

**CITY OF DELTONA, FLORIDA
CITY COMMISSION WORKSHOP MEETING
MONDAY, SEPTEMBER 9, 2013**

A Workshop Meeting of the Deltona City Commission was held on Monday, September 9, 2013 in the City of Deltona's 2nd Floor Conference Room at 2345 Providence Blvd., Deltona, Florida.

1. CALL TO ORDER:

The meeting was called to order at 5:30 p.m. by Mayor John Masiarczyk.

2. ROLL CALL:

Mayor	John Masiarczyk	Present
Vice Mayor	Zenaida Denizac	Present
Commissioner	Webster Barnaby	Present
Commissioner	Heidi Herzberg	Present
Commissioner	Fred Lowry	Present (5:36 p.m.)
Commissioner	Chris Nabicht	Present
Commissioner	Nancy Schleicher	Present
Acting City Manager	William "Dave" Denny	Present
City Attorney	Becky Vose	Present
Deputy City Clerk	Mitch Honaker	Present

Also Present: Parks and Recreation Director Steve Moore; Economic Development Manager Jerry Mayes; Building and Enforcement Services Director/Acting Deputy City Manager Dale Baker, and VCSO Captain David Brannon.

3. PLEDGE TO THE FLAG:

The City Commission and staff said the pledge to the flag.

Commissioner Lowry arrived at 5:36 p.m.

4. BUSINESS:

A. Discussion re: Possibly hiring a Lobbyist.

The Commission discussed the following issues concerning the possibility of hiring a lobbyist: having to establish a plan before hiring a lobbyist, the amount of phone calls the Mayor and Commissioners are receiving from individuals wanting to be Deltona's lobbyist, being careful when hiring a lobbyist because several of them only work in specialty areas, hiring an individual lobbyist as compared to hiring a lobbyist firm, knowing exactly what the City wants to accomplish before hiring a lobbyist knowing legislatively what is being pushed as an agenda for Florida, having someone on staff closely monitoring what is going on in Tallahassee on a daily basis, having a Deltona plan to send to the Volusia County delegation, having a plan developed prior to the October 16, 2013 West Volusia Legislative meeting, having someone in Tallahassee focusing

on economic development funding programs for Deltona, developing a list of project areas that Deltona is looking for funding assistance for, success of lobbyist in other Volusia County cities, developing a request for proposal (RFP) to see what kind of applicants the City receives, and reviewing the League of Cities legislative agenda.

The Commission also discussed being cautious about hiring a lobbyist who has several clients, developing a plan and tailoring the RFP to match the City's plan, trying to find a lobbyist that is capable of working a Deltona plan, and to consider developing a plan and putting out an RFP simultaneously.

Commissioner Nabicht asked Acting City Manager Dave Denny for input from his past experience in working with lobbyist. Mr. Denny replied that when he worked for Florida Water that it hired a law firm as its lobbyist but only dealt with one (1) attorney who concentrated on the water and waste water issues.

Mayor Masiarczyk asked City Attorney Becky Vose for input from her past experience in working with lobbyist. Mrs. Vose replied that she observed more success from working with the smaller firms who do not represent multiple cities or counties. She stated that Deltona should look for a lobbyist to concentrate on Deltona's plan, and not to exclude any applicants due to their size but instead to have applicants list their clients for Commission review.

The Commission discussed an area coalition type of lobbyist, looking at applicants past successes to try to determine what can be done for Deltona, having Deltona's plan ready by the next legislative meeting, developing a list of what changes the Commission would like to see occur in the State, the possibility of bringing an experienced lobbyist to a Workshop to discuss the process of how a lobbyist works in Tallahassee, and finding an experienced person or firm who is well known and knows how to get things accomplished in Tallahassee. The Commission discussed staying focused on building infrastructure to support economic development, the need for a water treatment plant, and to also be able to influence decisions made in Volusia County, and obtaining funding for waste water sewage lines.

After discussion, the Commission concurred that at the next Workshop staff and Commissioners would provide their lists of Deltona issues to be considered to be put into a "draft" proposal of an RFP for a lobbyist.

Commissioner Nabicht asked where the funding for a lobbyist would come from and Mayor Masiarczyk replied out of the General Fund.

Mayor Masiarczyk opened and closed the agenda item for public participation as there were no public comments.

B. Discussion re: City of Deltona Stadium.

City Manager Dave Denny stated that at previous budget meetings the Commission discussed the possibility of having a stadium at the Dewey O. Boster Sports Complex or at some other location

in Deltona and that Parks and Recreation Director Steve Moore would be reviewing a few stadium concepts with the Commission for consideration and to provide direction to staff.

Commissioner Barnaby asked if the intent of the agenda item was to discuss renovations at Dewey O. Boster Sports Complex or to discuss a stadium in Deltona. Mayor Masiarczyk replied to discuss several stadium options.

