



# 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**

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**Tuesday, September 9, 2014**

**9:00 AM**

**Council Conference Room**

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>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.*

*CM Lewis thanked all for their thoughts and prayers and cards: Mayor Netts, CM McGuire and Mr. Landon also Virginia Smith for keeping him abreast of what was going on in his absence. He thanked the staff and residents of Palm Coast.*

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

### **D. PRESENTATIONS**

- 1      [14-332](#)      RESOLUTION 2014-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY RELATED TO DEVELOPMENT IN AND AROUND THE AIRPORT

**Attachments:**      [Resolution - Interlocal Agreement with Flagler County](#)  
                                 [Interlocal Airport](#)

*Mr. Landon gave a brief overview of this item. He acknowledged City Attorney Katie Reischmann is present for this workshop. Mr. Beau Falgout, City Administration*

Coordinator, gave a PowerPoint presentation (attached to these minutes).

-Section 3:

CM Lewis - That is being done by Flagler County? Mr. Falgout - The improvements he talked about are being done by the County. The City's obligation in the turn lane at State Road 100 is to secure right-of-way and really because there is possible development being done through that process; the future traffic analysis is a joint effort; the County has different funding sources and there is other development that will affect traffic there. Mr. Landon - With County's improvements on Belle Terre, is primarily from State grant dollars; we believe addresses the additional traffic that the armory will bring and the airport proposal at this time. The industrial park on the airport property has a lot of unknowns; hangars or offices or manufacturing; we could have some traffic on Belle Terre at peak time but those are all unknown. So to require any kind of improvements based on the unknown, doesn't make a lot of sense. We worked out some wording that at least acknowledges that County needs to step up if Belle Terre starts failing and having traffic problems that are partly the result of additional traffic coming from the airport.

CM McGuire - The County, what constitutes stepping up? Mr. Landon - It just says that we will get together and determine at the time based on what the actual impacts are; it's hard to negotiate what they should do until you know exactly what the impacts are. Until the area actually develops it is virtually impossible.

CM McGuire - But is most of what we are contemplating here, contingent upon the National Guard coming to the airport? Mr. Landon - No, the National Guard is coming to the airport, we believe that there are right turn lanes and left turn lanes that they are agreeing to in this proposal to be installed at their cost; we believe it handles that traffic and are putting that in now whether or not the National Guard comes. Mr. Falgout - We know for example, that the grant they got to do the current access road and current lane improvements and water and sewer were basically leveraged with the possibility of AVEO (Engineering) constructing their first building; not the National Guard as originally planned. So, in the future we know that is a possible funding source; we wanted the County to be at the table because the economic development would occur on the airport property so in order to access those grants we want them to be a willing partner in the future should there be additional infrastructure needs for traffic.

-Section 4:

CM McGuire - Is the City going to put in the water and sewer lines? Mr. Falgout - No, the County will be putting in the water and sewer lines per plans that will need to be approved by the Utility.

CM Lewis - Will they get a special rate? Mr. Landon - No, they are a retail customer at the airport currently; not in the City, so paying the same rate that anyone else outside the City would pay (not bulk rate).

CM Lewis asked because we are giving up annexation. Mr. Landon - Right, we get a 25% surcharge on water and sewer rates.

VM DeLorenzo - When commercial entities come in, they have to pay CIAC (capacity in aid of construction)? Mr. Falgout - It is a little complicated on the commerce part, just like the airport; the County pays those CIAC fees and then the National Guard, which would be separate, would pay the CIAC fees directly to the City, but everyone will be paying capacity fees to the City. Mr. Landon - We are getting easements and that is our main lines; the National Guard will connect directly to our lines and we will meter them separately and separate bill. From that point, basically before you get to

*the canal on, when it goes into the airport it is treated the same way the current airport service is treated and that is like a master meter so we will read whatever water and sewer goes in and out of the airport and bill the County and the County bills or spreads that cost out amongst the tenants on the airport property.*

*Mayor Netts - Are they going to spread the cost or are they going to tack on an administrative fee which makes them a resaler, does it not? Mr. Landon - That is a State issue and the State has determined, based on what they are doing, they are not a resaler.*

