



City of Palm Coast

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Meeting Minutes City Council Workshop

Mayor Jon Netts
Vice Mayor Bill McGuire
Council Member Jason DeLorenzo
Council Member Steven Nobile
Council Member Heidi Shipley

Tuesday, April 14, 2015

9:00 AM

Council Conference Room

>Public Participation shall be in accordance with Section 286.0114 Florida Statutes.

>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.

Present: 5 - Mayor Netts, Vice Mayor McGuire, Council Member DeLorenzo, Council Member Nobile, and Council Member Shipley

D. PRESENTATIONS

1 [15-146](#) PRESENTATION BY KEMPER SPORTS ON THE PALM COAST TENNIS CENTER AND PALM HARBOR GOLF COURSE

Mr. Landon gave a brief overview of this item. Ms. Luanne Santangelo, Parks & Recreation Director, introduced KemperSports representatives. Mr. Brad Adams, General Manager on site at the Palm Harbor Golf Course and Palm Coast Tennis Center, and Mr. Jody Graham, Regional Operations Executive, gave a PowerPoint presentation (attached to these minutes).

CM DeLorenzo - What was the cost of the court resurfacing for 2014? Ms. Santangelo - About \$25,000 for 5 courts.

Mayor Netts - City Council made a leap of faith when we renewed our contract with Kemper, dealing with the golf course you have made all kinds of changes, new initiatives, improved maintenance, so on and so forth; why wasn't this done by Kemper all along; why was the course allowed to deteriorate? Mr. Graham - From what he understands, we operated, managed to a budget and that budget was not sufficient to the quality and the standards of where we are going today. Change, as it relates to turf quality, is a big one because it takes a little more cost/dollars in a budget to make that happen. You can manage through a year of reduced maintenance practices but sooner or later it is going to catch up to you, and he believes it caught up to us.

Mayor Netts - Looking at the metrics provided for both facilities, they are still operating at a loss though not as great of a loss as previous years; one year does not a trend line make. If you were to project into the future, are these changes going to bring us closer to break even or is that pie in the sky? Mr. Landon - He told them not to give projections, because they have given projections for the last five years and they were never right. Let's get a year under our belt with the new program, and see how that goes; then from more realistic numbers start making projections.

CM Nobile - Without that information, all this is nothing. Honestly, his questions are this, what are the projections? We made these changes, what do you anticipate these changes doing? What market share are we missing (golf course), etc.? Mr. Graham - Senior programs, we can improve upon that and introduce kids to more golf and that will bring out more parents to the facility as well.

CM Nobile - What are your projections for the market share, what is that going to mean? It shakes out to just a few that ultimately follow it through; that make this a serious change especially with all the competition out there with soccer, baseball, football, etc. Mr. Graham explained there is not enough access to it; they hear it all the time that the soccer fields are packed, but there are not just driving ranges to do just those types of things. You have a golf course with 18 holes and you have these different features. We don't have a whole bunch of soccer facilities that are golf-related.

CM Nobile - We are making these changes, what are we going to see? Mr. Landon - We specifically, under direction of City Council, said we are no longer going to have this be an enterprise fund, same thing as easter egg hunt or ballfields, etc. We are going to try to make money, but we are not going to make those business-type projections.

VM McGuire - City Council has never said, to his recollection, that we are going to roll with this and hope it does go but we are going to stay with it. Every successful business, and this is a business, we sell this service, every successful business has a profit plan. You may not hit it but you have to have measurable goals that you reach for and they have to be quantifiable. He would like to see an analysis, financially speaking, alright in the past the golf course has lost money and here are the fiscal measurables for all of the factors of the golf course, etc.

Mayor Netts - He believes there is a goal here; there are two ways you can generate more revenue, you can add more players at the same relative cost or have the same number of players and increase the cost. Both of those would yield more gross dollars. It sounds like the outreach programs to the schools, women, to the parents is geared towards more rounds of golf. The metric that he would like to see is after this school program is in place, let's see the numbers, etc.

