



MOTION MINUTES - Volusia County ECHO Advisory Committee

3 p.m., May 8, 2013

Frank T. Bruno, Jr. County Council Chambers

Thomas C. Kelly Administration Center

123 W. Indiana Ave., DeLand

Members Present

Greg LeFils – Acting Chair

Erik Halleus

Regina Bateman-Santilli

J. Pendergast

Hilary Reilly

Damien Richards

Staff Present

Dave Byron, Director of Community Services

Tim Baylie – Director, Parks, Recreation & Culture

Bobbie King – Activity Proj. Mgr./ECHO Manager

Bruce Page – Assistant County Attorney

Nancy Maddox – Activity Proj. Mgr., Cultural and Historic Programs

Julie Scofield - Planner II, Cultural and Historic Programs

Mike Fincher – Admin Coordinator II, Cultural and Historic Programs

Jill Marcum – Admin Coordinator/ECHO Program

Public

John Boyle, Volusia County Citizen

1. Welcome and Introductions, Roll Call

At 3 p.m., **Bobbie King** called the meeting to order and asked that roll call be taken. All members were present at the 3 p.m. start.

2. Approval Minutes January 9, 2013

Mr. Halleus moved approval of the minutes of January 9, 2013. **Mr. LeFils** seconded the motion. Motion approved unanimously.

Election of Acting Chair

Ms. King suggested an Acting Chair be elected to serve until all Advisory Committee seats had been filled. **Gregory LeFils** was nominated by **Reggie Santilli** and seconded by **Erik Halleus**. All Board Members unanimously approved.

3. Staff Report

Ms. King welcomed all members, staff and visitors to the meeting. She then introduced **Mr. Dave Byron**, Director of Community Services to speak. **Mr. Byron** explained the County Council's desire to hold listening sessions in each district to allow the public to voice their concerns and ideas regarding the ECHO Program. **Mr. Byron** stated that at the end of the listening sessions all comments would be presented to the County Council. **Mr. Byron** then excused himself from the remainder of the meeting.

Ms. King supplied a flyer for the upcoming listening sessions and invited Committee members to attend as many sessions as possible. She then turned meeting over to **Mr. LeFils**, Acting Chair.

Mr. LeFils introduced the meeting agenda. The meeting is to discuss an emergency Restoration and Restabalization emergency for DeBary Hall. He asked **Ms. King** if staff had reviewed the application. **Ms. King** conveyed that the application had been reviewed and that the only comment was that

there was only 27 years left on the County's lease and ECHO requires 30 years. Beyond that the only comment was that this project qualifies for an Emergency Stabilization Grant.

Mr. LeFils asked for comments, there were none.

4. Old Business

None

5. New Business

DeBary Hall Emergency Stabilization Grant Application Discussion:

Ms. King introduced **Tim Baylie**, Director, Parks, Recreation & Culture so that he could present the DeBary Hall project. **Mr. Baylie** explained that there was damage to the main building at DeBary Hall that needed to be repaired as soon as possible. He then introduced **Julie Scofield** to explain the specifics.

Mr. LeFils pointed out that \$355,000.00 dollars is a lot of money and asked if the damage an existing issue or if it was a recent problem.

Ms. Scofield stated that damage to the roof had been discovered in December, a temporary fix was applied. This fix is expected to 6 to 12 months until further repairs are accomplished.

Ms. Scofield explained that a leak in the porch roof had damaged both the roof and the columns. This damage would necessitate the roof over the porch, trusses and the columns be repaired. The portion of the roof not seen from the ground would be designed with more of a slope so that water would run off rather than lying stagnant to cause more roofing problems.

Mr. Lefils asked if the inspection was performed by a professional roofing expert.

Ms. Scofield stated that the estimate of \$355,000.00 had been quoted by a roof expert and engineer. She also stated that this estimate is a worst case scenario, allowing for the possibility of further problems being discovered.

Ms. Santilli asked how old the roof was and when it was last repaired.

Ms. Scofield stated that it was repaired before the County acquired the property and that the best guess was sometime in the 1970s.

Ms. Santilli questioned as to whether this should be considered maintenance or historical preservation. **Ms. Scofield** quoted the National Park Service Standards which considers maintenance to be historical preservation when it is protecting and preserving the architecture of the building.

Mr. Lefils pointed out that \$355,000.00 was a great deal of money and asked if this would fix only the porch. They then asked if everything above the porch would have to be torn out and replaced. They asked if there would be more problems in 5 years.

Ms. Scofield replied that she didn't think so and stated that the inspection was very thorough.

Ms. Santilli asked what kind of warranty would be proved on the work.

Ms. Scofield stated that as the work has not yet been procured she was uncertain as to what kind of warranty would apply.

Mr. Halleus asked if there were reserves available in case the project exceeds the \$355,000 estimate.

Mr. Lefils said that there are almost always more problems found with this kind of job and questioned as to whether the \$355,000.00 would actually be enough if more damage was discovered.

Ms. Scofield replied that yes, she did feel confident that the requested funds would be enough. She said that the estimate was done with a worst case scenario approach.

Ms. Scofield explained that the top of the roof could not be seen from the ground and that following the Secretary of Interior Standards that means that they can use the best modern materials for that portion of the repair. She said that the areas underneath the roof would need to be compatible and similar to the original structure. She stated that she was confident that because of the new design and the new products available for the roof that this will be a good investment.