*VM DeLorenzo - The end user is going to pay their incremental portion of capacity? Mr. Falgout - We will get out capacity fees for every capacity, whether it is on the airport property or the National Guard.*

*Mayor Netts would like the City Attorney to look at the contract to ensure that is in fact the case (regarding the capacity fees will be paid). Mr. Landon - That is why it is important that we get the full charges coming our way; he welcomes the double-checking.*

*Mayor Netts - Does that mean the title only vests when the National Guard builds? Mr. Falgout believes so.*

*CM McGuire - Is this a City park or a County park? Mr. Landon - It will be transferred to the City and it will be City property; it's the only area that the agreement allows us to annex once it becomes City property and, therefore, it would be a City park.*

*CM McGuire - So, the City would build and maintain this park? Mr. Landon - Yes, we are not required to by this agreement; it just provides us with the property that the City could develop into a park in the future.*

*CM McGuire - But if the National Guard Readiness Center never happens, can the City still make a park? Mr. Landon - The National Guard Readiness Center is when the property will be platted and divided into all these groups; the intent was until we know for sure that the National Guard is going to obtain the property; what is basically left over will be divided; with 3.5 acres to the City and 2 acres that the County will maintain along Belle Terre also.*

*CM Lewis - The National Guard Readiness Center wasn't the only item that could hold up the City park from being a reality, is it? Mr. Falgout - No, and part of the reasoning for the park site being deeded over when the National Guard was developed, at the time there was talk about joint development at the park; that the City could use and the National Guard could use for physical therapy/physical fitness so that might be why that language is still in there. Mr. Landon - Basically, if the National Guard does not happen then that whole 55 acres is up for future evaluation as to what is going to happen.*

*VM DeLorenzo - It says 90 days from CofO (certificate of occupancy) in paragraph C.*

*Mayor Netts - So, worse case scenario if the National Guard does not happen, the County has the entire 55 acres to come with a plan B and it may or may not include the availability of land for a City park. Mr. Landon - Correct, it is all subject to change; you can put a timeframe - that either National Guard CofO and 90 days after or no later than 2016, etc., that the property be transferred over.*

*Mayor Netts - We don't have neighborhood parks down there at the moment; is there other property available that we could put in a neighborhood park for the residents in*

*that section of town; do we have an alternative? Mr. Landon - No.*

*Mayor Netts is not comfortable with this then; the residents deserve a neighborhood park. There was discussion about the lack of property available and the need to go back and discuss this with the County.*

*CM Lewis - It is also will this ever happen, or can we make it happen? Mr. Landon - We will take this issue back (to the County), because this is really the only place where the City can have a park. The National Guard had talked about building the park back when it is was first discussed.*

*CM McGuire - Did we have input from the County when we put this together? Mr. Falgout - Oh, yes. Mr. Landon - Many discussions.*

*CM McGuire - Section 7-Fire/EMS (emergency medical services; cooperation between City and County) - Don't we do that now? Mr. Falgout - Yes. Mr. Landon - It became a priority of his and he explained why - when the County put together a plan to relocate the current fire station on the airport property; it became known that the 2 acres was the primary site they were looking at to build a new fire station and that was concerning because of our plans for an additional station on Seminole Woods, not Belle Terre; we have Station 25 on Belle Terre just north of this and that would be an overlap. It makes no sense if you look at both of our locations and response areas combined. If you just look only at the County, maybe it makes some sense. Before anybody builds anything down there we have to meet and discuss.*

*VM DeLorenzo - If the fire station at the airport was to move there; 2-2.5 miles by road southwest, is that the station that would cover the County residents on Colbert, south of Grand Haven? Mr. Landon - Yes.*

*VM DeLorenzo - So they would move 2 miles further away; is there another County fire station that services that area (and Roberts Road, John Anderson, etc.)? Mr. Landon - No, they would rely on Flagler Beach and Palm Coast for fire. Mr. Landon added that the County does have another fire station (jointly with Volusia County) down on U.S.1.*