CM Nobile - If we were to make it a premiere course, so it's not costing us money, what is the potential share that we can increase first? If we don't know what that is, then we don't know if we can even make the mark. Mr. Landon - We can pull that presentation from archives, it was presented to City Council for the last five years, but it hasn't worked nor for every other golf course around here. They definitely have goals and objectives. This is a community asset. The last approach didn't work.

CM Nobile - What is the opportunity that they don't have now, that we are giving them? Ms. Santangelo - From a recreation perspective and a programming perspective, the goal from her vision is to increase visitors to both the tennis and golf locations. It really is an untapped market and probably for anybody under the age of 15 in our community to come to those locations and bring new players in. We hear all the time from people calling in, new residents, families with kids - what can we do and where can we go for recreation with our kids, etc.? Changing how we bring in players, so it's not going for the 18-hole golfer on a Saturday morning that is willing to give up 5 hours of their day to come out to the golf course; it is reaching women who want to come out and maybe do that social thing for 9 holes during the week. It is bringing players in that only have an hour to play and do only the first 4 holes and it costs \$10 to do that. Making it more affordable, less equipment intensive, giving opportunities to those that don't want to give up a half a day which a lot of families aren't able to do that, etc.

VM McGuire - That is the kind of creative thinking that he likes to see and he commends her for it. There is a lot more to improving revenue at a golf course than to just getting more people to play. It's how you price the rounds, what hours, etc. He would like to see some numbers on the ideas Ms. Santangelo spoke of.

CM DeLorenzo - Rounds are up marginally, what were the lost rain days this year compared to last year? Mr. Landon advised that he made it clear to Kemper that he didn't want to hear about that. Mr. Graham said they track the weather.

CM Shipley asked about the bidding process and expenses for the management of the golf course and tennis courts. Mr. Landon - When we renewed our contract with Kemper, we acknowledged the fact that it is an asset important to the community and we weren't going to cancel this portion of our recreational program because it couldn't make money. We were going to do everything we could to break even; make money would be nice, but it wasn't going to be the focus. At that time when you do something for 5 years and it doesn't work and you keep doing it - we said we are going to change the conversation. We have seen a change, we are not going to have the same conversation.

CM DeLorenzo - Financial Summary as of March 2015 slide explains what VM McGuire was asking for; the revenue numbers. Rounds are up for average \$5, and it's roughly the same number of rounds; it should have generated \$90,000 more but it is up \$14,000 more, so what is not working? Mr. Landon - It is the expenses.

CM DeLorenzo - Yes, they are paying more to get in the door but they are not spending the same amount; they are spending \$1 dollar more even though you are charging them \$5 more to play; those rounds are producing less than \$1 dollar more, so what is not working? Mr. Adams - The total expenses does include the management fees and some of the costs of goods sold throughout the year for food and beverages and merchandising. Also, going for the smart dynamic pricing and also we are losing players to other area golf courses (Halifax Plantation); due to course conditions.

CM Nobile - We didn't lose more rounds, we gained more rounds but where are we

not selling; is it the restaurant, the merchandise? Mr. Adams - The golf course has room to increase rounds, especially in the summer months, so through smarter dynamic pricing; through the first 4-hole loop; there is potential revenue that is not being taken advantage of.

VM McGuire - When we went back to Kemper after the last round of contract negotiations, Mr. Landon put together a management team to meet on a regular basis with Kemper. The management team went in there with business questions and staff found that there was significant room for improvement and found things that didn't make much sense. He likes the presentation, but he still wants to see a goal. If you don't have one, you will not hit it.

VM McGuire - The people that elected us are not happy with the performance of the golf course; a small fraction of those play golf. If we break even, there would be dancing in the streets. Mr. Graham - Our mantra is, it is a new game, we have goals and a budget; we have a marketing plan. This presentation are actual things that happen on a day-to-day basis, etc.

CM DeLorenzo - Tennis - what are the memberships, how do they compare to last year? Mr. Adams - Lower. He spoke about the increase of walk on players (Financial Summary as of March 2015 slide); he would put that to non-pass holders or people that did not buy the annual pass this year, they are still participating. The age demographic at the tennis center is quite high, and as they get older they can't play as much.

