



City of Palm Coast

160 Cypress Point Pkwy.
Suite B-106
Palm Coast, Florida 32164
palmcoastgov.com

Minutes City Council Workshop

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

Tuesday, June 24, 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 [14-225](#) PRESENTATION OF CURRENT WASTEWATER FLOWS AND PLANT CAPACITY ALONG WITH FUTURE PROJECTIONS

Mr. Landon gave a brief overview of this item. Mr. Richard Adams, Public Works Director, introduced Mr. David Gierach, P.E., of CPH and support staff that were present for questions and presented a PowerPoint presentation (attached to these minutes).

CM McGuire - Will this capacity include our service to the City of Beverly Beach? Mr. Adams - Yes, currently are serving Beverly Beach; 30,000 gals. a day.

-Projected Flow slide:

VM DeLorenzo - Is that BEBR (Bureau of Economic and Business Research)

medium? Mr. Adams - We use a blend between low and medium; consistent with our comp plan and consistent with the census data.

Mayor Netts - What accounts for our lower than typical flow? Mr. Adams - Some of these lower systems have a lot of Inflow & Infiltration (I&I). Mr. Gierach - It has to do with the I&I; also has to do with socioeconomics, less families, etc.

CM Ferguson - What is the average flow that we are experiencing? Mr. Adams - 6.16 mgd (million gallons day).

-Flow vs. Capacity slide:

VM DeLorenzo - How many houses is that (the difference between where we are now and 2018)? Mr. Adams - A thousand units (connections) a year; that includes outside the City - Palm Coast Plantation and over in the Hammock.

-Future WWTF (Wastewater Treatment Facility) Plan slide:

CM McGuire asked if he was misreading the equation - WWTF1+WWTF2 is 8.83; and we are already doing 6 with just WWTF1? Mr. Adams - That is plant capacity 6.83+2 mgd of additional capacity; that would be our plant capacity. WWTF1 is 6.83, plus we add 2 mgd after this plant (WWTF2) that brings up to our total capacity of 8.83 mgd; at which time we would say our flows would reach that early 2024.

CM McGuire - So, if he looks at the construction costs of building it in 2 mgd modules as opposed to building the whole thing to capacity at once, what is the differential?

Mr. Gierach - There would be some cost savings, but you also need to consider maybe it might not be 3 times as much to building 6 mgd but it is probably 2.75 times as much; probably the biggest cost savings will be related to inflation factor of construction costs going up over time and financing costs, interest, capital costs that will go on your current customer base and would be a significant impact to that customer base. Also, impact fees are based on the City being able to recoup the cost of additional capacity; growth is going to pay for the plant.

CM McGuire wants a cost justification analysis comparing the two; whether its better to build in stages or build in one fell swoop.

Mayor Netts asked if you were to build in one fell swoop how would that effect the operating costs. Mr. Adams - On a per gallon basis, probably not a lot; basically if you built this to full capacity right off the bat you would sit with three modules and two modules would be empty until you need them.

CM McGuire - Is that how we built our current wastewater facility? Mr. Landon - Yes.

Mayor Netts - So, the first module is going to be sufficiently more expensive than the other modules? Messrs. Gierach and Adams - Yes.

CM McGuire - How much time do you need after you have built your first module to say we better get busy on the second module? Mr. Adams - That is the beauty of doing it in module form, this first plant is going to take us three years, that is why we are talking about it today; modules thereafter probably one year.

CM McGuire - You have a trigger point after you put the first module in that says now is the time for the next module? Mr. Adams - Yes, same DEP (Department of Environmental Protection) trigger; we will have to do the planning (4 years ahead) and submit to operate that new facility six months before we run out of capacity.

Mayor Netts - We build the base plant (the 1st third) how much additional engineering

cost is there for additional modules 2 and 3 or is that pre-engineered? Mr. Gierach - It is higher from the design standpoint because you are designing the whole entire facility to be expandable so when you go to the next phase it is going to be substantially less just like the cost of construction will be substantially less.

