REPORT OF THE COMMITTEE OF THE WHOLE WORKSHOP OF THE ESCAMBIA COUNTY BOARD OF COUNTY COMMISSIONERS

JULY 15, 2021

Present: Commissioner Robert D. Bender, Chairman, District 4
Commissioner Jeffrey W. Bergosh, Vice Chairman, District 1
Commissioner Steven L. Barry, District 5
Commissioner Douglas B. Underhill, District 2
Wesley J. Moreno, Interim County Administrator
Alison Rogers, County Attorney
Codey Leigh, General Counsel, Clerk and Comptroller's Office
DeLana Allen-Busbee, Administrative Specialist, Clerk and Comptroller's Office
Anthony Bowens, Administrative Assistant, County Administrator's Office
Heather Mahoney, Official Records Manager, Clerk and Comptroller's Office

Absent: Commissioner Lumon J. May, District 3

Location: Ernie Lee Magaha Government Building, Board Chambers, First Floor
221 Palafox Place, Pensacola, Florida

Report prepared by: DeLana Allen-Busbee

AGENDA ITEMS

1. Call to Order

   Chairman Bender called the Committee of the Whole (C/W) Workshop to order at 9:28 a.m.

2. Was the Meeting Properly Advertised?

   The C/W was advised by DeLana Allen-Busbee, Administrative Specialist, Clerk and Comptroller's Office, that the meeting was advertised in the *Pensacola News Journal* on July 10, 2021, in the Board's weekly meeting schedule.

3. Pledge of Allegiance to the Flag

   Commissioner Barry led the Pledge of Allegiance to the Flag.

AGENDA ITEMS – Continued

4. Board Items

I. Concurrency Discussion

A. Board Discussion – The C/W viewed and discussed a PowerPoint presentation, which was also provided in hard copy, titled *Transportation Concurrency,* presented by Christine Fanchi, Transportation Engineer, and the C/W:

(1) Was advised by Horace Jones, Development Services Director, that based on Board direction at the May 20th Board of County Commissioners (BCC) meeting, staff would like to provide information and get input from the Board on concurrency;

(2) Was advised by Ms. Fanchi that:

- In 2011, Florida removed the requirement for transportation concurrency and in 2014 the County removed that requirement as well.
- Transportation concurrency can be vague, difficult to interpret, and is often not implemented equitably.
- In reviewing concurrency alternatives, staff found that Florida has developed a statute to allow and encourage mobility fees in 2013; since then, Florida agencies have been embracing the concept, with 23 agencies adopting mobility fees and 20 more developing mobility fees within the State.
- A mobility fee is a one-time fee paid by new development to mitigate the impact on the County's transportation network by funding projects based on an adopted Mobility Plan.
- Escambia County's current Comprehensive Plan includes a Mobility Element (Chapter 8), which supports the use of a mobility fee.
- Mobility fees are straight forward, easy to calculate, user based, and have both flexible application and flexible use.
- The best practice is to collect the fees and utilize them within the same area of the development to improve mobility.
- There are a number of benefits to mobility fees including the improvement of the resiliency of county infrastructure to offset maintenance needs; funds can also be leveraged toward grant opportunities.
- The mobility fee is based on the future infrastructure need divided by the number of trips; the future infrastructure need is based on a mobility plan, which would include the assistance of a consultant, and the whole process typically costs around $400,000 and take about 12 months to implement.
- The end calculation of the mobility fee is simple and is computed by multiplying the development type rate by the cost of either units or square feet.

(Continued on Page 3)

AGENDA ITEMS – Continued

4. Continued…

I. Continued…

A. Continued…

(2) Continued…

- As an example, if a rate of $3,000 per dwelling unit was applied in Escambia County, the additional fees generated in 2020 would be $4.6 million, which for perspective, would essentially double the amount of money going into basic transportation infrastructure for road resurfacing.
- If Escambia County applied a $5 fee to the square feet of commercial development, an additional $29 million in fees would be generated.
- Implementing the mobility fee would consist of a seven step process, as presented in the backup slide.

