



City of Palm Coast

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Meeting Minutes City Council Workshop

Mayor Jon Netts
Vice Mayor Bill McGuire
Council Member Jason DeLorenzo
Council Member David Ferguson
Council Member William Lewis

Tuesday, January 29, 2013

9:00 AM

Council Conference Room

>Other matters of concern may be discussed as determined by City Council.

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A. Call to Order

Mayor Netts called the meeting to order at 9:00 a.m.

B. Pledge of Allegiance to the Flag

C. Roll Call

Present: 5 - Mayor Netts, Vice Mayor McGuire, Council Member DeLorenzo, Council Member Ferguson, and Council Member Lewis

E. WRITTEN ITEMS

1 [13-16](#) APPOINT A CITY COUNCIL MEMBER TO THE VOLUSIA TRANSPORTATION PLANNING ORGANIZATION FOR 2013.

Mr. Landon gave an overview of this item.

VM McGuire - Is the requirement that the person be a City Council Member (he thinks staff may better suited for the position)? Mr. Landon - It is a governing board; they are all elected officials or representation from Florida Department of Transportation (FDOT) that are not voting members.

VM McGuire - Is there a job description or list of duties and responsibilities? Mayor Netts - It is very similar to the job of being a City Council Member.

CM Lewis expressed that given the Mayor was a member of the transportation authority (the last two years he was one of two representatives from Flagler County

on the Northeast Florida Regional Transportation Study Commission) and understands the rules and policies of that enterprise; it makes sense that he should represent Palm Coast on the Volusia Transportation Planning Organization (TPO).

CM DeLorenzo was in agreement, because in the first year it is going to be heavy on governance.

Mr. Landon - The new parameters (governing document); the largest city has veto power (it has to be approved by the largest city); once the organization is established then you have a way to vote, but now is the time to set the right foundation for our future. It is very common for the mayors to be representatives on the TPO.

Mayor Netts stated there are two sets of issues that we need to deal with: governance and boundaries (what portions of Palm Coast, Bunnell, Flagler County, etc.).

CM Ferguson agrees the Mayor would be the most appropriate representative amongst the Council Members to be representative on the TPO; what do we want to get out of it? Mayor Netts - If you are not part of the TPO, then County controls FDOT dollars, but if you are in the TPO it controls where the dollars (Federal and State) will go.

VM McGuire asked if the Mayor is interested. Mayor Netts responded affirmatively for the first year, and then someone else next year.

VM McGuire agreed the Mayor should be the TPO representative for the City for the first year.

Public transportation funds now flow through TPOs also and he spoke of Volusia's Votran but we don't have a fixed route transportation system.

Mayor Netts spoke of his experience on the Northeast Florida Regional Transportation Study Commission, which was created by Florida legislature to investigate the possibility of producing a Northeast Florida Transportation Authority (taxing ability, money collecting) for mass transit, light rail, bus, rapid transit, roads, etc. After two years, the Commission came up with an opt in or opt out proposal for the seven counties involved; Flagler County opted out so we will not be part of any kind of Northeast Florida Transportation Authority, which means we won't pay any money into it but we won't get any benefit out of it.

VM McGuire - All under auspices of FDOT? Mayor Netts - Yes.

The appointment was continued.

2 [12-882](#)

ORDINANCE NO. 2013-XX AMENDING ORDINANCE NO. 2003-11 PROVIDING FOR THE CONTRACTION OF THE GRAND HAVEN COMMUNITY DEVELOPMENT DISTRICT BOUNDARIES

Attachments: [Amending Ordinance 2003-11 Grand Haven CDD](#)
[Location Aerial Map](#)

Mr. Landon gave a brief overview of this item. Ms. Sara Lockhart, Senior Planner, gave a PowerPoint presentation (attached to these minutes).

Mayor Netts - It doesn't diminish or impact the City at all? Mr. Landon and Ms. Lockhart - No.