*Mayor Netts - Is there some reason that the County has expressed that they prefer the Belle Terre site to a Seminole Woods site? Mr. Landon - They have not; County administration has indicated that they are not married to Belle Terre; he thinks it is just available aid and it has to have certain criteria to hit airport funding and airport type of equipment possibly in the future.*

*Mayor Netts - Does the Seminole Woods property provide the access for response time? Mr. Landon - We believe it does, but before anything is built both of those things have to be looked at.*

*CM McGuire - If you are going to move that facility, how is that going to affect the movement, transport of injured people by helicopter, etc.? Mr. Landon - There are other factors; the fire station isn't up to current standards so there are some issues there.*

*CM McGuire - That entire clause (Section 7) is too ambiguous; it doesn't contain anything that can be measured. Mr. Landon - We agree.*

*CM Lewis - How much of a role is our current fire station on Belle Terre playing in all of this? Mr. Landon - It is huge; it doesn't just go south; it's a major area that it covers. The County's fire station at the airport is also critical in that area; we need to do it*

together.

CM McGuire - How would that change if fire station moved to this location (they already have a good relationship, communication)? Mr. Landon - Service in the community is excellent, but we need to continue to work on providing excellent service at the most cost efficient means and that we don't duplicate service.

Mayor Netts stated you want to make sure your response is equitable for the situation; all hands on deck for forest fires but not for small fires, etc. Mr. Landon agreed, also with EMS.

CM Lewis expressed besides economic development, he thinks the recommendation should be more inclusive of what we discussed today. Mr. Falgout will makes those changes.

Mr. Landon - Also, we need to confirm the wording for full payment of the capacity fees as required by our rate schedule.

CM McGuire - What if the City Council says no we are not going to approve this Interlocal Agreement, what happens then? Mr. Landon - We will not allow water and sewer connection at that end, and the County will have to figure out how to change the agreement so the City Council would approve it. Mayor Netts - Or they just extend the water and sewer that we are already providing on the other side; there is no limit as to how far they can extend those pipes.

CM McGuire - But it doesn't limit their ability to secure grant money? Mr. Landon believes they already have the grant money; at least at this point he doesn't see that changing.

CM McGuire - Do you think the timing is right for this Interlocal Agreement or should we maybe wait until the National Guard Armory becomes a reality? Mr. Landon thinks the timing is right; he sees no reason to delay; this is a spirit of intergovernmental cooperation. Mr. Falgout - It also loops the utility system.

Mayor Netts - The economic development component, we certainly don't want to do anything that would impede that.

**The Resolution was Continued.**

Enactment No: R2014-110

**2**      [14-331](#)

**RESOLUTION 2014-XX APPROVING AN ANNUAL RENEWAL TO THE GRANT AGREEMENT FOR THE BUSINESS ASSISTANCE CENTER**

**Attachments:**      [Resolution - Renewal of Annual Grant Agreement for BAC Services](#)  
[Renewal - Grant Agreement Amendment 3](#)

Mr. Landon gave a brief overview of this item. Mr. Falgout gave a PowerPoint presentation regarding Prosperity 2021 (attached to these minutes). Mr. Joe Roy of the Business Assistance Center (BAC) assisted and spoke on the services provided by the BAC and its progress.

-Impact:

CM McGuire - The statistics, are they just in Palm Coast or Flagler County? Mr. Roy - All of Flagler County, Palm Coast businesses would represent 70% or higher.

*-Return on Investment:*

CM McGuire - Is that per year (\$119 for every \$1 invested)? Mr. Roy - Since inception; collectively \$20-\$21 mil. in economic impact our customers have reported.

CM Ferguson - He thought it was the companies that invested the money - \$119? Mr. Roy - We measure that by the City contract with UCF (University of Central Florida); if it wasn't for the City contract we would not be here; for the amount of money that the City puts into the contract, we take that and divide it back into the economic development impact created by our customers. Mr. Landon stated the economic impact is millions.