VM McGuire - How often do you think it would be reasonable for this kind of presentation update, how about quarterly? Mr. Adams - Quarterly or six months doesn't seem unrealistic. We have a lot of potential to grow in the summer months, albeit slower.

CM Shipley - Would it really be slower though, if you are marketing for children and families? They aren't snow birds, etc. Mr. Graham - The mix, instead of having the golf course shut down for a tournament that generate \$10-\$15 a round in revenues, we passing on those to keep the property open for other avid core players to come in so the mix has changed quite a bit over the core peak of the season. Now with this season, we will see a mix and lose the tourist play and those that are returning to their homes.

VM McGuire - How much is tourist play? Mr. Adams - Tough to measure; it is small. The Florida First Coast of Golf is a stay and play business out of St. Augustine that works with T-Times USA which is in Flagler Beach. He pointed out the golf course website: www.palmharborgolfclub.com, golf package deals and book stay and play, that goes through Florida's First Coast of Golf. and there are some other area courses because it is a package deal; Palm Harbor is always amongst those bookings; we can measure that performance.

Mayor Netts - In summary at some point, this City Council or a subsequent City Council, is going to make a decision and say if the golf course is not breaking even they may sell it, close it or continue to subsidize as part of our recreational program. Our hopes are we will start to see a trend line (upward).

The Presentation was Received and Filed.

Specialist, and Mr. Juan Bostwick, Stormwater Engineer, gave a PowerPoint presentation (attached to these minutes).

Mayor Netts - What do you mean by a 6-month rotation (History slide)? Mr. Bostwick - If we have a complaint from a customer in the P Section and our inspector goes out there and sees there is an issue, with the 6-month rotation, the swale group may be out there in 2 months. Mr. Landon - We have two swale crews; the goal is that one of them will be in your neighborhood every six months. We found (in the past) that we would be running all over town and spending way too much time and resources.

VM McGuire - How many people are cleaning the swales and how many people managing it? Mr. Schrager - Two crews, six in each; the drainage team is more policy issues. Mr. Bostwick - The drainage team is where we discuss any issues, instructions.

-Current/Future Budget slide:

VM McGuire - How much is labor; how much is material and how much is overhead? Mr. Landon - We can break that out. We do it by category of budgeting (which this is the largest expenditure by category of any of the other categories). Mr. Chris Quinn, Finance Director - This is how City Council sees the budget each year, the "swale rehabilitation" line - that is direct material costs and labor; the administrative costs related to that are down at the bottom line "operating expenses/debt service," but later in the presentation it is separated out so we have the costs including the overhead so you will see the swale rehab in total including overhead, comes closer to \$2 mil. per year.

CM Nobile - Why such a low increase each year? Mr. Schrager - These are projections. Mr. Quinn - Even vacant property pays a stormwater fee so when they develop a single-family home you pay 3/4 of the stormwater fee on a vacant lot and 100% on a built lot. The incremental amount of revenue is very small. Commercial is different, because you can get significant gains with commercial; with construction that is very difficult to predict what that is going to be so we don't budget imaginary commercial projects. Mr. Landon - These expenditures are based on staying within current revenues.

-Capital Accomplishments:

Mayor Netts - On your pipe crossings, you're anticipating 40-45 per year is that based on a budget constraint or is that based on an estimated failure rate? Mr. Schrager - We set up the capital improvement plan; we spent a lot of time determining that. Mr. Bostwick - We are keeping ahead of failure; we did a bell curve, etc. Mr. Landon - That is due to the ranking. Mr. Bostwick - Public Works employee(s) inspects and rates them once a year.

VM McGuire - Everything that you do has a life expectancy, does it not? Mr. Bostwick - Yes.

Mayor Netts - When we are doing a pipe crossing for example, are we using the same material that ITT used when they built them or are we using something that has a better life expectancy? Mr. Schrager - We usually use aluminum or aluminized pipe which is a better product than what we had; a lot of the pipes that were put in the ground were asphalt coated metal; the asphalt coating wears out, etc. We are putting in the best equivalent we have available.

