



City of Palm Coast

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Palm Coast, Florida 32164
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Meeting Minutes City Council Workshop

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

Tuesday, May 27, 2014

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

Records Coordinator Barbara Redline called the roll. All members were present.

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

D. PRESENTATIONS

- 1** [14-183](#) RESOLUTION 2014-XX APPROVING THE SELECTION OF AN EXTERNAL AUDITING FIRM AND AUTHORIZING THE CITY MANAGER TO NEGOTIATE AND EXECUTE A CONTRACT FOR SAID SERVICES

Attachments: [Resolution - Audit Services](#)
 [Proposers List](#)

Mr. Landon gave a brief overview of this item. Mr. Brian Rothwell, Purchasing Manager, introduced the audit firms giving presentations: Carr Riggs & Ingram (fka Davis Monk & Company) and James Moore & Co.

-Presentation by Carr Riggs & Ingram (CRI) - Mr. Harold Monk gave a PowerPoint, attached to these minutes. Also present were, Messrs. Alan Nast and Bret Stone and Ms. Michelle Ham.

CM McGuire - How much time are you going to spend in this facility with our accounting staff? Mr. Monk - Approximately 3 weeks, with significant time in our office.

CM McGuire - Is that typical for the clients you deal with? Mr. Monk - Yes.

Mayor Netts - Is this CCNA (Competitive Consultant Negotiations Act)? City Attorney Anthony Garganese - No, this is under your purchasing policy.

CM Ferguson - When you displace another accounting firm, what was the rationale that those decision makers made to select you over others? Mr. Monk - It varies, sometimes the organization wants a fresh set of eyes on the records, somebody new, different technique possibly, other times it is because of the reputation we have and our level of expertise; some organizations have a mandatory rotation in their charter.

CM Ferguson - When there wasn't a requirement to change, were you ever displaced by a firm because of that rationale? Mr. Monk - No, very rarely do we lose a client.

CM Lewis - Active partnership participation, are you referring to the fact that partners actually participate or do you have managers in the field? Mr. Monk - Both.

CM McGuire - If we sign on for three years will we see the same personnel every year? Mr. Monk - Yes, to the extent that we can, continuity.

CM Ferguson - What can you say about what is the book on Palm Coast and its overall financial position? Mr. Monk - He has reviewed the financial statements briefly but hasn't studied them. They show the City is on steady footing, however, not knowing what the adjustment is going to be 2015 it is very likely there will be a negative balance. Mayor Netts stated there are only a small percentage of employees in the FRS (Florida Retirement System). Mr. Landon - Only a dozen or so; we are on the defined contribution plan. Mayor Netts - So, the threat isn't as devastating as you suggest it might be. Mr. Monk - You are fortunate, wise planning.

Mayor Netts - You are proud of the fact that you serve some communities for 20 years or more, so can it be assumed you discount that every 5 or 6 years you ought to change for fresh eyes? Mr. Monk - There are benefits to it; look at the other side, there are some efficiencies that result as you do that. We have modified our audit approach in the last few years so we have become far more efficient as well; we do things now electronically that we used to do manually and that makes a big difference.

Mayor Netts - CRI, overall what percentage of the business is governmental auditing? Mr. Monk - Over 50% of the practice is auditing and 45% of that is government.

Mayor Netts - How many years have you been engaged with Flagler County? Mr. Monk - We previously audited Flagler County for 8 years then we rotated off and now we are back into our 4th year.

Mayor Netts - Of those 12 years, how many times have they been awarded the certificate of excellence? Mr. Monk - None, they have never applied for it. Mr. Landon - They don't do a CAFR (Comprehensive Annual Financial Report).

Mayor Netts asked about the add-on services that the City can acquire for additional cost? Mr. Monk - One that has become popular is the IT (information technology) penetration testing to make sure that hackers can't get into the system. We have 37 specialists in the firm that do that type of work. We have a separate group also that does basically just controlled testing to make sure the controls over your system internally are at where they need to be.

Mayor Netts - If you find a deficiency, do you have the capability of providing a correction? Mr. Monk - Yes, absolutely.

CM McGuire - What about the operations business consulting, what type of assistance do you offer there? Mr. Monk - Best practices would be one and we also regularly publish white papers (attached to these minutes); we will work with City staff any time a new pronouncement comes out to make sure they understand what the requirements are how to implement that.