Mr. Halleus wanted to discuss attendance and revenues.

Ms. Scofield introduced **Nancy Maddox** to address the issue of attendance and revenues.

Mr. Halleus expressed concern over the revenue/expenditure deficit. He suggested a strong marketing campaign may be able get both attendance and revenues up.

Ms. Maddox explained that Volusia County is working with the West Volusia Tourism Authority to help bring in more people and that Volusia County is, in fact, a satellite visitor's center for them. She stated that this has helped to bring more people to DeBary Hall.

Ms. Maddox stated that Volusia County is working with the St. John's River Tours to incorporate DeBary Hall as a part of the bus tours. She says that they are currently working with other organizations in DeLand to help market many Volusia County venues. **Ms. Maddox** also mentioned the ECHO Rangers program.

Ms. Maddox explained that while the paid customer revenues are low, DeBary Hall provides outreach programs to the entire county. She stated that there are many schools that take advantage of using DeBary Hall as a part of their classes. She invited the Committee Members to call with suggestions to improve attendance.

Mr. Pendergast commented that he understands roofing and the problems with historic restoration and preservation. **Mr. Pendergast** had great concern over the low revenues, low attendance and high expenses.

Mr. Richards asked if there had been prior ECHO funds granted to DeBary Hall. Making sure that the grant cap is not going to be a problem.

Ms. Maddox stated that the Trail Head and the Stable Visitors Center had received ECHO grants. She explained that the Main House has received grant money from the state, roughly \$1.9 million, but none from ECHO. She further explained that this is a facility that the county leases through the state and that they are not allowed to get sponsorships or foundation grants.

Mr. Richards asked if the County thought there would be a problem extending the lease on DeBary Hall when the 27 years had passed. They asked if the State had put any limitations on the use of the main house to keep it from generating more revenues.

Ms. Maddox explained that the State was very pleased with the way DeBary Hall was being run and that she did not expect any issues with renewing the lease.

Mr. Richards acknowledged the original temporary repair limit of 6 – 12 months and asked if there was anything that could be done to extend that time. There is concern regarding whether or not this is actually an emergency and the fact that there are no matching funds.

Mr. Richards feels that this is not necessarily an emergency and would like to know if something could be done so that this could be submitted with the regular grant cycle.

Ms. Maddox stated that a temporary repair was done in December and was only to last 6 – 12 months. She stated that she did not think that another temporary repair was an option.

Mr. Richards asked if the unused portion of the funds would be returned to the ECHO Fund. **Ms. Maddox** said yes.

Mr. Lefils asked if the lease prevented raising revenues with events or subleasing. They asked if there were limitations on number of events, times, etc.

Ms. Maddox explained that events do take place at the location now. She said that only the main house had any limitations. They are allowed to have 1 to 2 events a month up to 10 events per year in the main house.

Mr. Lefils said that in the real world companies are required to set reserves aside for repairs and replacement. They inquired as to whether there had been any plan as to how to make reserves available.

Ms. Maddox explained that there had been talk about creating a more detailed maintenance plan for the entire facility, but that nothing had been done yet.

Ms. Santilli asked if DeBary Hall was allowed to get sponsors to contribute money for repairs. **Ms. Maddox** explained that the county is a 501c3 entity and therefore are not able to use sponsors. **Mr. Lefils** stated that making contributions to a government is tax deductible. **Ms. Maddox** stated that most corporations do not like to give to government. **Mr. Lefils** said that every conservation easement sold to the St. John's River Water Management District has an element of charitable contributions.

The Committee requested that the county reexamine this to see if the option is available. They stated that they feel the county needs to be more creative to find funds from other sources.

The **Committee** restated their concerns regarding the revenues and whether or not this should be considered an “emergency”. **Ms. King** explained that this project does qualify for an Emergency Stabilization Grant, which is why the application chose this route based on the current situation of the grant cycle.

Mr. LeFils called for public participation. There were no comments or questions.

Call for Motion

Mr. LeFils asked when the motion would be brought to Council and if the Committee’s comments be presented to Council at that time. **Ms. King** explained that the motion would be presented to Council on June 6, 2013. She stated that the comments would be presented to Council and that the Committee members could attend the session and speak if desired.

Mr. LeFils called for motion. No motion was brought forth and no action was taken.

7. Public Participation

Mr. Lefils called for public participation on any other issues.

Mr. John Boyle, Volusia County asked about the Spring to Spring Trail section from Lake Beresford Park to Grand Avenue. He asked if the County is asking ECHO for money to continue trail in that section. **Ms. King** stated that the County has and will continue to ask for ECHO money to continue the project.

Mr. Baylie stated that there are 2 types of funding available for this project; the Trails set aside money and the application of an ECHO grant. He then explained that the County does not own the section of land from Lake Beresford Park to Grand Avenue at this time. He further explained that the County is currently focusing on owned lands and that after that was completed the County would look into acquiring needed properties.

8. Next ECHO Committee Meeting – TBD (after listening sessions are completed)

9. Adjournment

The meeting adjourned at 3:47 PM.

Gregory LeFils – Acting Chair

Date

Bobbie King – Program Coordinator

Date