-Implementation Schedule slide:

CM McGuire - Where are the wetlands that you are thinking of discharging into? Mr. Adams pointed to areas on the map along Belle Terre, Indian Trails Sports Complex (ITSC), between the schools, US1, just north of the little shell trail and filters all the way up through the wetland and ultimately to Pellicer Creek.

-WWTF Expansion CIP (Capital Improvement Plan) Budget slide:

CM McGuire - You have money budgeted for this, where is that money (on the slide)?

Mr. Landon - The revenue source is primarily the bond issue.

VM DeLorenzo - (Matanzas Woods Pkwy. RCW-Reclaimed Water Main) That is the total cost not minus the 33% (grant award)? Mr. Adams - Correct, so the \$2.3 mil. total will be reduced by a third.

CM Ferguson - The total \$62.6 mil. and \$76.8 mil., the difference is what, is it because we have shifted the timing of WWTF2 earlier? Mr. Adams - Correct, it was outside 2018 and we are moving into the 5-Year CIP.

VM DeLorenzo - The reclaimed water pipe along Matanzas Woods, that is going to connect to the existing reclaimed system? Mr. Adams - Correct.

VM DeLorenzo - What other reclaimed customers do we have coming on line or we anticipate (north and south of US1)? Mr. Adams - We have Palm Coast Park, there is already a reclaimed system built but not customers yet. In order to use it right now without customers we can pump it to the east where we do have customers.

VM DeLorenzo - Conservatory? Mr. Adams - We are hooked to Conservatory and ready to serve but they cannot afford to buy effluent. They have a hybrid system that is basically stormwater and shallow wells and deep wells and they blend it to irrigate their golf course and common areas. They have used us a few times when they needed us. We serve Creek Course in the same fashion - only sometimes. Whereas, the Hammock Dunes and Grand Haven courses take our water all the time.

CM McGuire - What about the ITSC? Mr. Adams - There is potential once we build this plant; it is not currently in our CIP.

Mayor Netts - What are we currently irrigating ITSC with? Mr. Adams - The original ITSC is irrigated with wells; the four new fields are irrigated with the stormwater pond created when we 4-laned Belle Terre Pkwy.

Mayor Netts - Could we go to the St. Johns River Water Management District (SJRWMD) and get a grant for that extension of the reuse line because we are going to take some wells offline Mr. Adams - Yes, it's an ideal candidate. Typically, SJRWMD is funding 33%.

CM Lewis - What about SR100? Mr. Adams - SR100 is reuse.

-Next Steps slide:

Mr. Landon asked when the construction schedule starts. Mr. Adams - Start construction January-February 2016; plant ready mid 2018.

CM Ferguson - How large would the bond issue be? Mr. Adams - It wouldn't be a bond issue, it would be a loan from State Revolving Fund (SRF). Mr. Gierach - \$25 mil.

CM Ferguson - In that same period, do you anticipate the need for water treatment plant funding, capital expenditures? Mr. Adams - No, we are set pretty well for water plants; we have some bond money; finishing up some well work at Water Treatment Plant 2 (WTP2). Basically, our water capacity is set. CPH is in the process of doing our water capacity analysis right now that will confirm that.

CM McGuire - What exactly happens at the 7/8/14 workshop (presentation of work order)? Mr. Adams - The scope of work and we will ask for approval to move forward with the engineering work to start this process; that will include dusting off the plans, doing the SRF planning process, subconsult with our rate consultant, PRMG. The application for the wetland discharge will be in that scope; to get us to plans and specs that we can bid with permits in hand. Also, engineering during construction.

CM McGuire - Where is that money coming from? Mr. Adams - It will all come from our current capital plan.

CM McGuire - When you design this do you consider different design concepts or do you know what you want to do already? Mr. Adams - It was all done in the preliminary engineering phase and yes we consider all the latest technologies and the wastewater characteristics and what is the best suited for our facility.