CM DeLorenzo - You have a great relationship with the (School) Superintendent, maybe you can put on their radar opportunities for grants improving bus stop areas to help with the valley gutters issues. Mr. Landon - We have that on one of our team

work plans working with FDOT (Florida Department of Transportation) and School District; not just valley gutters, but kids standing on the street and intersection, etc.

-Capital Accomplishments:

Mayor Netts - Does every section need to be remodeled or are some sections issue free? Mr. Bostwick - No, sections are issue-free, it is just that some sections don't require as much attention as others. We do the worst ones first.

CM DeLorenzo - You knew that by complaints, right? Mr. Bostwick - Yes, a combination of complaints, high water signs during storms, etc.

VM McGuire - If you do swale rehab, to the tune of 40 miles a year, that means two crews, that means each crew does 20 miles a year and that means each crew does 4/10th of a mile a week, is that a reasonable goal? Mr. Landon - Yes, correct (includes maintenance).

VM McGuire - So, 4/10ths of a mile a week per crew is a reasonable amount of work to expect? Mr. Schrager - Sure, they are doing very well; exceeding everyone's expectations.

Mayor Netts - Are you replacing or sleeving the pipes through seawalls? Mr.

Schrager - We replace most of them; Florida Park Drive was one of the first ones we did and was sleeved; we would rather replace the whole pipe but under certain circumstances, nearby residences, trees, etc., we will do sleeves.

-GIS Layer for Swale Rehabilitation slide:

VM McGuire - What is a GIS layer? (Geographic Information System). Mr. Landon - It is an additional layer on the map (as pictured on the presentation) that shows what swales have been done and what has been done to them. Mr. Schrager - It also includes the length of the run; it can be very specific; very helpful.

-D-Team Accomplishments:

VM McGuire - The revised technical manual, how is that used? CM DeLorenzo - Basically, it is going to tell you where the bottom of the pipe is and what your tolerance may be; up and down from that point. Mr. Schrager - Zero up and 2/10ths of an inch down.

VM McGuire - What is the procedure when trucks may wreck the pipe under the driveway? Mr. Schrager - It becomes a code enforcement issue; someone calls and if someone is pinpointed as responsible, Stormwater Dept. will give a price estimate to fix it; the resident is given the opportunity to fix it themselves or if we fix it the bill goes to them.

CM DeLorenzo - When a new house is being constructed, do we still check out the outfall? Mr. Schrager - Yes, that is one of the keys to doing swale rehab; whenever a new home comes up for construction it automatically generates a rehab plan for that swale system; high point to the outfall.

CM Shipley - The rehab we are doing, is that the french drain system? Mr. Landon - No.

CM DeLorenzo - Do you think we are doing this the smartest way (specifically swale rehabilitation)? Mr. Landon - No, the smartest way, from construction is to start at one point and keep going. The smartest way from the residents (is another story); if you do that we'll see you 2029 to solve your problem. It's a combination of is it smart from a customer service standpoint and the complaint basis or is it the smartest way from

construction.

CM DeLorenzo - The mapping, how far back does it go; does it go backwards as well as forward? Mr. Schrager - 2011, Mr. Scott Bombardier, CAD Technician, put the drawings in back to 2011.

11:07-11:12 a.m. break

-Part 2 Wet Swales:

VM McGuire - Is the rating by lot or by street? Mr. Schrager - This is by road.

-Magnitude of the Issue slide:

VM McGuire - Do you think this is a true representation of the entire City? Mr. Schrager - It is not a true random sample, because we did focus, right off the bat, on areas that we knew were bad; it is an estimate.

-Vertical Drains slide:

VM McGuire - What size gravel do you put in that? Mr. Schrager - Size 57; we used pea stone and it just clogged up right away.