CM McGuire - Say if we wanted our Public Works Department to put in Six Sigma is that something you do. Mr. Monk - Yes, we have specialists in Six Sigma.

VM DeLorenzo - Is there something you have identified that you think we could do better than we are currently getting? Mr. Monk - We think we can do a better audit, more efficiently, more effectively.

Mayor Netts asked if they can do it for less? Mr. Monk - Yes. We have add on services that we offer that others can't. Our level of specialty and expertise in government is better than any other firm in the State, because we do more than any other firm in the State, etc.; we can do it for a better price.

Mayor Netts - Do you see any problem, conflict with the fact that you audit Flagler County and Northeast Florida Regional Council (NEFRC), both which we pay money to and derive services from? Mr. Monk - No, for instance we have audited the City of Gainesville for 20+ years and Alachua County for close to that and there is no conflict, we have had no issue of any kind; doesn't see how that would be a conflict. It does give the opportunity to verify information on both sides which adds to the efficiency at the same time.

CM Lewis - You have 185 partners? Mr. Monk - Yes, firm-wide; through the southeast in 9 states.

-Presentation by James Moore & Co. - Mr. James Halleran gave a PowerPoint, attached to these minutes.

Mayor Netts asked for comment about the ongoing debate of the wisdom of should you change (auditors) for the sake of changing? Mr. Halleran stated large public companies on the stock exchange recommend audit partner rotation, which they have done in the past. They have that ability if the City wants to do that at any time; 5-year cycles rotated on or off. If the City is interested, they would be happy to entertain that.

Mayor Netts - The CAFR, what is the value of that? Mr. Halleran - It helps typically in bonding; when outside parties are looking at the City and investing in City bonds; they will typically look for cities that have a CAFR, higher degree of skill, sense of comfort, etc.

CM McGuire - How much time would you estimate you would be onsite to do your

audit? Mr. Halleran - Typically, 1 week right after Thanksgiving and again for 3 weeks right after that in December.

CM McGuire - It states you work hard to retain your people; what do you do? Mr. Halleran - We make sure they have good training, challenging work, we offer flexibility in schedules and keeping work local.

CM McGuire - Is turnover an issue in auditing firms? Mr. Halleran - 15%-20% turnover; that is the industry average.

CM Lewis - What kind of retirement plan? Mr. Halleran - 401K, 5% firm contribution; not a matching contribution.

Mayor Netts stated CRI made quite an issue about the pending liability in 2015 with regard to FRS; do you see that as an issue for Palm Coast? Mr. Halleran - Considering you have about 10 people left on that retirement plan, he doesn't see that as a significant matter for the City.

CM Ferguson - How many years have you been our auditor? Mr. Halleran - 10; the new contract is for 3+3 (total of 6 years).

VM DeLorenzo - When you pitch and you are not the incumbent; what would you say; how would you differentiate yourself? Mr. Halleran - We make sure we meet with Council Members one on one before they present the audit at the public meeting, because Council may have questions that do not come up in the public meeting; have time to go through the financial statements; tell you about different things that he feels are relevant; we find that valuable.

CM Ferguson - During his short tenure, he has heard the term that we are overloaded with debt as it relates to us operating the utility; what would your comment be about that? Mr. Halleran - You are no different than any other City that operates a utility; that is typically how utility funds are structured; self-supporting. The City had a rate study a year and a half ago and that is what it looks at; population, projection of populations, can you meet your debt covenants with continued growth, etc.

Mayor Netts - (Palm Coast has no general obligation debt) How does that compare to other municipalities? Mr. Halleran - Most municipalities have it; Ormond Beach and Port Orange.

Mayor Netts - For the general public, what are the implications? Mr. Halleran - It means your property taxes are not paying for any debt.

Mayor Netts - How is that Palm Coast is able to function without general obligation debt and other cities have incurred that debt? Mr. Halleran - It's the choice of the Council, for example you waited until you had the cash to build a new City Hall rather than issuing debt to build it.

CM Lewis asked if they train any people in the City Finance Department. Mr. Halleran stated they have come to their trainings before; like when he teaches at the Volusia-Flagler FGOA (Florida Government Finance Officers Association) chapter meetings.