*-Meeting Customer Needs:*

CM McGuire - When you say engineering and manufacturing quality what are you talking about offering qualities of programs like statistical process control or sic sigma, etc.? Mr. Roy - We had actually talked about a little bit of six sigma (not the full program), but we did talk about quality programs, lean manufacturing lean to services industries; we have to work on that; finance and accounting is probably our weakest area right now. We are still very good at it but it is not the finance and accounting that you would see running a corporation.

CM McGuire questioned the second bullet point on the slide and asked if it should read, "Continue to Diversify Experience and Skills?" Mr. Roy - Yes, good catch.

*-Shop Local:*

CM McGuire - Is this a joint venture with Chamber of Commerce, because they offer the same thing don't they? Mr. Falgout - No, ours is directly linked to the BTR so they are a licensed business in Palm Coast; that is how we generate the listing; no cost for businesses to sign up; we send out a little rack card with the BTR this year. The City website and the BAC gets about 25,000 a year and we always get requests for lists of businesses. Mr. Landon - Chamber will only promote their members, so this actual goes beyond the membership list.

CM Lewis - Isn't there a website that says Flagler and Flagler Beaches? Mr. Falgout - Yes, this is an example listing of a real estate firm on the website.

*-Evolving Strategy:*

CM Lewis - Will the school require any input from us in terms of dollars? Mr. Roy - No, not at this time; we are making brochures, handouts and marketing presentations, etc.

Mr. Roy handed out a flyer regarding the 4th Annual BAC Business Expo (attached to these minutes).

CM Ferguson - In light of the recent discussion of the management of the golf course, have they ever come to the BAC for consultation? Mr. Roy - No.

CM Lewis - The Chamber has all these members and they are also worried they are losing members; if they were to push the BAC's existence would that help? Mr. Roy believes they are doing that now; also working with SCORE. Everywhere we go, we try to let people know about the services available.

CM McGuire - If someone comes in to apply for a business license (Business Tax Receipt-BTR), do we do anything to promote our BAC? Mr. Landon - That is where they go to get their BTR; that is by design. Mr. Roy - Everyone that comes in for a BTR gets a letter from the BAC outlining our services (even if we don't get to see them personally when they come in).

CM McGuire - Once you give them literature, do you follow up with communication?

Mr. Roy - Yes, we follow up with phone calls as well and we do Business Connect.

CM McGuire - Do you do any evaluation of any small businesses that fail in the City?

Mr. Roy - We do not do any statistical analysis of why businesses don't want our help; our consulting numbers continue to go up. Why businesses fail? He was only familiar with one and he knows what happened with that one but most businesses don't come back in to see us.

Mr. Falgout spoke of, and handed out, "Public-Private Partnership Guidelines" (attached to these minutes). It will be on the website. Also, the draft Business Ready brochure (attached) for Council comments.

CM Lewis - Can you give me an example of public-private? Mr. Falgout - the PDA (Players Development Association) soccer field would be one, little league, etc.

CM Lewis - Do we have any relationship with Helga van Eckert in terms of the direction we are going and the direction she is going? Mr. Falgout stated he has a great working relationship with her and a lot of these incentives are actually layered between the State, work force, career source is always a big partner in these incentive proposals; we work together on every prospect that she has that comes into, and is interested in, Palm Coast and she can use this as well.

VM DeLorenzo - How many fewer people unemployed? Mr. Falgout showed the Unemployment in Palm Coast MSA Since 2006 slide showing - 2,200.

VM DeLorenzo commended Mr. Roy and the BAC; he asked that they continue to be collaborative with the other economic development groups in the community and keep an eye on redundancy of services; that we are not overlapping services too much when there is an opportunity to do something different.

**The Resolution was Continued.**

Enactment No: R2014-117

## **E. WRITTEN ITEMS**

### **3      [14-330](#)      RESOLUTION 2014-XX APPROVING THE CONTRACT FOR STATE LOBBYIST SERVICES WITH PENNINGTON P.A.**

**Attachments:**      [Resolution - State Lobbyist Services](#)  
                                 [Contract Summary - Pennington](#)  
                                 [RFP Evaluation Summary](#)

Mr. Landon gave a brief overview. Mr. Falgout spoke in further detail regarding earmarks and no recommendation for Federal lobbyists at this time.