-Strip Drains slide:

Mayor Netts offered a contact, there was a presentation at the FIND (Florida Inland Navigation District) months ago where they needed a place to put sediment, dredged soils up in St. John's County because they didn't have a spoils management area, they put a dike in; they put these underdrain, strip drains in and it worked beautifully. They had very good results. FIND will be here Friday, talk to Taylor Engineering to find out the name of the company that used this product to see if they have any additional suggestions. Mr. Schrager - Absolutely.

CM Nobile - This is for a 3 (rating) and the previous slide (vertical drains) was for a 3 (rating). Mr. Schrager - Yes.

CM Nobile - So, what is the benefit of this over the first slide at almost 80% increase in cost? Mr. Schrager - This one (strip drains) we generally put in at the property line and it generally takes less water and doesn't do the whole system (this is used if the vertical drains don't work); this is the next step; it doesn't work for a 5 (rating).

CM Nobile - A lot of these problems in the area, are they lot-based or extended beyond that? Mr. Schrager - Each situation is different; there is no turnkey fix for everything.

-Trench Drains slide:

Mayor Netts - What is the depth of the gravel typically? Mr. Schrager - This one is 5x5, you would have to do it on a case by case basis.

Mayor Netts - Are there any other communities around here that use this? Mr.

Schrager - He hasn't been able to find anybody that has tried it. There are issues with this; one of them liability, rocks in the swale and mowing, it needs weed maintenance, depth issues, etc.

-Underdrains slide:

VM McGuire - When you put that pvc pipe in, where does it discharge? Schrager - It has to have a discharge point. The ones we have put in so far have discharged into a catch basin that goes into a ditch; the swale is still on top of it. We are not getting rid of the water; we are giving it a place to go, faster.

-Fallen Oak Ln. As A Case Study slide:

Mayor Netts - 59 lots with 42 driveways; the difference are vacant lots? Mr. Schrager

- Yes; these are true costs.

-Staff Recommendation slide:

VM McGuire - Where does the gravel come from, do you have to purchase it? Mr.

Schrager - Yes, it worked and it probably would have been considered a 4 (rating).

The problem in this area was hardpan.

CM Shipley - Do we know how long these last? Schrager - No, 2012 was about the start.

CM Shipley - If we had to do maintenance on this, would we have to dig up the driveway again? Mr. Schrager - No, not necessarily; we sized it correctly planning ahead; we should be able to flush out the pipe or repair it by just replacing the broken portion of pipe.

VM McGuire - What is the diameter of the pipe? Mr. Schrager - This one is 6 inches.

Mr. Bostwick - There may be situations when we will need to use bigger pipe. Mr.

Schrager reported that him and Mr. Bostwick calculated that a 24" diameter pipe

would be needed on Fallen Oak if it was done. Mr. Bostwick - Because of the volume of water and depth issue.

-New Crew Program Cost slide:

Mayor Netts - Can these underdrains be intermittent or do they have to be

continuous? Mr. Schrager - It only works if you go from the high point to the outfall.

CM Shipley - Do we have that money available? Mr. Quinn - It could be, if you wanted to make it available.

VM McGuire - If it is a permanent fix, it is worth considering but if you have to go back in; we need some trials before we start signing up for this (and cost benefit).

Mayor Netts - On this piping, does this meet EPA (Environmental Protection Agency) standards in terms of stormwater retention before discharge? Mr. Schrager - Yes, this is pervious so the water still has a chance to be treated; there is no direct discharge into the Intracoastal or anywhere else. Mr. Bostwick - It is just that the discharge rate out of the swale into the ditch is faster but it is still treated. Mr. Schrager - The water is going to end up at the same place at some point.

CM Shipley - What we tried, was the one that was \$30 then we go to \$45, so we end up spending \$75 as it is. Mr. Schrager - That is why we do it systematically, we can actually do a solo profile and he can tell right away if a vertical drain is even worth the effort. We hire a geotech firm to come in and they write us up a report and it narrows your options down.

-Shift Existing Crew Resources slide:

CM Nobile - So, we will still maintain and not fall behind? Mr. Schrager - At this rate, so far we are not falling behind. Mayor Netts - But if you shift them then you will fall behind. Mr. Schrager - Right.