CM Lewis - But it is not a routine thing? Mr. Halleran - Correct.

Mr. Landon - This will be on the next business meeting agenda (6/3/2014); Council

will open it up for public comments; one of you will make a motion and if that gets three or more votes, etc., then you are done (that firm will be selected).

The Resolution was Continued.

2 [14-187](#)

**PRESENTATION-OVERVIEW OF THE 2014 FLORIDA
LEGISLATIVE SESSION**

Mr. Landon gave a brief overview of this item.

Pennington, P.A., Lead Partner, Mr. Doug Bell, spoke of what happened in Tallahassee during this legislative session and introduced Messrs. Gene Adams and Jim DeBeaugrine of the firm.

Mr. Bell mentioned the 25 page comprehensive report he sent and the report from the League of Cities.

He spoke of the specific items they worked on during this session and following up with on the previous session -

The last 2013 session, there was a transportation bill and in that bill they were tinkering with the makeups and how the metropolitan planning organizations operate. We engaged on the behalf of the City to work with the Florida Department of Transportation (FDOT) on that bill to make sure it did not mess up the City as you were going to be folding into the Volusia TPO (now known as the River to Sea Transportation Planning Organization); to be sure you were being treated fairly in your incorporation into the TPO; worked closely with the Governor's Office to let them know about your concerns and how your priority list would be folded into the broader priority list of the TPO during its reapportionment; engaged Senator Thrasher. At the end of the day, it resulted in a pretty good coordination of the various lists. There was discussion about the projects and timing in the 5-year plan.

Elections issue and expedited review and different options, but the City was able to work it out.

New session, you really have to begin planning as soon as the previous session is over. The City had a couple of water projects that we talked to your engineers and ultimately decided to move forward with a request for appropriations for one of the projects - iron reduction project. Given your various sources of revenue requested \$375,000; worked with Senator Thrasher's office and Representative Hutson's office to submit the formal requests and expended a great deal of time and effort working with the Governor's Office and City staff to make sure the requests were couched appropriately; so to be less likely to be vetoed. We were successful in getting 100% of what was requested. That is in the budget that has been submitted to the Governor, your project was not in the list that was recommended for veto by Florida Tax Watch which is something that Governors in recent history have looked to; good indications so far that your project is not on a list subject to veto, but that is up to the sole discretion of the Governor. Mr. Landon - This project was a mandate; water quality regulation-type project.

CM McGuire - What is Florida Tax Watch? Mr. Bell - It's a private, not-for-profit think tank that was put together by some of the Republican leaders. Mr. Adams - 20-25 years ago; they create the "turkey list." Mr. Bell - They also have subject matter experts that do analyses of various different issues; they comb through the budget that the legislature has adopted and identify projects that they think have not been properly vetted or are not appropriate for State funding.

Mr. Adams - The list this year was largely the things that got put in during the budget conference process so the projects had not been discussed in normal open committee meeting; no public forum or hearing on these items.

Mr. Bell - We work closely with the Florida League of Cities (FLC) and assist as needed and use the FLC to assist them with issues the City has identified as uniquely harmful to the City. The bills they spent the most time on this year were preemption of fireworks regulation, vacation rentals, impact fees and red light cameras. The vacation rentals bill did ultimately pass but it was watered down; local governments are still not allowed to prohibit these vacation rentals, but you can now regulate various matters such as parking, noise, garbage, etc., but you cannot regulate duration or outright prohibit them.

On red light cameras, locally sticky issue, in Tallahassee there were all sorts of bills out there to prohibit them or regulate them; nothing ultimately passed in Tallahassee on that issue.

CM McGuire - Is it still on the table? Mr. Bell - There are a number legislators that feel very strongly that it is something that should be prohibited outright and they continue to be in positions of leadership; it will continue to be a hot issue for years to come.

Mayor Netts - There are a couple of items on this year's budget that affect Flagler County - \$400,000 for the Agricultural Museum, \$2 mil.+ for the regional councils of which our regional council (NEFRC) gets \$350,000; you seem to indicate that the Governor is probably going to again veto the regional council appropriation? Mr. Bell - The responses he got on the Agricultural Museum was that it was in a good place; not on the list of a first-line veto. However, the regional planning council issue, that one the Governor did have some concerns about, but Mr. Bell did speak in support of that.