Mayor Netts - There is no revolutionary wastewater treatment is there? Mr. Adams - The latest, greatest is kind of what we are building; it is membrane technology, using flat panel membranes. Mr. Gierach - It is the latest technology.

The Presentation was Received and Filed.

2 [14-228](#)

RESOLUTION 2014-XX APPROVING AN AMENDMENT TO THE WORK ORDER TO JONES EDMUNDS & ASSOCIATES, INC., TO EXPAND PROFESSIONAL SERVICES FOR THE NORTHEAST CORRIDOR GREENWAY ACQUISITION PROJECT

Attachments: [Resolution-Amendment to Work Order-Jones Edmunds](#)
[Amendment to Work Order Summary-Jones Edmunds](#)
[Feasibility Study](#)
[Scope of Services Jones Edmunds NECGA](#)

Mr. Landon gave a brief overview of this item. Ms. Denise Bevan, Senior Planner, gave a PowerPoint presentation (attached to these minutes). Mr. B.J. Bukata of Jones Edmunds & Associates was available for questions.

-Northeast corridor Greenway Acquisition (NECGA) Project slide:

CM McGuire - Is the property with stripes Rayonier property? Ms. Bevan - Yes, 8,500 acres; we call it Pringle Creek Forest.

CM McGuire - The lower portion has wellheads? Ms. Bevan - Wellfields are scattered throughout Pringle Creek Forest.

Mayor Netts - What does the County propose to do with saltwater mitigation credits (County is pursuing saltwater mitigation credits from Pellicer flats)? Ms. Bevan - She is not familiar with all of their objectives but may include a portion of property for

recreational uses, launch possibility for water access, etc.

Mayor Netts - The reason he asks is because if you are going to have a saltwater mitigation bank, the presumption is there is going to be some kind of saltwater development that you need mitigation for, the Florida Inland Navigation District (FIND) has set aside up to \$100,000 per county for maritime master planning which he has raised this issue with the County a couple of times that given we have 19 miles of Intracoastal Waterway it might be worthwhile to look at long range maritime master planning.

Mayor Netts - What was the purpose of the dredge and fill? Ms. Bevan - Basically, manicuring the property to their needs. Mr. Landon - Creating uplands to develop.

VM DeLorenzo - The Zev Cohen plan was completed in 2010 or started in 2010? Ms. Bevan - We date it 2010 because SJRWMD records show the approved plan time stamped on the actual document. Mr. Bukata - It was approved in 2010 but nothing has been done to date, but it took a few years to complete. Ms. Bevan - A lot of different evaluators have looked at this property.

-Wetland Mitigation Potential slide 2:

VM DeLorenzo - It is not regenerating (referring to the wildfire damage to trees and lack of regeneration), why because of the condition of the wetlands? Mr. Bukata - It could have been that the fire burned off the seed source to facilitate regeneration.

-Regulatory Required Restoration slides:

CM Lewis - Will the unpermitted (red) stay unpermitted? Mr. Landon - Yes, some of the red will stay red. Ms. Bevan - Yes.

Mayor Netts - Are we assured that the compensation plan would be acceptable? Ms. Bevan - The materials remaining, Army Corps of Engineers and SJRWMD are open to it; this is where we start crossing the bridge between compliance and ERP (environmental resource permit) permitting; they have a ledger of impacts that occurred that they know of which is around the 41 acre calculation, but say you still have impacts that have not been permitted. Mr. Bukata - They haven't come out and said yes but they are open to the ideas; Army Corps pretty receptive; a little more work with SJRWMD.

Mayor Netts - Who are you working with at the Army Corps? Ms. Bevan - Mark Evans is on the clean water side and Diane Griffith is on the compliance side.