CM DeLorenzo - The continued modeling and the improvements, will any of those help the situation with the wet swales; will it improve water flow out of the area so more water can be conveyed and reduce some of the flowing, sitting, etc.? Mr.

Bostwick - Only from the capacity issue; the modeling will help; as far as the

geological issue, no the modeling doesn't solve that.

CM DeLorenzo - So none of this has to do with where it takes more time for the water to (go away)? Mr. Schrager - There is more water coming into the swale all the time. When we did Fallen Oaks and we were digging, scraping the bank; the lots were higher than the road but you could see the water leaching out of the bank - above road level, so the groundwater is coming from higher than the road and coming out at a pretty good rate. Mr. Bostwick - The purpose of the modeling is to make sure people's homes don't flood; try to keep a distance of 12" freeboard between the top of the slab, etc.

-(1) New Dedicated Crew Additional \$1,948,000/Annually slide:

CM DeLorenzo - The \$1, is per month? Mr. Schrager - Yes.

CM Nobile - We are either cutting from stormwater or we are increasing stormwater revenue but our budget is a lot bigger than just that one fund so why can't we find \$2 mil. somewhere else? He is not saying doing it but just that it is an option also. Mr. Quinn - It is more like, what programs are you now not going to do? CM Nobile - That is something we need to look at.

CM DeLorenzo - \$2 mil. is 14% of tax revenue. Mr. Quinn - Exactly. CM Nobile - But it is not our entire revenue.

Mayor Netts summarized - Let's say you maintain status quo in perpetuity or you can initiate this program and you can raise additional revenue or you can shift existing revenue. In the past, the phrase du jour, was the the need to have versus the nice to have and as a Council you make those decisions understanding that if you shift money away from Parks & Recreation, etc., you are going to make some other people unhappy. There are no easy answers here.

CM DeLorenzo - In the past, was this as large a deal; is it growth related? Mayor Netts - Exactly, it is growth related; if there was a vacant lot with water standing in it nobody cared.

Mayor Netts feels if we are going to do the wet swales, it will have to be a separate program, new crew or we will be back to the 800 list.

CM Nobile - He agrees it should be a separate program but is concerned about the 5 miles a year; is it really going to make a difference?

CM Shipley - It will only be the 4s and 5s? Mr. Schrager - 3, 4 and 5 rated areas.

CM Nobile - What is that stretch how long (Fallen Oak Ln.)? Mr. Schrager - Just under a mile (for both sides of the street).

Mr. Quinn - One of things to consider, if you have an area that is particularly bad, is you can go out to bid and figure out what that amount is to fix it and do a special assessment for that neighborhood and people in that neighborhood will pay extra taxes to pay for that special benefit.

Mayor Netts - This is the kind of thing we need to mull over. Mr. Landon suggests bringing it up during budget discussion.

Mayor Netts - Option 1, is status quo. CM DeLorenzo - Absolutely, the stormwater system and swales are there to convey water so your houses don't flood.

VM McGuire - He is not sold that this solution is a solution; we do not know enough about it yet which isn't to say we shouldn't continue to experiment but we have a bunch of ping pong balls (projects) up in the air right now. We need to look at our overall financial profile to see if this may be carved out at the expense of something else if we decide to proceed. He would like to see some of the other ping pong balls down on the ground before we think about putting sewers in the City.

The Presentation was Received and Filed.

3 [15-139](#)

RESOLUTION 2015-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE SOUTHERN WELLFIELD PROJECT

Mr. Landon gave a brief overview of this item. Mr. Stephen Flanagan, Community Development Director, and Mr. Brian Matthews, Environmental Specialist, gave a PowerPoint presentation (attached to these minutes).