Mayor Netts stated it hadn't been funded in the last 3 years and spoke in support of our local NEFRC.

VM DeLorenzo - It appears that our incoming Speaker is going to have a focus on water; anything that will have a heavy affect on us? Mr. Bell - Yes, in his conversations with the Speaker Designate, he is interested in a State-wide policy that would impact the City and agricultural. Mr. Adams - Both the Speaker Designate and incoming Senate President, he believes that is going to be part of their legacy; comprehensive, State-wide water policy that is going to look at springs, Lake Okeechobee, water quality and quantity issues.

VM DeLorenzo - There may be a positive affect for the City; changes to septic on our coastal communities, we just built a sewer pump station on the other side of the bridge; so if there are changes there, they are potential customers for the City. Mr. Bell - It would be phased in over a certain time period.

CM Ferguson asked about Pennington, P.A.'s role on behalf of the City regarding FDOT type projects pre-TPO and in the future; is it the same? Mr. Bell believes it is the same, when the City issues, concerns or need help from the FDOT; he has relationships with those high level staff at the FDOT that can assist.

CM Ferguson - Will Mr. Bell's services be as needed since we are part of the River to Sea TPO? Mr. Landon - Yes, he thinks it is even more important with the regional or State-wide approach.

The Presentation was Received and Filed.

3 [14-148](#)**PRESENTATION ON LONG TERM FINANCIAL PLANNING**

Mr. Landon gave a brief overview of this item. Ms. Lina Williams, Finance Budget Analyst, and Mr. Chris Quinn, Finance Director, gave a PowerPoint presentation (attached to these minutes).

CM Ferguson - What is the definition of long term (financial planning)? Ms. Williams - Five years.

CM McGuire - At what point in time can utility funds result in the ability to reduce the rates; what line do we have to cross before we can reduce our rates? Mr. Quinn - It really depends on what the capital requirements are of the Utility; at least five years before we can have this discussion.

CM Ferguson - Is it likely in Florida, that utility rates go down? Mr. Quinn - Some go down artificially. Mayor Netts - Kicking the can down the road.

CM Ferguson - Are connection fees based on any growth built into that? Mr. Quinn - The connection fees have little or no effect on the rates. Mr. Landon - Mainly, that is the meter cost and installation.

CM McGuire - Debt service, what kind of amortization schedule does that encompass? Mr. Quinn - Anywhere between 15-30 years.

CM Ferguson - We saved money by refinancing the 2003 bonds, are we factoring in interest rate savings based on the refinancing? Mr. Quinn - Not in this projection, it's conservative.

CM Ferguson - What is the difference in the 2003 interest rate and 2007 interest rate? Mr. Quinn - 2007 was around 5% and 2003 was about 4%.

CM McGuire - 3% of what - referring to the Long Term Planning Model worksheet (attached to these minutes)? Mr. Quinn - 3% increase in the previous year's property tax values; wild card is commercial construction.

CM McGuire - What is the 2013 (millage) rate? Mr. Quinn - 4.2958.

CM McGuire - Transfers from other funds, what other funds (referring to the worksheet)? Mr. Quinn - These are the pilot or payment in lieu of tax transfer; the Utility Dept. pays property taxes too; it's done through this transfer - the Utility Dept., Stormwater Dept., any department set up as a separate business entity or enterprise fund, pays something towards property taxes.

VM DeLorenzo mentioned there are options available that we have not approved yet that reduce the reliance on ad valorem; get more from commercial entities and less from residents.

Mayor Netts - What percentage of communities in Florida have utility franchise fees? Mr. Quinn - We will get that answer to Council.

CM McGuire - When does the Property Appraiser put out the TRIM notice? Mr. Quinn - The TRIM notices go out over the summer; the first pass at the preliminary property values come out by June 1st.

VM DeLorenzo - If you set it higher now, there is a 3% cap on assessment; if you hold flat, where if you wait you have 3% this year, 3% next year, etc.; the gap gets

larger. Mr. Quinn - 85% of our property taxes come from residential.

VM DeLorenzo - We know there is a long term trend of fuel taxes decreasing; obviously our street improvements still need to occur; how did you work the fuel tax in here (the worksheet)? Mr. Quinn - That is not in the general fund, it is in the transportation fund and we didn't adjust that yet.