Mr. Moore stated that staff discussed making infrastructure changes at Dewey O Boster to install a fenced in stadium with bleachers and a press box for a total cost of approximately \$250,000 dollars.

The Commission and staff discussed the possibility of putting in changing rooms and showers, bleacher seating for 1,750 people with specific seating areas that are Americans with Disabilities Act (ADA) compliant, installing removable fencing, the possibility of extending the maximum number of seats by adding in portable bleachers, why the stadium proposal was designed in the middle of Dewey O. Boster's playing fields instead of one of the fields along the side, requirements for stadium lighting, the use of the current fields at Dewey O. Boster, and using a design build firm for developing the stadium's conceptual plan.

Mr. Denny stated that before the City hires a design build firm that staff needs direction from the Commission on which stadium concept the Commission wants to pursue.

The Commission discussed developing an initial concept before hiring a design build firm, the need for locker rooms and parking lot infrastructure changes occurring at Dewey O. Boster whether a stadium is put in or not, and obtaining input from potential users of a stadium in Deltona.

Mr. Moore discussed the concept of building a sports complex at the City's 122 acre site located at the new waste water plant off of Providence Boulevard, which staff considered to be the optimum site for a stadium. The sports complex would have four (4) softball fields with a concession area in the middle of the four (4) fields, baseball fields, a football field, locker rooms, adequate parking, soccer fields, recreation and community center, and a trail that goes around the entire park. The conceptual plan was designed by Baskerville-Donovan, received public input and public approval for the location of the sports complex, and is in the Parks and Recreation Master Plan.

Vice Mayor Denizac stated that at a previous meeting it was stated that Deltona Water would pay a portion of the costs to build a sports complex at that location and she asked if that were still the case. Mr. Denny replied that in the past it was discussed that Deltona Water would pay \$1 million dollars for their use of a portion of the property for their waste water plant, that it is still an option, and that the sports complex concept could be completed in phases.

The Commission and staff discussed the sports complex being a replacement for the loss of the two (2) playing fields when the Dupont Lakes property sells, putting in some of the infrastructure for future phases during the initial phase of construction, the time frame that the conceptual plan was originally created, previous discussions about making the location a commercial area, executing options and phases when funding is available, available parking in the area, the property being

located in a residential neighborhood, restroom availability, pavilions being located throughout the complex that could be rented out, and a plan to have a gymnasium at the complex.

Mr. Moore discussed the concept of constructing a college sized stadium complex on the 7.8 acres located at the Daytona State College/City Hall site on Providence Boulevard similar to the William Penn University stadium located in Iowa. The stadium complex would include; classrooms, a press box, team rooms, bleachers, a practice field, additional parking, a track, turn styles, ticket booths and a maintenance building, for a total cost of approximately \$3.8 million dollars. Mr. Moore stated that approximately 1.3 million dollars could be taken off the costs by eliminating the track portion of the conceptual plan.

The Commission discussed the environmental issues and considerations involved in construction, the scrub jay mitigation plan, and the possibility of using property that may be available on the original site where the Deltona Amphitheater was planned for additional fields. The Commission discussed the projected stadium complex capacity, available parking, cutting construction costs by actively pursuing sponsors, lease terms for the property, building what the City can afford financially at the current time, developing a long range plan, programming a stadium plan into the long range plan, developing a long range Parks and Recreation Master Plan, finishing planned projects at Dewey O. Boster, hiring a lobbyist, developing partnerships, obtaining sponsors, and the Section Line Trail plan taking care of replacing the Dupont Lakes ball fields. The Commission discussed the 122 acre site as a plan that would also take care of replacing the Dupont Lakes ball fields, providing a gymnasium, and the benefit of building a stadium complex on City owned property.

The Commission discussed scrub jay mitigation, community pressure to provide more and better playing fields, getting the construction of a sports complex into a five (5) or ten (10) year plan, developing and financing a strategic plan, making use of existing playing fields by adding lights, determining who would use the stadium complex, determining what kind of financial return the City would get on its investment, hosting championship events, marketing a stadium complex, the cost of maintaining a sports complex, and running the City more like a business.

The Commission discussed being able to look at financials for each of the three (3) plans that will be presented, maintenance costs associated with sports complex buildings, research conducted into the correlation between having a stadium complex and improvements in economic development, looking at the cost to expand Deltona's infrastructure to support economic development and having the political will to follow through with infrastructure improvements.

The Commission discussed the costs to parents for their children participating in sports, making Deltona a destination City, the Farmton development and how it may or may not affect Deltona, the renovation of Stetson University stadium, the possibility of Bethune Cookman University soccer team playing in Deltona, putting the vision to build a stadium complex to expand Deltona in writing, Deltona having access to Interstate 4 (I-4), the fact that I-4 is the financial corridor in Central Florida, and contacting Daytona State College to see if it would be willing to partner with the City to build a stadium complex.