CM Ferguson asked if Federal lobbyists could have supported the grant for the air packs? Mr. Falgout - The grant companies or lobbyists all claim they can get grant funds, but the Fire Department obtained the grant on their own. There are no Federal grants that we have received support from lately.

CM McGuire - Do we have any interface with our Federal Representative like Ron DeSantis to push our case to him or his staff and is he working for us and do you

*keep a report card of what that performance is (we have elected officials that we depend on to fight the battles for us)? Mr. Falgout - It is complex, but both are representatives but when it is a grant program they are very helpful doing letters of support but if it looks like an earmark then most will not touch it for political reasons.*

*CM Ferguson - What budget does that money come out of? Mr. Quinn, Finance Director - Nondepartmental fund, under the general fund.*

*CM McGuire - Does the County have lobbyists? Mayor Netts - Yes.*

*CM McGuire - Should we get one together? Mr. Falgout - We are not always on the same page.*

*CM Ferguson - Who does the County use? Mayor Netts - Lester Abberger.*

**The Resolution was Continued.**

Enactment No: R2014-116

4      [14-339](#)

**ORDINANCE 2014-XX AMENDING SECTION 2-205 CODE  
ENFORCEMENT BOARD ORGANIZATION**

**Attachments:**      [Ordinance Amending Section 2-205](#)

*Mr. Landon gave a brief overview of this item.*

*No Council comments.*

**The Ordinance was Continued.**

5      [14-301](#)

**RESOLUTION 2014-XX APPROVING PIGGYBACKING THE  
FLORIDA STATE CONTRACT #405-000-10-1 WITH PETROLEUM  
TRADER'S CORPORATION FOR FUEL**

**Attachments:**      [Resolution - Petroleum Traders - Fuel](#)  
                                 [Engagement Letter - Petroleum Traders](#)  
                                 [State Contract with Petroleum Tradersfor Fuel](#)

*Mr. Landon gave a brief overview.*

*CM McGuire - Who are we piggybacking with? Mr. Landon - (Florida) State contract.*

*CM McGuire - Does the Sheriff use it too? Mr. Landon - Sheriff is using County now and he is not sure who they use.*

*CM Ferguson - Is this a change in supplier? Mr. Landon - We have been using Petroleum Traders for some time.*

**The Resolution was Continued.**

Enactment No: R2014-111

6      [14-317](#)

**RESOLUTION 2014-XX APPROVING A PARTIAL TERMINATION OF  
DRAINAGE EASEMENTS AND NON-EXCLUSIVE EASEMENTS  
FOR DRAINAGE AND MAINTENANCE PURPOSES WITH MPC  
LOTS, LLC**



**Attachments:**     [Resolution MPC Lots](#)  
                              [Partial Termination](#)  
                              [MPC Lots Drainage Easement](#)  
                              [Exhibit B to Drainage Easement](#)

*Mr. Landon gave an overview of this item.*

*CM McGuire - We are trying to make this easement conform with the rest of our easements in the City? Mr. Landon - Yes, this is a clean up item.*

**The Resolution was Continued.**

Enactment No: R2014-112

- 7        [14-325](#)        RESOLUTION 2014-XX APPROVING A CONTRACT FOR REMOVAL AND HAULING OF LIME SLUDGE FROM WATER PLANT 2 WITH ENVIRONMENTAL LAND SERVICES OF FLAGLER COUNTY, INC.