VM McGuire - What if the Woodlands' proposed development does not succeed; what if the planning board and City Council reject the building of the senior living center, which is adjacent to this area; does this location then revert back to Grand Haven or is it part of the City of Palm Coast? Mr. Landon - It is still within the City; it just has another district overlaid on top of it and has no bearing on the approval of that site plan or development.

VM McGuire - Is it public land? Mr. Landon - No, privately owned.

CM Ferguson - What is the incentive to do this; why? Mr. Landon - It takes it out of the control of the Grand Haven Community Development District (CDD) and out of the responsibility of the CDD. This is part of that larger parcel that is Grand Living; the CDD has some obligation now to provide services because it's part of the larger Grand Haven development, but now they are making sure it is outside the CDD boundaries from a legal standpoint.

City Attorney Reischmann explained what a CDD is (and how it is similar to a homeowners' association); set up by Florida State Statute, Chapter 190; has revenue taxing powers; set up for a funding resource for infrastructure (bonding, etc.). It looks like this small parcel is not receiving any benefits.

VM McGuire - Does Grand Haven North pay the City taxes based on this parcel? Mr. Landon - The CDD tax base will no longer include this parcel; City taxes are not impacted whatsoever regarding this parcel. Mayor Netts added neither are the County's taxes.

The Ordinance was Continued.

3 [13-15](#)

RESOLUTION 2013-XX APPROVING PIGGYBACKING THE AGREEMENT BETWEEN CONCRETE CONSERVATION, INC., AND VOLUSIA COUNTY, IN AN AMOUNT NOT-TO-EXCEED \$57,225.00, FOR MATERIALS AND INSTALLATION OF MANHOLE LINERS.

Attachments: [Resolution-FY 2013 Piggybacking Volusia County between Concrete Conser](#)
[Concrete Conservation/Volusia County Agreement](#)
[Concrete Conservation Engagement Letter 2-5-13](#)

Mr. Landon gave a brief overview of this item. Mr. Ralph Hand, Utility Supervisor/Wastewater Division, was available for questions.

VM McGuire - How many manholes in the City? Mr. Hand - 2,000, every 400-500 ft. maximum for cleaning and maintenance; he explained the relining process.

CM Lewis spoke of a plastic lining that he heard of. Mr. Hand expressed that we have a lot of clay pipe here; we put fiberglass liners in to restore and make pipes like new pvc; the process in this item is for manholes for rehabilitation and slow deterioration from gases, etc.

VM McGuire - Do you do this all the time? Mr. Hand - Yes.

VM McGuire - Can the City do it themselves and how much would it cost? Mr. Hand - Concrete Conservation, Inc., uses Spectrashield which is patented; he doesn't believe it would be cost effective for the City to do it (using concrete or some other product).

VM McGuire asked if the gases become acidic. Mr. Hand - Yes.

Mayor Netts - Do they do a designated section and then leave? Mr. Hand - Yes, designated section.

VM McGuire thought this sounded similar to road repair and maybe the City can use similar material and do it ourselves and evaluate how many more miles of sewer can be done and the cost savings.

Staff to give cost analysis and let Council know.

Mr. Landon expressed it is a good idea to renew this contract for another year while we evaluate the process to do in-house.

Mr. Reischmann added that this is the transportation system of liquid and gas; maintenance is crucial because it's under roads, etc.

Mr. Hand explained the City uses two systems the gravity sewer and PEP (Pretreatment Effluent Pumping) system and you will not see manholes where the PEP System is being used.

The Resolution was Continued.

Enactment No: R2013-06

4 [13-10](#)

RESOLUTION 2013-XX APPROVING A ONE YEAR RENEWAL TO THE CONTRACTS WITH TRI-COUNTY BOBCAT SERVICES, INC., AND ANTHONY'S LAND SERVICES, INC., FOR HAZARDOUS TREE REMOVAL SERVICES.

