



# City of Palm Coast

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

## 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 28, 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.

>If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.

>In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.

>City Council meetings are televised on Bright House Networks Channel 199.

>All pagers and cell phones are to remain OFF while City Council is in session.

### **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 [15-149](#) PRESENTATION OF THE ANNUAL INVESTMENT REPORT**

*Mr. Landon gave a brief overview of this item. Mr. Chris Quinn, Finance Director, introduced Mr. John Grady, Managing Director of Public Trust Advisors, the City's advisors with regards to investments. Mr. Grady gave a PowerPoint presentation (attached to these minutes).*

*-Federal Funds Futures Contracts slide:*

*VM McGuire - What is a federal fund future? Mr. Grady - These are contracts, market participants that are trading based on what they expect the debt overnight rate to be at some point in the future and it serves as an indicator for investment managers as*

to how we are going to manage that portfolio based on what expectations for future interests rates could be.

VM McGuire - So, it's a speculation. Mr. Grady - It's a guess, rather volatile. We don't trade anything on your portfolio based on this but it just serves as an indication for us to help us get rates. If the market expects rates to move up in the short end that means that a 2-3 year treasury may move up as well and when rates move up we want to invest for you to get that higher income. If the market believes the rates are going to be lower, we want to be cautious and not lock in an investment out longer at a lower yield and thus reduce your income if we see rates move. We are not timing the market, but we use these indicators to help with the investment strategy.

-Investment Recap for 2014 slide:

VM McGuire - Where does the \$419,000 show up? Mr. Quinn - It goes into whatever fund generated it; sits within each fund; stays invested.

-Managed Portfolio Characteristics slide:

VM McGuire - Do you manage any investments for other municipalities in Florida, and how does our performance compare to theirs? Mr. Grady - Pretty much on target, most municipalities in the State of Florida, local governments in general, have a restrictive investment policy; not only on the policy they made but based on Florida Statutes as well. The portfolios that you have is very common strategy for municipalities throughout Florida. It utilizes securities in a short term investment 3 months out to 5 years and what we found in that strategy is that you don't have as much volatility as markets move but historically you have been able to more than keeping it in the bank or overnight investment.

-Debt Service Reserve Portfolio Characteristics slide:

Mayor Netts - Difference between book yield and market yield gross? Mr. Grady - The book yield is the yield when you buy that security, hold it to maturity; you know you are going to earn that. The market yield is based on the price of that security, so you buy it at par or 100 and that is going to change in price based on market movement and that is going to change that market yield. We actively manage but we don't want to do a lot of trading; we want to make sure we stay within targets. The book yield is a good indication of what you would expect from an income standpoint; the market yield shows you where you are with regard to where the market is.

-Utility System 2013 Refunding Bond Portfolio Characteristics slide:

VM McGuire - What happens to this money when the utility projects are complete? Mr. Quinn - This is the proceeds from the 2013 bond refunding. \$20 mil. of new money for construction projects, so it is there to be used for utility construction projects CIP (capital improvement projects). The ZLD (zero liquid discharge) project is a little over \$10 mil., Old Kings Road force main pump station project also gets funded out of this pot; as we use it, it will go down to zero.

-Investment Policy Update Considerations slide:

Mayor Netts - Wasn't that what our SBAB fund was? Mr. Grady - They were buying considerably different securities, they were buying SIV securities which were off balance sheet; the other issue that SBA had was floating rate securities that had 30-40 year finals; when the market crashed and people wanted to pull their money out the first thing they did was liquidate the short term securities they had; when they ran out of that they were trying liquidate these other securities; these SIVs that we're talking about. Those companies couldn't pay back those loans so instead of being paid back at the end of the month or the end of the third month, they actually went out to final. So, that is when they had to establish that fund B so that once those securities would, hopefully over time, start to pay off. This is different in that it is not

*an off balance sheet. These are typical, asset-backed that we would utilize such as a Ford Motor trust or a Capital One bank receivable, etc.*

*CM Nobile - What is government implied banking mean? Mr. Grady - They are issued by the World Bank and the implication is that if the debt service wasn't able to be paid, because these are based in D.C., the U.S. is a voting member, they would step in in the event of inability to pay debt service.*

*VM McGuire - How often do you review our portfolio to see how the performance is? Mr. Quinn - Every month.*

