mitigate complaints from people about parking tickets they receive. He added he does not feel it is necessary to spend more money for other access control options for parking lots at this time.

Mr. Farmer noted that the RFP for Access Control Options for Parking Lots had already been published, and with proposals due back in September. He stated that staff will provide proposals to Council, but they do not necessarily have to act on them.

Councilmember Marler inquired as to the approximate cost to put in a gate system.

The City Manager replied it would cost approximately \$75,000 per location to put in the gate system. It would also require the presence of a staff person there daily to make sure everything is operating properly.

The City Manager also informed the Council there are approximately 75 parking spaces in the Crystal Beach area they could turn into paid parking; with an estimated revenue of \$50,000 to \$70,000 annually. They could bring an item back at a future Council meeting to pursue this idea by next spring if Council so desire.

.....

Strategic Plan – FY 2020 – 2023 Projects

(**Bold** text denotes project not started)

(Light text denotes project in progress)

- **Development Software Implementation**
- Airport Road Safety Improvements (2021 LAP Project)
- Construction of Capt. Royal Melvin Heritage Park
- **Redevelop Joe's Bayou Recreation Area**
- Norriego Point Phase III – Recreation Components
- Stormwater Improvements (Cross St, Calhoun Avenue) – NFWF Project

Note: Above projects have dedicated funding

- Calhoun Avenue MUT-Phase 1 Construction Design (Complete-need to go out to bid for construction)
- **Calhoun Avenue MUT-Phase 2 Design and Construction**
 - ❖ **Under Bridge Portion**
 - ❖ **We have a concept drawing only**
- **Beach Drive Reconstruction or Renovation**
- **Implementation of Prioritized Stormwater Improvements Based on the Stormwater Master Plan**

Note: Above projects are unfunded

DISCUSSIONS

Councilmember Ramswell asked why it took so long to implement the development software if that was the same development review software recommended by a Blue-Ribbon Panel several years ago.

According to Mr. Warren, the Blue-Ribbon Panel recommended the fee which they have been using to pay for one software package that was implemented for code enforcement. Real Solution, the development review software package they have been pursuing for a while is very expensive, but they now have the funds available to purchase that software and they will be bringing

back an agenda item at the next Council meeting to introduce the software and request Council's direction to move forward with it.

Councilmember Menchel noted that Council had previously authorized printers, and computers in the car for Code Compliance staff. He asked if those items have been achieved.

According to Mr. Warren, they have purchased 5 tablets and some of the printers. and that they are working to finalize their implementation.

Councilmember Braden asked how many parking spaces there are at Norriego Point.

The City Manager replied there are approximately 32 parking spaces; but they would have to do another count to determine the number of parallel parking spaces along the roadway.

Councilmember Braden requests they include those parking spaces when they present the proposal for paid parking at Crystal Beach.

Strategic Plan – FY 2020 – 2023 Projects – Calhoun Avenue Options

- Calhoun Avenue MUT Phase 1 Construction Design (Complete – need to go out to bid for construction)
 - ❖ Construction - \$750,000
- Calhoun Avenue MUT-Phase 2 Design and Construction
 - ❖ Design - \$150,000
 - ❖ Under Bridge Portion
 - ❖ We have a concept drawing only

DISCUSSIONS

Councilmember Destin recommends publishing an RFQ as soon as possible for the Calhoun Avenue Phase 2 concept design and to make whatever budget allotment necessary to get it going once they have the construction drawings. He stated that the faster they could get the engineering design the faster they could find the money to construct it; at which point they could start removing pedestrians from the Stahlman interchange crosswalks.

The Public Services Director Michael Burgess stated that the RFQ has already been prepared and it will be submitted to the City's Bid Committee for approval at their next meeting.

Strategic Plan – FY 2020 – 2023 Projects – Beach Drive Options

- Full Reconstruction
 - ❖ \$1.7 million over 2 years
 - ❖ Includes new (ADA-compliant) sidewalk, bike lanes, etc.
- Partial Reconstruction
 - ❖ TBD based on Council guidance
- Resurfacing/point repairs

❖ \$370,000 + Point Repair Cost (TBD)

DISCUSSIONS

Councilmember Destin asked where they could get the funding for full reconstruction of Beach Drive.