Attachments: [Resolution Tree Removal Services](#)
[Tri-County Bobcat First Renewal Letter 2-5-13](#)
[Anthonys Land Service First Renewal Letter 2-5-13](#)

CM Ferguson - What is a hazardous tree? Mr. Landon - A dead tree or branches that are dead; likely to blow over in the wind, etc., but he will have the Arborist get back to Council with the full definition. Mr. Nestor Abreu, Community Development Director added that fungus or bug infestation may also define a tree as hazardous.

VM McGuire - Is Asplundh tree services part of this? Mr. Landon - No, Florida Power & Light contracts them to protect electrical lines.

CM Ferguson - Are they local contractors? Mr. Landon - Yes; this contract has been in place for three years; this is a renewal.

VM McGuire - How much do we spend for these tree cutting services per year? Mr. Chris Quinn, Finance Director - Approximately \$10,000 per year.

VM McGuire asked if it was cost effective to do it in-house. Mr. Landon didn't think so.

The Resolution was Continued.

Enactment No: R2013-08

5 [13-05](#)

RESOLUTION 2013-XX APPROVING A ONE-YEAR CONTRACT

RENEWAL WITH HIGH COTTON USA, INC., TO PERFORM UTILITY BILLING SERVICES.

Attachments: [Resolution - High Cotton - Utility Billing](#)
 [High Cotton First Renewal Letter 1-23-13](#)

Mr. Landon gave a brief overview of this item.

Mr. Landon gave an update and stated that the City inquired with Palm Coast Data in the past when this contract initially went out to bid if they would be interested in providing utility billing services but they were not (did not have the capacity). He heard from Palm Coast Data the day before this meeting (1/28/13), and now they are interested. Mr. Landon told Palm Coast Data that the City will not renew this contract next year and will go out to bid and give them the opportunity to bid on this contract.

CM Lewis received a call last week from a citizen stating they pay their water bills by allowing the City to take the money directly out of their bank accounts, so they were asking why are they receiving return payment envelopes. Mr. Landon explained that they will receive envelopes unless they sign up for online service; then they will not receive a bill in the mail or return envelope.

CM DeLorenzo - When we get a new customer are they told about online billing up front? Mr. Landon - Yes, that is what he is told.

The Resolution was Continued.

Enactment No: R2013-07

F. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

VM McGuire spoke of some conversations he had with Mr. Landon and Mr. Quinn regarding stormwater and billing and two thoughts he would like to put out there for consideration, which he is willing to work on:

1. When we did the redistricting a few years ago, there was a committee of citizens that were involved in that; and he's wondering if that is something we should consider doing now because there is a lot of debate out there and most of the citizens he has spoken with do not know about enterprise funds or understand what you can and can't do with the City's budget; which leads to the second item:

2. If a portion of the Utility Division was taken out and put somewhere else where it was not funded by the enterprise fund and look for ways of reducing costs; in the past when citizens say they are paying too much for this and that and we would look at reducing services somewhere. In his district everyone is worried what is going to happen to their utility bill.

CM Lewis government is supposed to do some things such as this. VM McGuire - You don't want the perception that City Council is going to cram something down citizens' throats whether they like it or not. Mayor Netts believes we can provide sufficient education about what we're going to use the funds for and not squandering it and see what we could do to reduce costs, but he does remember when the City acquired the utility, it was with a strict structure. He thinks if tax dollars are used it will be an inequity.

VM McGuire agrees with everything Mayor Netts said; he just wants to be able to go back and tell the residents that we've turned over every rock before we raise any

fees/taxes.

CM DeLorenzo said he spoke to some citizens and they showed him their utility bills; some averaged 12,000 gallons a month. CM DeLorenzo asked if revenue from a more global perspective was going to be discussed before next year's budget. Mr. Landon stated the general government capital which has not been funded for the last few years was what Council asked to talk about: projects, prioritize, find funding, etc., which will be discussed at the end of February and March Council meetings.

Mayor Netts wants to be sure everyone knows there is the base charge, solid waste and you can't just take the bottom line and multiply it by usage; that is not accurate. It would be helpful to direct individuals with the high usage amounts to City staff and let them do the arithmetic.