Mayor Masiarczyk discussed the Commission agreeing in concept to build a stadium complex, the Commission deciding whether or not it wanted to build a stadium complex, having the vision to build a first class facility so the City can go out and talk to potential partners, having staff develop a stadium complex plan to include costs, putting in ball fields next to the stadium complex, Volusia County's Land Management plan, land available to Deltona through the State, the status of Daytona State College's plans for the property, and partnering with Daytona State College to build a stadium complex.

Commissioner Barnaby stated that parking garages seem to be the new concept as opposed to parking lots.

Vice Mayor Denizac stated that at this time putting in a stadium complex is not as high a priority on her list as compared to sidewalks within three (3) miles of schools and maintenance of roads in Deltona, and so many other things that the Commission needs to concentrate on. She suggested that the Commission have a mini-visioning session to list all of the things that are currently needed in Deltona. She also stated that she wanted to see in black and white what entities have said that there is a need for a stadium complex in Deltona.

Commissioner Schleicher stated that she was in favor of the community sports complex on the 122 acre site because it provides an array of benefits for residents, such as a gymnasium, replacement ball fields, a community center, a recreation center, and the plan also provides a stadium complex.

Commissioner Lowry stated that Deltona is well known for baseball and he asked if the stadium complex was going to be multipurpose for all sports venues and Mr. Moore replied "yes".

Commissioner Barnaby stated that Deltona needs restaurants and motels and the focus needs to be on infrastructure before a stadium complex.

Mayor Masiarczyk stated that Deltona needs to have a stadium complex to be considered a destination City and that would draw in economic development and infrastructure improvements.

The Commission discussed funding infrastructure improvements and making Deltona more attractive to entice businesses to Deltona.

Commissioner Herzberg stated that she concurs with Commissioner Barnaby that the City needs infrastructure first, and that if Deltona truly wants to be a first class City then the Commission needs to develop a strategic plan, consider selling some of the property that the City currently owns to fund building a stadium complex combined with a community center, that the Commission needs to review lessons learned from what happened when the City of Daytona Beach built the Daytona Municipal stadium, and that Deltona should not build a stadium complex in a waste land location.

The Commission discussed charging for the use of City sports facilities, and asked for the status of the previous requirement for staff to come back to the Commission with ideas on charging a fee for

using lights at Deltona sports facilities. Mr. Denny replied that staff is researching it and that the report would soon be ready for Commission review.

Commissioner Lowry stated that the City cannot build a stadium complex with ad-valorem tax money, and that the Commission needs to develop a plan so they can motivate investors.

Mayor Masiarczyk stated that Deltona needed to build a stadium complex with a gated archway entrance that would bring businesses and people to Deltona, and that the Commission needed to provide direction to staff by concurring in concept as to what type of sports facility it wanted.

Commissioner Lowry stated that Deltona needed an identity, that Deltona is a blue collar City similar to Pittsburg, Pennsylvania, and that he would like to see staff come back with a proposal on a stadium complex so whenever there are meetings with perspective investors that Deltona's vision for a sports stadium complex can be reviewed.

Mayor Masiarczyk stated that the Commission needed to concur in concept that there is a need in the community to provide a top-notch sports stadium complex with a variety of playing fields either on one or on adjacent locations so staff can come back with how much space is needed and on proposed designs.

Commissioner Herzberg stated that she cannot concur that there is a need for a stadium complex in Deltona, but that she could agree that there is a desire to provide a stadium complex for residents.

Commissioner Barnaby stated that perception often becomes other people's reality that he does not want to project the perception that the Commission is locked in to building a stadium, and that the Commission should stay focused on putting in infrastructure to support economic development.

Vice Mayor Denizac stated that from what she has heard during the meeting that there are at least four (4) Commissioners who are not in agreement with the need for a sports stadium and that she is willing to concur that staff needs to do more research regarding a stadium complex in areas like sponsors, information on who would be interested in using a stadium facility, and what the direct benefit to the City would be.

Commissioner Schleicher stated that she could concur if it is understood that the Commission is not committing to building a stadium but is merely in the exploratory phase of staff researching a stadium complex for Deltona.

Mayor Masiarczyk stated that staff needs clear guidance from the Commission on whether or not Deltona should have a stadium complex in the future.

Mayor Masiarczyk discussed providing sports facilities for residents and neighboring sports teams, and building a stadium to support the City's population as it grows with the improving economy.