According to Mr. Burgess, funding sources could be the Half-Cent Sales Tax, multi-modal or the Gas Tax. He also mentioned that another option is normal resurfacing, which is basically a 1½ inch of asphalt and new striping for approximately \$370,000 plus the cost of point repairs. He added that the third option is the hybrid which is to reconstruct the southern portion to connect US Hwy 98 to possibly Kelly Street, widening the road, adding bike lanes and new sidewalk and resurfacing the rest.

Councilmember Marler stated that he prefers option 1 due to the heavier traffic they get because of the Joe's Bayou boat ramp area; adding it may cost a lot of money, but they may not have to worry about it for at least 15-20 years.

According to Councilmember Destin, \$1.7 million is way too much to spend on just one street. He prefers resurfacing and getting the road repaired as much as they could and then spending the rest of the money on other projects. He added they have other problems on Benning Drive and throughout West Destin as well as the Crystal Beach area.

Councilmember Marler pointed out they did a micro-surfacing on Sibert Avenue at one time, which turned out to be a disaster and the road had to be completely rebuilt.

Councilmember Menchel stated that Public Works/Safety Committee used to get a priority list of streets needing some repairs. He asked that a similar updated list be provided to the Council.

Councilmember Ramswell stated that she favors resurfacing over reconstruction; adding they are already planning on constructing the concrete plant which is located on Beach Drive. They should wait until that is finished before even considering a massive reconstruction.

The City Manager recommends the hybrid; stating there is a distinct possibility there would be a high school on Beach Drive, and part of the hybrid plan is reconstructing the sidewalk at least on the eastern side of Beach Drive to make sure it is in a very good condition. He added that \$600,000 could possibly accomplish the resurfacing and put at least the sidewalk on one side of the road.

Several Council members agreed with the recommendation, with Councilmember Ramswell stating that even without the high school, they already have Destin Elementary School as well as the church traffic in that area.

.....

Strategic Plan – FY 2020 – 2023 Projects – Stormwater

- (Priority) Quail Run Flood abatement with water quality component - \$85,000
- Additional stormwater projects as identified by the new stormwater plan
 - ❖ Intersection of Cross Street and Calhoun - \$67,000

- ❖ Mattie Kelly Park Nature Walk at the pier - \$120,000
- Eligible funding sources are the Half-Cent Sales Tax and Gas Tax

DISCUSSIONS

The City Manager asked if Council has any objections to funding the above projects for the upcoming year. There were no objections.

.....

Additional Unfunded Proposed Projects

- Community Center stucco repair - \$100,000
- Destin Sports Complex track repair - \$50,000
- Buck Destin basketball court resurfacing - \$35,000
- Public Services maintenance shed - \$35,000
- Wayfinding implementation - \$25,000

DISCUSSIONS

Councilmember Destin asked if they have a funding source(s) for the above unfunded proposed projects.

According to Mr. Farmer, they cannot use impact fees for general repairs of facilities and so there is no funding source other than the general funds for the Community Center stucco repair and for the Public Services maintenance shed. Impact fees can be used for resurfacing the Destin Sports Complex track and Buck Destin basketball court.

Councilmember Ramswell noted that the Wayfinding Signs program implementation has been on the proposed funding list since 2014 and suggests they find a way to fund it.

Councilmember Destin suggests they earmark some money for the Community Center stucco repair and discuss it again during their individual session with the City Manager.

According to Mr. Farmer, since it is a one-time cost, the Council could also do a budget amendment for \$100,000 at the next Council meeting to get it funded this year. There were no objections from the Council.

.....