**Attachments:**     [Resolution - Environmental Land Services of Flagler County Lime Sludge Hauling](#)  
                              [Contract Summary - ELS](#)  
                              [RFP Evaluation - Lime Sludge Removal - WTP2](#)

*No Council comments.*

**The Resolution was Continued.**

Enactment No: R2014-113

- 8        [14-328](#)        RESOLUTION 2014-XX APPROVING A PRICE AGREEMENT WITH ALLIED UNIVERSAL CORPORATION FOR THE ANNUAL SUPPLY OF SODIUM HYPOCHLORITE

**Attachments:**     [Resolution - FY 2015 Allied Universal Corporation](#)  
                              [Contract Summary - Allied Universal](#)  
                              [Bid Tab](#)

*No Council comments.*

**The Resolution was Continued.**

Enactment No: R2014-114

- 9        [14-329](#)        RESOLUTION 2014-XX APPROVING CONTRACTS WITH THE FLORIDA DEPARTMENT OF CORRECTIONS FOR THE USE OF SUPERVISED INMATE LABOR WORK CREWS

**Attachments:**     [Resolution Inmate Labor Work Crews](#)  
                              [INMATE CREW #WS881](#)  
                              [INMATE CREW #WS944](#)

*CM McGuire - Why can't we get a longer term agreement? Mr. Landon - Annually, is*

*just the way they do it.*

**The Resolution was Continued.**

Enactment No: R2014-115

10      [14-334](#)

**RESOLUTION 2014-XX APPROVING THE PURCHASE OF NEW SCOTT SAFETY AIR PACKS AND BOTTLES**

**Attachments:**      [Resolution Fisher Scientific](#)  
                                 [Bid Opening Tab](#)

*Mr. Landon gave a brief overview. Deputy Fire Chief, Gerard Forte, and Lt. Kyle Berryhill explained this item in detail and were available for questions.*

*Lt. Berryhill explained the history, details and how they obtained the grant (\$225,000) for the fire safety packs. He acknowledged his partner and Captain Valentik who was the driving force behind the two previous grants.*

*CM McGuire - What do you do with the old air packs? Dep. Chief Forte - The original company had suggested that they would buy them back for pennies on the dollar. After speaking with Mr. Quinn, we could probably go out in the open market and see if could sell them outright for a better price. Several of the air packs they will retain for training, etc.*

*CM McGuire - How do you fill the 86 bottles of compressed air? Dep. Chief Forte - Compressor bank that will be able to fill a bank of D-size bottles and they will be able to fill dozens of air bottles.*

*CM McGuire - Can you take the compressor out into the woods and refill the bottles? Dep. Chief Forte - No, these are immobile and have to be left at a fixed location (220 power supply).*

*VM DeLorenzo - But the D-tank is mobile? Dep. Chief Forte - No, also fixed to the structure. If for some reason we needed to get a system out into the woods or into an industrial area we can contact the County for their air cascade unit but they have a delayed response and they don't have it assigned to anybody so someone would have to get it out of the garage and transport it up; takes a while. Each air pack has a spare bottle so that will give us 2 entries into a structure and that will last for a significant amount of time before we could get another air unit to show up, etc.*

*Mayor Netts - What is the next grant? Lt. Berryhill - We don't know yet.*

*VM DeLorenzo - He believes a passion of Lt. Berryhill's is fire prevention with children's outreach, do you want to talk to us about that for a couple of minutes? Lt. Berryhill - Yes, we are coming up on fire prevention and safety week, which will turn into fire prevention month in October. They are going to make sure we have a program for, broken up by grade level, stop drop and roll; and then for the older kids teaching not to play with matches and things that we are used to seeing with 6-8 graders; then we go to the middle school and we expand on similar programs. In the month of October, our goal is to talk to every elementary school student in Flagler County. Also to include the middle schools with some expanded decision making processes: cooking safety and plan for exit drill in the home. This year, we are going to go into the high schools and target some specific populations for a little career day type of stuff.  
explained him and Forte have performance measures regarding educating children regarding fire prevention and safety throughout Flagler County which they are*

*discussing and working on.*

*CM McGuire - The Sheriff has home safety programs they promote at the Community Center; maybe there is something to be said for home safety there (fire extinguishers, fire safety)? Lt. Berryhill - We do partner with the Sheriff's Office for summer camps and we teach CPR; we do a little bit of fire safety, and all of our CPR programs are run through the Parks & Rec Department; they go through the website. Another thing we do for students is a babysitters class; basic first aid, child and infancy CPR, etc.*