CM McGuire - Do we have the equipment to do this work (for doing it in-house)? Ms. Bevan - Mr. Capela (Public Works Streets Superintendent) felt comfortable with that. Mr. Landon - There is a possibility we may have to rent some. Mayor Netts - Maybe we can borrow equipment from the County.

VM DeLorenzo - The SJRWMD they are connected there? Ms. Bevan - Yes; it is a trail road and possible trail linkage.

Mayor Netts - Where and under what circumstances will the City need the 5 and 10 credits? Ms. Bevan - We have projects within the basin that do need credits; Old Kings Road Phase 2, south of Palm Coast Pkwy.; we have permits with the agencies and they have established credits conditioned on the permits - 4.76 credits for both the State and Federal agencies (almost 5 credits there). There are rumors that we would be required to offset wetland vegetation impacts in our drainage canals of significant scale. Also, recreation needs possibly of offsetting credits; Holland Park work which we have a small amount of impacts on that property needing .32 credits

for that. The credits do not have a shelf life but we do have to allocate the credits to projects.

Mayor Netts - The (mitigation) bank has to be within the basin? Ms. Bevan - Yes, and they have to have the right type of credits too.

VM DeLorenzo - If you don't move forward do you get a refund of your deposit? Ms. Bevan - No, but the deposit will usually get blended in over the overall cost.

There was discussion about how this all came about - it was necessary in order to do the Old Kings Road extension project.

CM Ferguson - Can you give us an example of where we have done work like this and generated credits? Ms. Bevan - Graham Swamp trail it was dedicated with a bicycle maintenance station; it has elevated walkways that cross floodplain systems and a little bit of impact (fill) into the wetland - there was a result of the shading impact. As a result of that, right before you cross over ditch #10 on the northern extent you will see a planting area to the right; you will see a sign that says wetland mitigation area. As part of the permit condition, we had to offset the shading impact so we chose to plant about 45 trees and produce a lift that equates to a credit. Over the course of five years (this is the last year) we have been maintaining and monitoring those trees to evaluate if they met the requirements of the permit.

VM DeLorenzo - \$78,000 per credit? Ms. Bevan - Yes.

-NECGA - Study Finding slides:

Mayor Netts - What is at risk; let's suppose we pursue 1B plus 2B?

-Proposed Council Action slide:

Mr. Landon responded with the figures on this slide.

Mayor Netts - So, risk is \$50,000 to get possible \$2 mil. credits? Mr. Landon - Yes, anywhere from \$500,000 to \$2 mil. benefit (in mitigation credits).

CM Ferguson - Is there another parcel of land that is cheap; would we want to do this kind of thing to create our own credits, etc.? Mr. Landon - It is a business decision.
Ms. Bevan - Ever changing question, situation, a lot of variables.

CM McGuire - Are you going to explain how we are going to expand this scope and what are they going to do from this point forward if this is approved? Mr. Bukata - We would be submitting a proposal that would basically outline specific tasks: field investigations, survey, submitting a permit application, design drawings as well as construction documents, bid documents. Pretty much all of the various tasks needed to get through to the end where you would have Army Corps and SJRWMD permitted, as well as a package that you could hand to a contractor to construct.

CM Ferguson - How long will it take? Mr. Bukata - Probably, a year; maybe a little more.

CM McGuire - You are going to give a grocery list of things to be done and costs? Mr. Landon - Yes.

The Resolution was Continued.

Enactment No: R2014-68

DRIVE FROM BANK OF AMERICA

Attachments: [Resolution 70 Laramie Donation](#)
[70 Laramie Drive Donation Agreement](#)
[70 Laramie Drive Addendum to Agreement](#)

Short break 11:15-11:20 a.m.

Mr. Landon gave a brief overview of this item. Mr. Juan Bostwick, Stormwater Engineer, gave a PowerPoint presentation (attached to these minutes).

CM McGuire - Does that take into consideration the new modifications made? Mr. Bostwick - Yes.