Commissioner Nabicht discussed the concept of developing a strategic long range plan and issues that are not addressed while developing a conceptual plan, City departments that already have its

portion of the long range plan developed, having due diligence to develop a stadium complex conceptual plan so staff can conduct more research, the process of developing a vision and obtaining resident and perspective user input, and not committing to building a stadium complex just committing to a vision.

Commissioner Lowry stated that if someone wrote a check to fund both playing fields and a stadium complex, could the Commission concur that the City needs to have them, and that the intent is not to try and finance a stadium complex, just to develop a conceptual plan.

Mayor Masiarczyk opened the agenda item for public participation.

Mr. Carmelo Lopez, 529 South Anchor Drive, stated that if the sports complex could be established across the street from City Hall and Daytona State College next to the Amphitheater that it would enhance the maintenance of the complex and greatly benefit all residents of Deltona.

Buddy Shacklett, Training Director at Trinity Christian Academy, stated he thought all the concepts were very good, that it is really important to partner with sponsors and investors, that Dewey O. Boster's playing fields are the best he has seen in not just this area but throughout the country, that Dewey O. Boster has a tremendous possibility to be a stadium type complex, for the Commission to think about enhancing what the City already has money invested in, that there are companies wanting to invest in sports facilities that will develop infrastructure for the City just to increase their companies customer base, for the Commission to consider who it partners with, and to look at making Dewey O. Boster a premier stadium facility.

Mayor Masiarczyk closed the agenda item as there were no more public comments.

5. CITY MANAGER COMMENTS:

City Manager Dave Denny stated that just speaking in general about all of Deltona's sports fields that Deltona receives a lot more requests to use fields than Deltona has fields to use, and that there is no question that Deltona needs to build more playing fields.

He also discussed Deltona obtaining partners to build facilities and he used the City Hall/Daytona State College stadium complex as an example. He stated that if Deltona wanted partners to help build a stadium complex that the City has to put together a conceptual plan first. He stated that last week he, Steve Moore, and Jerry Mayes met with Daytona State College and that the College representatives stated that it is very interested in building a stadium complex, but that it wants the City to show them a conceptual plan. Mr. Denny asked the Commission if he could use the current conceptual plan to show Daytona State College.

Mr. Denny stated that Bethune-Cookman University stated it would bring some of its college soccer games to Deltona, that the City does not have the money to build a stadium complex right now, but, as discussed during the budget meetings by the Commission and by staff; Dewey O. Boster enhancements are at least a place to start, that the lights are there, the City should improve the parking, the location needs locker rooms, and that yes, a stadium is farther down the line. He

stated that his intent for the agenda item was to try to obtain some clear direction from the Commission on what it wants staff to do in regards to sports facilities in Deltona. He stated that he has an outline of a business/conceptual plan for the entire City to discuss with the Commission in October, but that he needs the Commission's vision and input to finish the draft plan which is a living breathing document that will change all of the time, but that it would give the City direction. He also stated that many of the City's departments already have a conceptual long range plan that needs to be encompassed into the Commission's long range plan. Mr. Denny stated that he may not get all of the Commission ideas into the draft plan at the meeting in October but that his intent is to provide the Commission a draft plan that it can take home to review and then provide additional Commission input to the plan at a later time.

Commissioner Lowry asked if Mr. Denny saw putting in the enhancements at Dewey O. Boster as a test to see if a stadium complex in Deltona was a viable option. Mr. Denny stated that he did not have any doubt that Deltona would be able to pull sports teams in to use the facility and that it will be evident right away, he also stated that some of the other marginal sites for a stadium complex need to have a conceptual plan completed to be considered to replace the loss of fields when the Dupont Lakes property sells.

The Commission and staff discussed building sports facilities in phases, putting playing field lighting in the conceptual plans, putting in additional parking and locker room facilities at Dewey O. Boster Sports Complex, enhancing one of the fields at Dewey O. Boster to be a stadium to see if there is a need for a college type stadium/sports complex, building a first class stadium complex in the future but still using Dewey O. Boster as a stadium too, obtaining sponsors like Florida Hospital, and to schedule a roundtable discussion with interested sports groups, college representatives and the Commission.

After discussion, the commission concurred for staff to develop a conceptual plan for Dewey O. Boster Sports Complex, that staff could present a conceptual plan to Daytona State College, and to develop a phased conceptual plan at the City's 122 acre site.

Vice Mayor Denizac stated that she did not support the paragraph in the draft of the City's next quarterly newsletter about Project Dial and to wait on publishing anything about Project Dial until the City has something in black and white.

The Mayor stated that he wanted to further discuss the route of the Christmas parade before publishing it in the quarterly newsletter, and that he did not like long stories in the Quarterly Newsletter because people are more likely to read short bullet style articles.

6. ADJOURNMENT:

There being no further business the meeting adjourned at 8:02 p.m.

Mitch Honaker, Deputy City Clerk