(3) Heard comments from Commissioner Bergosh regarding his support of concurrency, as many counties in Florida have implemented both Local Option Sales Tax and mobility fees and this fee would not impact existing property owners;

(4) Upon inquiry from Commissioner Bergosh, was advised by Ms. Fanchi that the fees could be used for stormwater if it was in the right-of-way;

(5) Heard comments from Commissioner Underhill concerning using the fees to level the playing field regarding infill development as proper infill development is a goal of the County;

(6) Heard comments from Commissioner Bender regarding whether the additional fees would affect what the County and City are working on for the homeless in the area and his opinion that the mobility fee is not vastly different from raising the Municipal Services Benefit Unit (MSBU);

(7) Heard comments from Commissioner Barry concerning his support of applying fees of some kind to the OLF8 property, but he would like to digest the information presented regarding mobility fees; Commissioner Barry also requested that Commissioner Bergosh allow the Board some time, and then check the Board's appetite for adding mobility fees to an agenda for further discussion; and

(Continued on Page 4)

AGENDA ITEMS – Continued

4. Continued…

I. Continued…

A. Continued…

(8) Heard comments from Commissioner Barry regarding concerns that gains in efficiencies may not be enough to offset the need for the Fire Services Department as related to the MSBU discussion from the June Committee of the Whole and that a more broad discussion will need to include the revenue side, not solely efficiencies; was further advised that had the MSBU discussion happened earlier in the year, Commissioner Barry feels like the Board may have taken action as time allowed; and

B. Board Direction – None.

II. Redistricting Discussion

A. Board Discussion – The C/W:

(1) Was advised by Honorable David Stafford, Supervisor of Elections, that:

- Escambia County is waiting on the data results from the census, which was delayed due to various issues.
- While the data is normally available in March the year following the census, it is not expected to be released until mid-August, with full reports available in September.
- He does not expect to see Escambia County's number of senators and representatives changing based on data so far.
- The State Constitution says that the County Commission will redistrict after a decennial census and a competing provision in State statutes says that County Commissions and School Boards will only redistrict in odd numbered years.
- When data was received ten years ago, Escambia County had only grown by about 1%, but the last estimates for this census show around an 8% increase, which divided by the five districts is around 64,000 people per district.
- Data will come in by census block and election staff will take that information and, using existing commission lines, look for where the growth has occurred and whether it has grown evenly.
- Redistricting looks at population, not registered voters, and the Board as a body will need to determine whether boundaries of existing districts need to be adjusted to meet the changing population of the County.

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AGENDA ITEMS – Continued

4. Continued…

II. Continued…

A. Continued…

(1) Continued…

- Ten years ago, one of his priorities was to recommend that the BCC and School Board district lines match up as much as possible, which minimizes voter confusion.
- The BCC can decide what the process will be for redistricting and he recommends creating a schedule that works backwards from December 31, 2021; Election staff is ready to work with the BCC on this endeavor.

(2) Was advised by Commissioner Bergosh that last time he participated in the redistricting process, it was more complicated than it seemed to be and took more than six months to complete;

(3) Was advised by Commissioner Underhill that he believes it is the duty of the Board to complete the redistricting in 2021, and that as long as the Supervisor of Elections receives the data in time, he is hopeful the process can be started in September;

(4) Was advised by Commissioner Barry that he would ideally like to see the process scheduled for this year and work from December 31st back, with the condition that the Supervisor of Elections receives the data when Mr. Stafford expects it; and

(5) Heard comments from County Attorney Rogers regarding the various methods/opinions other counties are taking regarding the redistricting and was advised by Ms. Rogers that she will bring a schedule back to the July 22, 2021, Regular Board meeting for the Board's discussion and approval; and

B. Board Direction – None.

5. Adjourn

Chairman Bender declared the C/W Workshop adjourned at 10:46 a.m.