VM McGuire - Why would the water from those four wellheads be of better quality than the eight existing? Mr. Flanagan - They are not necessarily, what the concept is - sip don't suck program - you are spreading out where you pull the same volume of water. Mr. Matthews - A larger geographical area to pull from; that particular wellfield becomes more salty as you move north so the Belle Terre run of wells which has the decaying salinity values, that is northern of the other wells. Mr. Landon - As he understands it, if you draw water out of the aquifer that water is being replaced and if you draw it out fast it is more likely to be replaced with saltier water.

VM McGuire - You will use more utility to do this (operating more wellheads); how are we going to meet that cost? Mr. Flanagan - These dollars are already in our capital plan so this is not new dollars right now. It takes more money to replace these wells, to fix these wells; more expense over the years.

Mr. Landon - How long did it take to get the consumptive use permit (CUP) last time? Mr. Matthews - About eight years, a long time. We had to reduce the production of the wells back in 2005 and every permit mod. since and if the wells continue to decay in terms of salinity which you are not allowed to do, the District (St. Johns River Water Management District) will come back and review and to continue to turn down the well to the point of turning it off. This protects our future infrastructure.

VM McGuire - Does it protect, in light of the new construction going to take place in the Seminole Woods area; are you going to be able to produce enough water for that? Mr. Matthews - Correct, this project and the ensuing project thereafter, which is for some additional wells that will come to you in the future to increase allocation to meet those demands within the next five years. Also, already in the budget.

VM McGuire - So, we are going to use more utility to draw the water? Mr. Landon - Yes. Mr. Flanagan - This is in the capital improvement budget. Mr. Matthews - We had to decrease the pumping out of the three wells per the District.

CM Nobile - Longevity on those systems? Mr. Matthews - If you have reduced salinity in the feed string, there is less osmotic head on the membrane so your scientific point is that we have less horsepower requirement to drive the water because of the reduced osmotic head because of less salinity; less aggressive cleanings, etc.

Mayor Netts - Referring to the map of wells (in the presentation), LW-17R, 107 and 105 look like they are very close together, is there some reason they are not more spread out? Mr. Gary Eichler, Connect Consulting, the vendor doing this project - The four new wells we are planning to construction are located on City property, that is one of the reasons why they are spaced a little odd. The well spacing actually

came when we did an aquifer performance test (APT) at LW-106 which was constructed as the test production well and this was kind of a prelude to these wells to determine hydrogeological characteristics of that particular area, that wellfield and then apply that to the District to modify the permit to allow the location of these wells. All these wells are rated lower than the existing or former ratings for the blue area wells (on the map) which are about 850 gals. per minute; these wells will all be rated at about 350 gals. a min. and that is one of the reasons they can be a little closer spaced than the ones in blue because they will be pumping less water.

Mr. Matthews - We have applied to the State and to the District for cost share applications on this project; \$500,000 from the State and \$500,000 from the District. We are hoping, because of Amendment 1, and because the source water projects seem to be prevailing in terms of funding, possibly we will get on the list.

VM McGuire - In the next year and a half, is this all you are going to be looking for in terms of wellheads? Mr. Flanagan - Yes. Mr. Matthews - We are going to be coming to Council in a month about APT testing to determine the availability and quality of the water, etc., and where the water is brackish and we already have \$165,000 in cost share money available towards that project that we requested last year. It is a budgeted project. We are going to seek to find out the availability of a particular aquifer of water in the north zone. The entire goal of all of this work is to take the coquina coast project and put it out far enough away from us that new technology will be available to reduce the potential need for seawater costs and carbon footprint.

VM McGuire - What is on the radar for the next two years? He would like to see it all at once. Mr. Matthews - We will bring it to you during the APT presentation.

The Resolution was Continued.