There was discussion about toll roads and how different areas in the Country have them to pay for transportation improvements.

The Presentation was Received and Filed.

4 [14-184](#)

PRESENTATION - SHORT-TERM LEASE OPTIONS FOR CITY OFFICES

Attachments: [LEASE COUNTER-OFFER](#)

Short break (11:17-11:22 a.m.)

Mr. Landon gave a brief overview of this item. Mr. Beau Falgout, City Administration Coordinator, gave a PowerPoint presentation, attached to these minutes. Mr. Chris Quinn, Finance Director, was present for questions.

CM McGuire - The Sheriff's Office, prior to moving down here had a substation on Old Kings Rd., doesn't that cost transfer? Mr. Landon - That is the arrangement here on the first floor, the arrangement on the second floor is separate.

CM McGuire - What were we paying for the substation on Old Kings Rd.? Mr. Landon - The City was paying zero. Mayor Netts - The Sheriff's Office saved money making the move.

CM McGuire - That is contingent upon City Council approving the project they (Gilbane) present, because the City Council has not approved breaking the ground yet. Mr. Falgout - Correct, the guaranteed maximum price will be your action to get that started and that should occur sometime in September.

Mr. Falgout handed out an updated letter from the landlord of City Marketplace (attached to these minutes).

VM DeLorenzo - Does it include all of the square footage including the Sheriff's substation? Mr. Landon - The idea is, renew the lease as is with the new dollar amount.

CM McGuire - Code Enforcement moving from third floor to first floor; where? Mr. Falgout - We have one unit that needs a little cleaning work but can host them down at the end. Mr. Landon - Also maybe in the Human Resources/Information Technology (IT) computer training room.

Mayor Netts - How much modification would be needed if you move into the News Journal building? Mr. Falgout - Not much. Mr. Landon - IT would have to make sure the data wires are in the right place, etc.

Mayor Netts - If we were to take the option of News Journal, Winn Dixie, etc., if we totally vacated here what about the second floor Sheriff's substation? Mr. Landon - The Sheriff would have to make his own arrangements, unless the landlord would allow to add them without any cost to the City.

Mayor Netts - (Cost Comparison slide) The City Marketplace Reduced Space Alternative is 11,000 sq. ft. here, plus the three other City locations? Mr. Falgout - Correct. Mr. Landon - And some additional office space on the Palm Coast Pkwy. corridor.

CM McGuire - What are the early move in savings (News Journal)? Mr. Falgout - In his talks with both Winn Dixie plaza and News Journal building is we would do month-to-month from August through October 2015 (if the City Hall is done early). Mr. Landon - All that you are seeing are costs for November 1, 2014 through November 1, 2015, but our construction people think we can move in before then.

There was discussion about the current landlord's option 1 (\$13.50 per sq. ft. with City paying for all interior and HVAC costs) and how that was not an advisable option because of the potential costs involved.

CM McGuire - News Journal would that require any preparatory maintenance work to be done and who would be responsible for the cost? Mr. Falgout - The landlord would be responsible and we would be responsible for normal maintenance like we are here.

CM McGuire - City absorbing janitorial costs? Mr. Falgout - That would need to be negotiated. Mr. Landon - We currently pay for janitorial costs.

VM DeLorenzo spoke of moving and how it may affect economic development. Mr. Landon - The move will be slower, still operating here while we set up in the other area, we will keep it at a minimum of disruption.

CM McGuire - Keep it at a minimum; are you going to put an ad (notice) in the paper regarding new location, etc.? Mr. Landon - Yes, when we advertise about the move, also the main Utility office will still be open for paying bills.

CM Lewis - Disruption is terrible; he believes we should stay in City Marketplace with option 1 or 2. Mr. Landon stated staff is ready to move, no problem with them.

Mayor Netts stated we still have time to negotiate for the first floor, but he is not comfortable paying \$17 per sq. ft. for any portion of this.

The Presentation was Continued.