**The Resolution was Continued.**

Enactment No: R2014-118

### **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](mailto:cityclerk@palmcoastgov.com)**

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

*CM McGuire - Last Council meeting we proposed certain aspects of the contract for the golf course, has Kemper accepted them? Mr. Landon - We are putting together the critical items we believe need to be addressed, and then we will get together with them and plug them into the contract so it is very clear.*

*CM McGuire - One of the important aspects is the physical maintenance of the course, and he recommends that Mr. Bill Butler (Landscape Architect) be on that committee because he has taken courses on agronomy. Mr. Landon - Yes, and also our people that help maintain our Indian Trails Sports Complex.*

*VM DeLorenzo - Do you anticipate citizens being on the oversight committee (because he was contacted by a resident that lives across the street from the golf course who is interested)? Mr. Landon - Yes, he believes that would be good; they can contact Ms. Kendra Iannotti (386-986-3710).*

*CM McGuire - Are we on or past the date when we were going to receive a proposal from the construction management firm as to a new City Hall? Mr. Landon - No, they are out to bid right now and the design is complete and we talked about being out of the ground by before this Thanksgiving.*

*CM McGuire - If the Council would approve whatever they bring, they still feel that they can complete this facility within the timeframe that we originally discussed? Mr. Landon - Generically, construction will be complete by Thanksgiving of 2015.*

*CM McGuire - Because our rental extension is good until when? Mr. Landon - November 1, 2015.*

*CM Lewis - Regarding the golf course; he missed the meeting on that particular issue, but we call our golf course a municipal golf course but we have a profit agenda associated with that and that puzzled him why we put them on a profit projection as opposed to a municipal arrangement where the municipality funds or appropriates a certain amount of funds to the golf course, etc. Mr. Landon - As you know, municipalities have a variety of ways of funding different programs; enterprise or*

*proprietary funds are synonymous meaning they are to be self-funding, self-sustaining. When we set up the golf course, it was set up as an enterprise fund and supposed to be operated as a profit center or break even center. We haven't been successful and are operating more like an amenity subsidized by tax dollars. He explained this will be discussed further at the budget meeting this evening (9/9/14 at 5:05 p.m.)*

**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 - 5:05 p.m. this evening (9/9/14) is the public hearing on our budget proposal at the Community Center.*

*9/11 at 8:30 a.m. at Hero's Park we are going to recognize our fallen heroes of September 11.*

*9/14-20 we have our Senior Games in Palm Coast (Mr. McGuire was greatly responsible for that).*

*This past Saturday (9/6/14) was our very successful Intracoastal clean up event.*

*"Work Comp Experience Mod" chart was shown (attached to these minutes). In general, 1 is average; premium paid for each position (and they vary per employee); this year we are under 1, at 0.92 which represents a 44% decrease in our premiums and decrease in employees getting hurt at work. We are recognizing this with pizza lunches for employees. Ms. Dianne Torino, Risk Manager, is taking this on and organizing this.*

*CM Ferguson - How many incidences of workers comp. project a number 1? Mr. Landon - It's not just 1, it's how long you are out, number of instances, etc.; complicated formula.*

*CM Ferguson - Did the incident at Bulldog Drive contribute to this number? Mr. Landon - The person wasn't hospitalized but was transported to the emergency room; yes, workers comp. claim with medical only.*

**I. ADJOURNMENT**

*The meeting was adjourned at 11:49 a.m.*

*Respectfully submitted,  
Barbara Redline*

**ATTACHMENT TO MINUTES**

[14-335](#)

**MEETINGS CALENDAR AND AGENDA WORKSHEET**

**Attachments:**     [City Calendar](#)  
                              [Agenda Worksheet](#)

[14-341](#)

ATTACHMENTS TO MINUTES

**Attachments:**

[Item 1-Interlocal Agreement-Airport](#)

[Item 2-Prosperity 2021 Update 2](#)

[Item 2-4th Annual BAC Business Expo Flyer](#)

[Item 2-Public Private Partnership Guidelines](#)

[Item 2-Draft Business Ready Brochure](#)

[Item H-Work Comp Experience Mod Chart](#)