CM Ferguson - ??? C and D properties? Bostwick Yes, very good.

CM Ferguson - What is an acft (acre foot)? Mr. Bostwick - Basically, 1 acre/1 ft. deep or 1/2 acre/2 ft. deep (volume).

Mayor Netts - Who owns 70 Laramie Drive? Mr. Landon explained it used to be owned by the Drummonds and they sold it, the buyers built a house on it and let it go into foreclosure and now the bank owns it and wants to donate it to the City. This has an old PUD (Planned Unit Development) development order on it that says the house is part of it but has to be torn down and not part of the actual development; that is why the bank is willing to donate the house because the development order says it has to be torn down in order for the rest of this (surrounding owned by Drummonds) property, which is zoned residential, to ever develop.

Mayor Netts - If they (Drummonds) own 6 acres, how will we get 7 acres out of that area? Mr. Landon - We will dig it down further than 1 ft.

Mayor Netts - What other compensation will there be in addition to Laramie Drive? Mr. Landon - Cash, not a large amount, but not sure how much at this point.

Mayor Netts - The Drummonds have development rights through a PUD; the PUD has not expired? Mr. Landon - Yes, he believes it has expired. It is residential, we have encouraged him to do single-family residential.

Mayor Netts - Would we be getting an easement or the property? Mr. Landon - Fee simple - the property.

CM McGuire - If we give it to them (Drummonds), they will have to tear down the condemned house? Mr. Landon - Yes, it will be a condition in the contract.

Mayor Netts asked how the property (inside the red line on the last side) was zoned. Mr. Landon - It is still a master planned development (MPD) but they would have to come and get approval of a development order. Attorney Reischmann - It would revert back to the preexisting non-MPD zoning (may be the County zoning).

Mayor Netts - What is that zoning? Attorney Reischmann didn't know the answer to that. The property owner would have some sort of vested rights under the comprehensive plan. Mr. Landon knows that the comprehensive plan is residential.

VM DeLorenzo - If we can't get a favorable agreement with the Drummonds, are there limitations on the donation from the bank; can we sell the property? Mr. Landon - Yes, they have no restrictions on us.

Mayor Netts - Could we dig a gigantic storage pond there? Mr. Landon remarked on the separation from there to the Bellaire canal; it would have to be piped and we would need an easement across.

CM McGuire - The money we would give to Mr. Drummonds where would that money come from? Mr. Landon - Stormwater, we already have budgeted money to acquire lands for this purpose.

VM DeLorenzo - Can our crews tear down the house? Mr. Landon - No, that is not a good idea for our crews to do; specialized type of work.

Mayor Netts - Has there been any communication with the neighbors of this property? Mr. Landon - No, because there is no development proposal associated with this at this time.

Mayor Netts - Drummonds has some certain vested rights and he would like to know what that is. Attorney Reischmann - He has a land use that is already designated in our comprehensive plan, etc. The main difference is right now, without us doing anything, he could do that right now except for what is in the blue box on the presentation.

The Resolution was Continued.

4 [14-243](#)

PRESENTATION OF PROPERTY TAX AND MILLAGE RATE HISTORY

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

CM McGuire - Consumer Price Index (CPI) is done quarterly but here we are talking about an annual calculation, are we not? Mr. Quinn - Yes.

CM Ferguson - Do we have a statistic on percentage of homes in Palm Coast that are homesteaded? Mr. Quinn - He probably does have that information, but didn't know at the time of this presentation.

CM McGuire - What do the other cities do with their property taxes? VM DeLorenzo - Police. Mr. Landon - Yes, police and fire.

Mr. Quinn presented a worksheet (Revenue Diversification Tool attached to these minutes) requested by Mr. DeLorenzo showing the differences using franchise fees.

VM DeLorenzo - Can you analyze low-income exemptions before the next workshop? Mr. Quinn will look at all assessed lower than \$10,000 to see how many we are really talking about.