5 [14-179](#)

**ORDINANCE 2014-XX FOR THE CONTRACTION OF
APPROXIMATELY 13 ACRES OF PROPERTY ADJACENT TO THE
FLAGLER COUNTY AIRPORT**

Attachments: [Ordinance-Airport Property-Contraction](#)
 [Exhibit A-Contraction Area](#)
 [Exhibit B Location Map-Contraction Area](#)
 [Study of Feasibility of Proposed Contraction](#)

Items 5 and 6 are related and discussed together. Mr. Landon gave a brief overview of this item. Mr. Jose Papa, Senior Planner, gave a PowerPoint presentation, attached to these minutes.

Mayor Netts asked if the contraction area could become commercial later. Mr. Landon stated it's going to be the airport property, he can't promise that it won't change to commercial, but it is to be an object free zone, no building at all on it at this

time.

Mayor Netts asked if there is a way to make a contingency on the property that nothing will be built on it. Mr. Landon stated we don't own it, so he is not sure how we could do that.

Mayor Netts - Current property owner is Palm Coast Holdings? Mr. Landon - Yes.

Mayor Netts - What is to prevent the County from extending their water and sewer lines up to the property? Mr. Landon - Cost would be higher and he thinks it would change their whole arrangement with the State on what they can and can't do with their utility; the County providing water and sewer has never been part of the discussion.

CM Ferguson - In effect, this will increase the commercial tax base for the City of Palm Coast? Mr. Landon - Yes.

VM DeLorenzo - We have wells just south of that; any opportunities for wells here? Mr. Steve Flanagan, Utility Development Manager - Flagler Beach's wellfield is much closer to the contraction property than the City's wellfield; we wouldn't see any potential for wellfield in this discussion.

The Ordinance was Continued.

6 [14-180](#)

ORDINANCE 2014-XX ANNEXING APPROXIMATELY 3 ACRE PARCEL ADJACENT TO SR100 AND SEMINOLE WOODS PARKWAY

Attachments: [Ordinance-Airport Property Annexation](#)
 [Exhibit A- Annexation Area](#)
 [Location Map](#)

The Ordinance was Continued.

7 [14-182](#)

RESOLUTION 2014-XX APPROVING AN ESSENTIALLY BUILT-OUT AGREEMENT FOR THE GRAND HAVEN DEVELOPMENT OF REGIONAL IMPACT

Attachments: [Resolution-Grand Haven EBO Agreement](#)
 [Essentially Built Out Agreement](#)
 [Location Map-Grand Haven](#)

Mr. Landon gave a brief overview of this item. Mr. Papa gave a PowerPoint presentation, attached to these minutes.

CM McGuire - Is this something that the Grand Haven Community Development District (CDD) requested? Mr. Papa - No, a major developer in Grand Haven, Mr. Jim Cullis.

VM DeLorenzo - Impact fees, because they bore the cost of putting in the utility infrastructure he believes they have a reduced impact fee; will that continue? Mr. Papa - Yes.

VM DeLorenzo - Are those the parcels (deletion of 5.82 acres from the Grand Haven

MPD-Master Planned Development and included in the Grand Haven North MPD) that the Grand Haven Community Development District (CDD) requested be removed? Mr. Papa - And it also has been deleted from the CDD.

Mayor Netts - Has the CDD commented on this? Mr. Papa - At the public hearing, we had residents from Grand Haven attend. Mainly, their issues were tied to the proposed development on Parcel K and not much else; there might be other things that could be brought up.

Mayor Netts - The CDD itself has not commented; were they fully aware of it? Mr. Papa - Yes, there was a neighborhood meeting provided by the applicant to talk about the set of applications they submitted to the City and which will go to public hearing.

CM Ferguson asked about the project that was planned for the retirement community; this is not part of this? Mr. Papa - No, part of this EBO (essentially built out agreement) will take it out of the DRI (development of regional impact); to be consistent; it is no longer part of the Grand Haven MPD and no longer part of the Grand Haven CDD.

The Resolution was Continued.

E. WRITTEN ITEMS

- 8** [14-157](#) RESOLUTION 2014-XX APPROVING A CONTRACT WITH PALMETTO ELECTRIC, INC., OF FLORIDA FOR CITY WIDE ELECTRICAL INSTALLATION AND REPAIR SERVICES ON AN AS NEEDED BASIS

Attachments: [Resolution Palmetto Electric](#)
 [Contract Summary - Palmetto Electric](#)
 [Bid Opening Tab](#)

Mr. Landon gave a brief overview of this item.