Enactment No: R2015-43

E. WRITTEN ITEMS

- 4** [15-135](#) ORDINANCE 2015-XX APPROVING A STREET NAME CHANGE FROM SEMINOLE WOODS PARKWAY TO SEMINOLE WOODS BOULEVARD
- Mr. Landon gave a brief overview of this item. It is important because there are so many streets with the same name.*
- The Ordinance was Continued.**
- Enactment No: O2015-05
-
- 5** [15-116](#) RESOLUTION 2015-XX APPROVING PIGGYBACKING THE NATIONAL JOINT POWERS ALLIANCE CONTRACT RFP #301212 WITH BUNNELL AUTO SUPPLY COMPANY TO PURCHASE FLEET PARTS AND SERVICES FOR THE CITY'S FLEET
- No comments.*
- The Resolution was Continued.**
- Enactment No: R2015-38
-
- 6** [15-134](#) RESOLUTION 2015-XX APPROVING CONTINUING SERVICES CONTRACTS WITH GUARDIAN COMMUNITY SERVICES, INC., AND ANGIE BREWER & ASSOCIATES, LC, TO PROVIDE GRANT

COMPLIANCE, MONITORING, AND ADMINISTRATIVE SERVICES

Mr. Landon gave a brief overview.

VM McGuire - Where is Angie Brewer & Associates? Mr. Landon - Out of Bradenton, Florida.

The Resolution was Continued.

Enactment No: R2015-39

7 [15-138](#)

RESOLUTION 2015-XX APPROVING PIGGYBACKING THE CITY OF ORMOND BEACH AND THE WSCA-NASPO CONTRACTS FOR INFORMATION TECHNOLOGY COMMUNICATION SUPPLIES, MAINTENANCE AND CONSULTANT SERVICES BUDGETED FOR FISCAL YEAR 2015

Mr. Landon gave an overview.

VM McGuire - We are already in fiscal year 2015, why are we doing it now? Mr. Landon - It is time for one of those annual purchases.

The Resolution was Continued.

Enactment No: R2015-40

8 [15-140](#)

RESOLUTION 2015-XX APPROVING A LICENSE USE AGREEMENT WITH QCS TELECOM TO LEASE TWO STRANDS OF DARK FIBER

Mr. Landon gave an overview of this item. (Items 8 and 9 were discussed under this item).

CM Nobile - Are these dedicated lines for data? Mr. Steve Viscardi, IT Director - It is dedicated, the company is called Allied Fiber and they have fiber strands that run from Miami to Jacksonville and we will take these strands and hook to theirs; it is not shared at all.

Mr. Viscardi presented a map (attached to these minutes).

CM Nobile - 3 gig is the speed? Mr. Landon - 3 and 1 gig.

CM DeLorenzo - If someone, engineering firm maybe, had a main office in Jacksonville and wanted to have a satellite office in Palm Coast, they could connect through the fiber on one network, right? Mr. Landon - Yes, they would have to go to Allied or Joytel; we would get them out there so they can go elsewhere.

Mayor Netts - So, we are proposing to commit 6 strands out of how many? Mr. Viscardi - It depends if you look at all the streets where we have FiberNET most of the backbone run has 288 strands; some of the smaller lateral ones go down to 24.

Mayor Netts - Of the 288 how many are currently in use? Mr. Viscardi - It depends.

Mayor Netts - Are we restricting our own future coverage? Mr. Viscardi - Not at all. Mr. Landon - Small percentage. Mr. Viscardi - The model we are using now, we are kind of doing a point to point but what would happen is pull more fiber or we create a distribution layer, etc.; we have more than enough fiber to do this.

The Resolution was Continued.

Enactment No: R2015-41

- 9 [15-141](#) RESOLUTION 2015-XX APPROVING A LICENSE USE AGREEMENT WITH JOYTEL WIRELESS COMMUNICATIONS, INC. TO LEASE FOUR STRANDS OF DARK FIBER

This item was heard under Item 8.

The Resolution was Continued.

Enactment No: R2015-42

Public Participation shall be 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

No comments.

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 was going to give an update on Ralph Carter Park.

CM Shipley was going to check out the park and see what was going on first.

CM Nobile - Yes, let's wait.

I. ADJOURNMENT

The meeting was adjourned at 12:47 p.m.

*Respectfully submitted,
Barbara Redline*

ATTACHMENT TO MINIUTES

- 10 [15-152](#) MEETINGS CALENDAR AND AGENDA WORKSHEET

- [15-156](#) ATTACHMENTS TO MINUTES