*Mayor Netts - Is the performance of municipality X equivalent to ours because you are using the same strategies or does the nature of the portfolios within the bundle affect the rate of return? Mr. Grady - Both, it's difficult measure one municipality against another. You can compare your short term portfolio with another short term portfolio, but not all cities have a short term portfolio; they may keep a portion in cash and have a longer term. There might not be anything to compare it to and he described how they use benchmarks.*

*-Investment Strategy for 2015 slide:*

*VM McGuire - The DOW Jones Industrial has been extremely volatile in the last 5-6 months and yet that doesn't seem to have much of an affect on our portfolio and he also noticed that we are heavily into Federal funds like T-notes, Freddie Mac, Fannie Mae, is that because the statutes require it? Mr. Grady - No equities, certainly no derivatives or hedge funds. Mr. Quinn - They are not allowed in our policy.*

*Mayor Netts - Are we ever going to see 20%? Mr. Grady -*

*Landon - proposed amendments to policy will come to Council.*

**The Presentation was Received and Filed.**

Enactment No: R2015-44

**2**      [15-175](#)

RESOLUTION 2015-XX APPROVING AN AGREEMENT WITH PALM COAST LAND, LLC, FOR THE EXCHANGE OF EXISTING WELL SITE SW-43 FOR TWO NEW WELL SITES AND AN EASEMENT FOR WET WEATHER EFFLUENT DISPOSAL INTO HULETT SWAMP AND OTHER PROVISIONS

*Mr. Landon gave a brief overview of this item. Mr. Richard Adams, Utility Director, showed a map attached to this agenda item and discussed the item in further detail.*

*Mayor Netts - (Well SW-43) Has that well been rehabbed? Mr. Adams - He is sure it has been rehabbed over the years, because we have to rehab them every 3-5 years.*

*VM McGuire - Did we give them the well and the well site? Mr. Adams - We will remove the well so they can develop it, etc.*

*Mayor Netts - Is there value in that above ground infrastructure? Mr. Adams - We will retrieve all the hardware and store for spare parts, etc.*

*VM McGuire - Is that the coquina trail that goes from US1 to Belle Terre? Mr. Adams - Yes.*

*VM McGuire - What do you do with the chlorine you take out of it? Mr. Adams - It's dissipated with a chemical that you inject.*

VM McGuire - How big is a plot of land on each well site? Mr. Brian Matthews, Environmental Specialist - 70 x 100.

VM McGuire - We will get a deed for that? Mr. Adams - Correct.

VM McGuire - The effluent that we end up discharging into the Hulett Swamp, that is ecologically friendly? Mr. Adams - Yes, advanced waste treatment discharge is almost drinking water standards.

Mayor Netts - The capacity of Hulett Swamp versus the worst case scenario amount of reuse that would have to be discharged? Mr. Adams - Huge versus very little; the engineers have come up with a determination that we are going to raise the swamp by .18 inches.

CM DeLorenzo - Potentially using reuse at Indian Trails (sports complex - ITSC), because there are specialty grasses on those fields have we looked into that, are those fields going to be able to accept reuse? Mr. Adams - Yes, there is nothing in the reuse water that would be harmful at all to the grasses.

CM DeLorenzo - Why down and across, why not just across? Mr. Adams - We need to discharge there to get the benefit of the flow through the swamp.

VM McGuire - Where is the piece of land that is going to be built into the soccer fields by the soccer pros coming out of New York? Mr. Landon - If they are able to do that, it is at the corner of US1 and shell trails, so it kind of encompasses that area. Mr. Adams - We would definitely irrigate those fields with that as well.

Mayor Netts - Will this pipeline going across, will it have an impact on the shell trail? Mr. Adams - During destruction it will be torn up but it will be the Utility's responsibility to restore the trail to its original condition. Mr. Landon - We truly believe this is a good proposal for both sides.

Mayor Netts - If we can recharge the wetlands we should be able to get brownie points from the District (St. Johns River Water Management District). Mr. Adams - Absolutely.

#### **The Resolution was Continued.**

Enactment No: R2015-45

### **3**      [15-176](#)

#### **PRESENTATION ON PRETREATMENT EFFLUENT PUMPING (PEP) TANK REPLACEMENT EVALUATION**

Mr. Landon gave a brief overview of this item. Mr. Danny Ashburn, Utility Systems Manager, and Mr. Ralph Hand, Utility Supervisor of Wastewater Collection, gave a PowerPoint presentation (attached to these minutes).