Mayor Netts - Is Palmetto Electric the only electrical company we have on contract?
Mr. Landon - Yes.

VM DeLorenzo - Do they wire PEP (pretreatment effluent pump) tanks? Mr. Flanagan - Yes.

VM DeLorenzo heard that PEP tank wiring is only happening on Saturdays, that is what he was told. Mr. Landon - We will have find out about that.

The Resolution was Continued.

- 9** [14-174](#) RESOLUTION 2014-XX APPROVING CONTINUING SERVICES CONTRACTS FOR PROFESSIONAL SURVEYING & MAPPING SERVICES WITH ATS LAND SURVEYING, LLC, CPH, INC., DRMP, INC., MCKIM & CREED, INC., AND BRADSHAW-NILES & ASSOCIATES, INC.

Attachments: [Resolution](#)
 [Contract Summary - Surveying and Mapping Services](#)
 [RFQ- Summary Surveying and Mapping](#)

Mr. Landon gave a brief overview of this item.

CM McGuire - Are all of these companies already doing business with us? Mr. Landon - He doesn't believe they all are.

The Resolution was Continued.

Public Participation

In accordance with Section 286.0114 Florida Statutes, any member of the public interested in speaking on any proposition agendaed or that Council discusses or considers during this workshop, will be afforded the opportunity to speak during public participation at the next City Council Business Meeting. Contact the City Clerk's office for the meeting date, time, and location at 386-986-3713 or cityclerk@palmcoastgov.com

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

CM Ferguson had a discussion with a landowner who has a bulkhead in the C Section, and his complaint was that his neighbor's vacant lot - land was eroding and affecting the quality of his bulkhead and he had contacted Code Enforcement and indicated that there is no regulatory mechanism for enforcing the property owner whose land was causing problems to the adjacent land. CM Ferguson wanted to get some clarification.

Mayor Netts - Interesting question, because not only does that erosion of the unbulkheaded property affect the adjacent bulkheaded property but it also promotes/permits erosion into our canals. Mr. Landon - Staff will look into it. Mr. John Moden, Engineering & Stormwater Director - There is no ordinance requiring a vertical bulkhead or seawall, just stabilization of the slope; it depends on the landowner if they want more land or just stabilization. Sometimes the property is not graded properly; it's higher and typically runoff goes to the vacant lot. The problem is between the hard surface and the soft surface; right at the interface you get a lot of erosion. We typically inspect the lot and make recommendations; it may be that the property owner has to regrade the lot. CM Ferguson will refer the property owner to Mr. Moden for recommendations.

CM McGuire had a couple of conversations in the last few days with people regarding employment with the City. If a person applies for a City job and it goes to someone else, no one ever notifies them that they are not in the running anymore. Do we give preference to veterans for jobs? Mr. Landon - He will find out.

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

City Attorney Anthony Garganese did not have any comments.

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

Great to be back in Palm Coast!

After this, we have an executive session to have our labor attorney brief us on the

current status of our negotiations with the Firefighters union.

I. ADJOURNMENT

The meeting was adjourned at 12:51 p.m.

*Respectfully submitted,
Barbara Redline*

ATTACHMENT TO MINIUTES

[14-168](#)

MEETINGS CALENDAR AND AGENDA WORKSHEET

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

J. CITY COUNCIL EXECUTIVE SESSION RELATING TO COLLECTIVE BARGAINING NEGOTIATIONS WITH IAFF LOCAL 4807; CLOSED TO THE PUBLIC PURSUANT TO SECTION 447.605, FLORIDA STATUTES.

[14-188](#)

ATTACHMENTS TO MINUTES

Attachments: [Item 1-Carr Riggs & Ingram Auditor](#)
 [Item 1-Carr Riggs & Ingram White Paper](#)
 [Item 1-James Moore Auditor - Palm Coast Proposal](#)
 [Item 3-FY2015 Long Term Financial Planning](#)
 [Item 3-Long Term Planning Model FY15](#)
 [Item 4-Short-Term Alternatives for City Offices](#)
 [Item 4-Marketplace Lease Counter-Offer](#)
 [Item 5 & 6-Airport Commerce Ctr Annexation & Contraction](#)
 [Item 5 & 6-Overall Map-Annexation&Contraction](#)
 [Item 7-Presentation Grand Haven EBO](#)