CM McGuire - When you come up with a budget, do you forecast an amount that we will not receive? Mr. Quinn - Historically, we usually collect 96%-97% and it's already figured into our calculations. Delinquent tax monies received can vary wildly and would go into the general fund.

CM Lewis - We have veterans and others who have exemptions, how does this affect the bottomline? Mr. Quinn - Just as VM DeLorenzo mentioned, some residents are not paying anything now but may pay if franchise fees were approved.

Mr. Landon stated when we present the budget options this chart will be available to

work with.

CM McGuire - The two electric columns, where did the \$64 mil. figure come from FPL (Florida Power & Light) and is that residential and commercial? Mr. Quinn - Yes, from FPL - residential (74% of that number) and commercial.

CM Ferguson - When you experience these real estate bubbles you are collecting a lot more tax than perhaps the citizens should have to pay given the service level being the same; if you substituted electric franchise or utility tax you can make the point that you are stabilizing the annual tax bill based on utility use rather than the vagaries of market or assessed values, is that right? Mr. Quinn - Yes, that is right.

The Presentation was Received and Filed.

E. WRITTEN ITEMS

- 5 [14-229](#) RESOLUTION 2014-XX LEASE AMENDMENT BETWEEN THE CITY OF PALM COAST AND CYPRESS POINT 160, LLC, FOR THE LEASE OF CITY OFFICES AT CITY MARKETPLACE

Attachments: [Resolution-Lease Amendment City Offices](#)
[Lease Amendment No. 1](#)

Mr. Landon gave an overview of this item.

CM McGuire - What is the term of the new lease? Mr. Landon - One year, expires October 1, 2015.

VM DeLorenzo - That puts us closer to our original lease? Mr. Landon - Yes, but there is a unit we are using for storage, next to Dominics Deli, that is not in the new lease.

CM McGuire - This encompasses the BAC (Business Assistance Center)? Mr. Landon - Yes.

The Resolution was Continued.

Enactment No: R2014-73

- 6 [14-222](#) RESOLUTION 2014-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT

Attachments: [Resolution Initial Special Assessment Code](#)
[APPENDIX B Notice to be Published](#)
[APPENDIX C Notice to be Mailed](#)
[Nuisance Tax Roll](#)

Mr. Landon gave a brief overview of this item.

VM DeLorenzo - These letters are confusing and he received a lot of calls about this last year, can we add a sentence like, "City contractor performed services on your property and that is why you are receiving this notice." Mr. Landon - He will ask Ms. Cindi Lane, Communications and Marketing Manager, to draft something and make sure it gets to legal.

The Resolution was Continued.

Enactment No: R2014-67

- 7 [14-223](#) RESOLUTION 2014-XX APPROVING CONTRACTS WITH ADVANCED ENVIRONMENTAL LABORATORIES, PACE ANALYTICAL AND ALS GROUP USA CORPORATION FOR LABORATORY SERVICES

Attachments: [Resolution - Laboratory Services Contract](#)
 [Contract Summary - Laboratory Analysis Services](#)
 [Bid Opening Tab](#)

Mr. Landon gave a brief overview.

VM DeLorenzo - This is where we have multiple companies and we select the one that gives us the best price on what we need to have analyzed? Mr. Landon - Yes.

The Resolution was Continued.

Enactment No: R2014-69

- 8 [14-231](#) RESOLUTION 2014-XX RENEWAL OF CONTINUING SERVICE CONTRACTS FOR GRANT COMPLIANCE ASSISTANCE

Attachments: [Resolution Grant Compliance Services Agreements Renewal](#)
 [Fox Renewal Letter 7-1-14](#)
 [Guardian Renewal Letter 7-1-14](#)

Mr. Landon gave a brief overview.

CM Lewis - Is the program going away? Mr. Landon - NSP (Neighborhood Stabilization Program) is going away, but CDBG (Community Development Block Grant) is still going on; we have owner-occupied rehabilitation assistance for low to moderate income households.