Seeking Council Direction on Half-Cent Sales Tax Funds

Possible Projects:

- Stahlman Avenue
 - ❖ Redesign, ROW acquisition pedestrian improvements (tunnel/overpass), etc...
- Beach Initiative
- City Facilities
 - ❖ Emergency Operations Center (EOC) construction

- Prioritization of City roads, sidewalks, linear trails and associated projects
- Prioritization of Calhoun Mixed Use Trail Project
- ADA Master Plan and Associated Projects
- Other Council Suggestions

DISCUSSIONS

There was some discussion relative to the EOC construction. The City Manager explained that the building behind City Hall that was built before the Main City Hall facility was built at a level that is lower than the holding tank for the septic system and so it is quite problematic when it backs up. The facility was flooded following a major storm 5 years ago. Some repairs have been done to the facility, but it is still not up to standard. He added it would be prudent for the City to build a new EOC facility either at the same location or behind the City Hall Annex building.

Councilmember Destin suggests staff explores the cost for a new EOC facility and bring back some proposals to the Council.

Councilmember Menchel suggests they factor in the cost for furnishings, generators, communications equipment and all other special equipment they need to effectively operate the EOC. They could then discuss whether it has a higher priority than the rest of the other projects.

The Mayor suggests they look at the long-term benefit of having a functioning EOC. He stated that one of the biggest problems created by Hurricane Michael was the Bay County EOC was destroyed, and that there were very little communications the first several days after the storm.

The Mayor suggests giving staff some time to investigate this issue and then adding an agenda item for a future Council meeting to discuss it. They could also invite the County EOC Commander and the Sheriff's Office to attend the meeting and discuss the importance of having an EOC. There were no objections from the Council.

According to Councilmember Ramswell, when she inquired about emergency shelters a few years ago, the only facility they had in the City of Destin rated high enough for people to go for safety was Fire Station 9 on Airport Road. She asked if this information is still accurate.

The City Manager stated that information is accurate, and that he was told the facility could sustain up to a category 3 hurricane.

Councilmember Marler mentioned a hanger at Destin Jet which was built to sustain category 5 winds that was offered to the City many years ago in case of an emergency. He stated there was a lot of controversy behind it.

Next, Councilmember Ramswell noted that the ADA Master Plan is something with which they must be in compliant and should be given a high priority.

The City Manager agreed, stating they lose points on grant applications by not having it in place.

Councilmember Destin asked how much it would cost to create an ADA Master Plan; and whether it is just a matter of having a plan or actually executing it.

Mr. Burgess explained that the requirement is to have an ADA Master Plan and that they are working to implement it.

Mr. Burgess also mentioned that they do not have an active grant for the construction of the Calhoun Mixed Use Trail Phase 1 Project; adding they probably would have to fund it in-house for the moment or wait to apply for a grant at the next cycle.

Councilmember Ramswell asked if construction of Pickleball Courts is included in the budget.

According to the City Manager, they have budgeted for one Pickleball court this year. They have resurfaced the tennis courts at Buck Destin Park, which includes 4 Pickleball courts.

.....

B. COMMENTS FROM MAYOR AND COUNCIL

Councilmember Menchel mentioned an article in the newspaper about Mr. Peter Bos. The article specifically talked about a right-turn lane into his property and that he offered to pay for it. He will bring this up as an agenda item at the next City Council meeting. He continued that if Mr. Bos is willing to pay for the right-turn lane, FDOT needs to know about it.

Councilmember Ramswell stated that while the Destin High School Charter Board is pursuing the Destin United Methodist Church as its possible location, the Destin United Methodist Church is purchasing the Grace Lutheran Church. Grace Lutheran Church would not be able to use their sanctuary because it will be under construction by the Destin United Methodist Church. She suggests they discuss whether to allow Grace Lutheran Church to use a City facility to worship while their facility is under construction.

Councilmember Destin recommends having the City's attorney look into it before they start offering their facility.

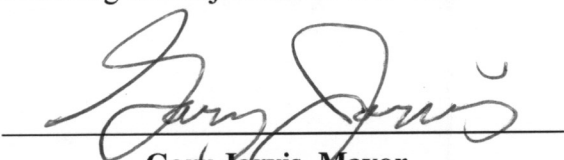
The Land Use Attorney noted that if they open their facility to one entity, they would have to open it up to all.

ADJOURNMENT

Having no further business at this time, the meeting was adjourned at 7:45 PM.

ATTEST:


Rey Bailey, City Clerk


Gary Jarvis, Mayor