Mayor Netts - So Council is going to have a philosophical discussion about this matter and whether or not there are better ways of doing these things. Mr. Landon - We are looking at a variety of different things that we will bring to Council at the next workshop (2/12/13) and it will come back to Council for a decision on the business meeting of 2/19/13.

CM DeLorenzo - Let's also put ourselves in the correct financial position for the future.

CM Ferguson stated he attended the EMO (Elected Municipal Officials) charm school for newly elected politicians. He will be conducting a town meeting on 2/7/13 at the Community Center at 7:00 p.m. He'd like to remind people that say they are on a fixed income of what their taxes used to be in 2006 and 2008 when taxes were much higher. At the end of February, he has arranged a meeting in Jacksonville at the Beaver Street Enterprise Center; they are an organization that was created 10 years ago, an offshoot of Habitat for Humanity, that mentors and educates people who were not yet prepared to enter the workplace. It has become a successful incubator over these years, because it focuses on specific needs of the community in the Jacksonville area. He is aware of it because former colleagues of his are board members of this organization. He would like Mr. Joe Roy to check it out. He also spoke of geeks being invited to set up businesses in Chattanooga, Tennessee, (with their high speed Fibernet) and the incentives they are giving out; worthy of consideration. He spoke of the Players Club and is hopeful that it is renovated and praised the work done on the east gateway entrance to the City. Lastly, he commented on the articles about Palm Coast not being business friendly, and the City having someone audit our processes for possible improvement; all very encouraging to him and hopes will bring more businesses here. Mayor Netts agrees, he thinks the incubator is a good idea; anything City Council can do to support those efforts, that is what we are here for.

Mr. Landon said they've looked at Chattanooga; we have the same resource, but they are marketing it better and getting the word out better. Players Club has always been on the top of our list for redevelopment; European Village has come a long way also, now 90% occupied (residentially).

CM DeLorenzo added the commercial owners at European Village came together and are working together.

Mayor Netts invited the public to his town meeting 1/29/13 at the Community Center at 7:00 p.m.

G. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

Mr. Reischmann stated the City of Palm Coast and the Florida League of Cities have been granted permission to submit (and have filed) amicus briefs to the Florida Supreme Court on the pending red light camera appeals. The ruling is expected later this year.

Mr. Landon pointed out this has no affect on our current red light camera system (pre-Mark Wandall).

H. DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Mr. Landon gave a short briefing on the last week-in-review.

CM DeLorenzo asked about the 39 utility customers having been turned off for lack of payment (in the week-in-review); has that been improving? Mr. Richard Adams, Public Works Director - That was a low number he thinks due to the five-week month and didn't have a billing cycle in there; next month it will be back up to a couple of hundred.

CM Ferguson - How many have we turned on? Mr. Adams - Week-in-review lists how many new meters were installed; there were a lot in Hidden Lakes and Palm Coast Plantation - which is in the County (CM DeLorenzo pointed out).

Mr. Landon - Three new meters this week and one new PEP (Pretreated Effluent Pump) tank. Mr. Adams added that they don't track the number of turn offs that get turned back on; it's on an account by account basis; most that are turned off just walk away; we've met with the Property Managers' Association and have done a little training session with them. The landlord is responsible for base charges, but not the usage charges; that's the law.

Mr. Landon - Economic development efforts have taken a positive turn here especially with sports tournaments; olympic development (soccer) program 1/26 and 1/27/13; Waterfront Park race was successful and we're getting good publicity.

I. ADJOURNMENT

The meeting was adjourned at 10:34 a.m.

*Respectfully submitted,
Barbara Redline*

[13-19](#)

MEETINGS CALENDAR AND AGENDA WORKSHEET

Attachments: [Meeting Calendar](#)
 [Agenda Worksheet](#)

[13-20](#)

ATTACHMENTS TO MINUTES

Attachments: [2-Grand Haven CDD Boundary Contraction](#)