CM Lewis - So, we would still need both of them (companies)? Mr. Landon - Yes.

The Resolution was Continued.

Enactment No: R2014-72

- 9 [14-226](#) RESOLUTION 2014-XX APPROVING THE FINAL ONE-YEAR CONTRACT RENEWALS WITH BARNES, FERLAND AND ASSOCIATES, INC., AND NEEL-SCHAFFER, INC., TO PERFORM DEBRIS REMOVAL MONITORING SERVICES

Attachments: [Resolution Debris Monitoring Contracts](#)
 [Barnes Ferland Renewal Letter 7-1-14](#)
 [Neel Schaffer Renewal Letter 7-1-14](#)

Mr. Landon gave an overview. Item 10 is related to this item.

CM Ferguson - Were they employed during the cleanup of the tornado? Mr. Landon - They were not needed then; we handled in-house.

CM McGuire - You sent out RFQs (requests for qualifications) to all the companies that do this? Mr. Landon - Yes, years ago, this is an extension.

CM Ferguson - Is there any money exchanged if there is no need for service? Mr. Landon - No.

The Resolution was Continued.

Enactment No: R2014-70

- 10 [14-227](#) RESOLUTION 2014-XX APPROVING THE FIRST CONTRACT RENEWALS WITH CROWDER GULF, BAMACO, INC., BYRD BROTHERS EMERGENCY SERVICES, LLC, AND DRC EMERGENCY SERVICES, LLC, TO PERFORM DEBRIS REMOVAL SERVICES

Attachments: [Resolution Debris Services Contract](#)
[BAMACO Renewal Letter 7-1-14](#)
[DRC Renewal Letter 7-1-14](#)
[Byrd Brothers Renewal Letter 7-1-14](#)
[Crowder Renewal Letter 7-1-14](#)

This matter is related to Item 9.

The Resolution was Continued.

Enactment No: R2014-71

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 - A resident is complaining about a chronic problem of code violations with a neighboring vacant home. What course of action can a resident take besides Code Enforcement fines, etc.? Attorney Reischmann - First place to go is Code Enforcement; they issue a citation and take it through the standard process with a fine that accumulates; the problem with that is sometimes it will be ignored and there will be a large Code Enforcement fine but it may be homesteaded so it makes it difficult for the City to pull the trigger and get the property foreclosed and enforce it that way. There is a process available to the City where the City can use self-help and in certain instances perform nuisance abatement and fix the problem. From a private standpoint, there could be a private cause of action for a private nuisance where the neighbor goes into a court of law and a judge would order the nuisance property owner to do xyz; in lieu of that could be found in contempt. If the community has a homeowners association, that would be the other situation; they have powers in the courts and through the fining process.

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

No comments.

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

Mr. Landon spoke of Mr. Brian Matthews, Utility Environmental Specialist. The Southeast Desalting Association recognized Brian at their annual meeting with two awards: 2014 Distinguished Service Award and the Educator of the Decade Award, for not only being recognized as a real talent and water treatment environmentalist, but he also teaches/helps train operators. Congratulations to Brian and the whole Utility for all the awards they receive!

CM McGuire asked attendees to remember Commander Mark Carman (Flagler County Sheriff's Office) who lost his wife this weekend.

I. ADJOURNMENT

The meeting was adjourned at 12:40 p.m.

*Respectfully submitted,
Barbara Redline*

[14-230](#)

MEETINGS CALENDAR AND AGENDA WORKSHEET

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

[14-234](#)

ATTACHMENTS TO MINUTES

Attachments: [Item 1-Wastewater Plant Capacity](#)
 [Item 2-NECGA Feasibility Study Results](#)
 [Item 3-Stormwater Presentation](#)
 [Item 4-Budget Presentation-Property Tax Presentation](#)
 [Item 4-Revenue Diversification Tool](#)