

**MINUTES
CITY OF ORMOND BEACH
YELLOWSTONE LANDSCAPE GROUNDS MAINTENANCE WORKSHOP**

August 20, 2024

5:30 p.m.

City Commission Conference Room

I. CALL TO ORDER

Mayor Bill Partington called the meeting to order at 5:32 p.m.

Present: Mayor Bill Partington, Commissioners Lori Tolland, Travis Sargent, Susan Persis, and Harold Briley, City Manager Joyce Shanahan, Assistant City Manager Claire Whitley, Assistant City Manager Shawn Finley, City Attorney Randy Hayes, Assistant Leisure Services Director Stefan Sibley, Contracts Manager Mike Demchak.

II. DISCUSSIONS

Ms. Joyce Shanahan, City Manager, stated when the Yellowstone Landscape (Yellowstone) contract was signed, the city created a Contracts Manager position to help manage the contract due to the size and requirements of the contract. She reviewed the work the Contracts Manager, Mike Demchak, completed on a regular basis and reports of what was being completed by the contractor.

Mr. Demchak reviewed the history of the contract, noting 2024 was year 12 of the contract with Yellowstone. He discussed the history of monetary modifications to the contract, contract amendments, and current funding.

Commissioner Briley inquired if the original contract included recreation fields; whereby, Mr. Demchak stated it did not, noting the fields were on a separate contract.

Mr. Demchak reviewed the 12 amendments; noting 58 percent of the amendments were due to upgraded sites, 28 percent were new sites, 14 percent were due to initial contract adjustments. He discussed the Consumer Price Index (CPI) price adjustments, and the maximum Yellowstone could request. He reviewed an overview of services provided by Yellowstone, noting the contract did not include the installation of new landscaping. He discussed the staffing requirements of Yellowstone, the breakdown of the contract based on services provided, mowing schedule based on site classifications, irrigation maintenance, and tree pruning's. He reviewed the Florida Department of Transportation requirements for landscaping and tree pruning.

Commissioner Tolland inquired about the level of service across all palm trees when they get pruned; whereby, Mr. Demchak stated there were standards in place that would be followed by Yellowstone, noting they cut all dead palm fronds while attempting to maintain a full look.

Mr. Demchak discussed the mulch services provided by Yellowstone.

Commissioner Sargent inquired if the city could switch to native plants and other native ground coverings that would require less watering and maintenance; whereby, Mr. Demchak stated that would be a capital project, noting Yellowstone was in favor of native plants and turf to ease maintenance and watering. Mr. Demchak noted the main challenge

would be the medians, if there was an incident that ruined the native coverings and plants, it would be time consuming and expensive to repair.

Ms. Shanahan inquired if there was a cost difference between grass and mulch; whereby, Mr. Demchak stated there was not a significant cost difference.

Mr. Demchak reviewed the fertilization, insect, and weed control aspects of the contract.

Commissioner Persis inquired about the fertilizer utilized; whereby, Mr. Demchak reviewed the products and the impact on the environment.

Commissioner Tolland asked about invasive plant removal; whereby, Mr. Stefan Sibley, Assistant Leisure Services Director, explained there was a \$25,000 budget for Brazilian Pepper plant removal. He noted Yellowstone would work with the City's Landscape Architect, Cara Culliver, and Environmental Discovery Center Recreation Coordinator, Sarah Garcia, to identify and remove.

Mr. Demchak reviewed the flower replacement schedule, noting the flowers were for seasonal flare.

Commissioner Tolland inquired about the funds budgeted for the seasonal flowers (pop flowers) and questioned if the city ever considered making the areas smaller and replacing with native plants; whereby, Mr. Demchak noted there was about \$60,000 budgeted annually for the pop flowers and noted staff would need to look into flowers that would not lose their luster to maintain the curb appeal.

Mayor Partington expressed support of the pop flowers and noted he would support doubling the budget for them as they help create a sense of place.

Mr. Demchak discussed Yellowstone's contributions to storm and hurricane cleanup efforts. He reviewed the contract compared to other municipalities landscaping contracts. He noted the CPI adjustments are keeping the contract at or below market value, which benefits the city.

Commissioner Sargent stated he would be supportive to see more native plantings compared to mulch.

Ms. Shanahan clarified there was support to move forward with renewing the Yellowstone contract; whereby, the entire Commissioner agreed.

Commissioner Tolland expressed gratitude towards Mr. Demchak for all his hard work.

Mr. Demchak shared a story of Yellowstone going above and beyond for the city when there was an irrigation issue at the Tennis Center.

Ms. Shanahan commended Mr. Demchak for his work and knowledge.

III. ADJOURNMENT

The meeting was adjourned at 6:17 p.m.

Prepared by: Taylor Lochert