-PEP Tank Failures 2000-2014 slide:

CM DeLorenzo - Match it up with weather? Mr. Ashburn - Weather has something to do with it but it is really not the whole picture.

VM McGuire - How about failures as a percentage of tanks; would it correspond with how many PEP (pretreatment effluent pumping) tanks you have? Mr. Ashburn - It's possible but with quality installation and inspection, hopefully that trend will go down. We did just get into a new contract and we increased the type of tanks we are going to be installing in the future.

Mayor Netts - Quite a few years ago we had a discussion about the then current tank that was fiberglass and then going to polyethylene; are any of these failures due to the tank manufacturer or to the design of the tank; is one tank better than the other?

Mr. Ashburn - He doesn't think so, because it has been the same design since we started. They have received tanks that they have returned because they didn't look good. During the high growth period, manufacturers were struggling to get them built as much as we were trying to get them in the ground.

CM Shipley - How do you know when a PEP tank fails? Mr. Ashburn - It forms a sink hole or depression around the tank, sometimes it is just the lid that is broken but if the tank is broken we need to replace it.

Mayor Netts - Failures of the tank itself, not mechanical failures of the pump, etc.?

Mr. Ashburn - No, that is a different maintenance program that we have. These are the tanks themselves, if they are not backfilled properly you are leaving a void which allows ground water or surface water pressure and causes the tanks to flex, etc. Mr. Landon - The pumps fail too, but we repair or replace them as needed. The residents are responsible for the line from the house to the tank; everything else is City-owned and the City's responsibility.

CM Shipley - Do we have a supply of them? Landon Yes. Mr. Hand - We usually get a shipment of 6 tanks per week.

-New PEP Tank Installations slide:

VM McGuire - Do you do a receiving inspection when you get a shipment of PEP tanks in; do you have standards that you look at and do you find many that do not meet the standards that the manufacturer has to replace? Mr. Ashburn explained they used to be delivered in two halves but now are pre-seamed together when delivered so it is easier to inspect them.

VM McGuire - Do you use nondestructive testing procedures to verify they are serviceable before you install them? Mr. Ashburn - No. Mr. Hand - We just give them a visual inspection to see if there are any defects, cracks or questionable areas and we will send them back.

CM Shipley - But they are all installed with the subcontractor is it something we can do? Mr. Ashburn - Since the end of 2006, the City has been installing all tanks with the exception of times when we have had major rain events and we had a lot of replacements built up then we will use a couple of subcontractors to help us get caught up.

CM Shipley - Less failing? Mr. Ashburn - Absolutely. Mr. Landon - Much better in the last 8 years.

VM McGuire - Do we do a failure analysis and keep that on why the tank failed? Mr. Ashburn - Actually, there are only a few reasons a tank would fail; improper installation (during time frame 2003-2006), damage during construction and we have had backhoes back over tanks while installing pools, etc.

CM Nobile - What does the current team look like to install a tank? Mr. Ashburn - 3-4 man crew, backhoe excavator or small trackhoe, 20 yard tandem truck, dewater first run it for a day, you take the vac truck and remove everything that is inside the tank, install new tank, hook it backup to the electric and service and restore the site with sod.

CM Nobile - So, how many can we do in a day, right now? Mr. Hand - On a new installation on a new home a 3-man crew for 6 hours. On the replacement tank we have the 1 extra day; 2-3 hours to set up a well point system; run that for 4 hours; the next day a 3-4 man crew to replace it and the next day clean it up and lay the sod down.

VM McGuire - How many dollars to replace a tank? Mr. Ashburn - With our staff, including the tank about \$2,400 (previous, non H2O tank). If you use a subcontractor which we supply all materials - \$2,900.

VM McGuire - How much is the tank itself? Mr. Ashburn - \$1,770 for the new tank (\$1,100 non H2O tank).

VM McGuire - Don't you have to qualify a subcontractor? Mr. Hand - An underground utility license is all they need.

VM McGuire - How many were installed by subcontractors who may or may not have been proficient? Mr. Landon - That was happening in the past, not now.

CM Nobile - Would it be prudent for our team to train the others? Mr. Ashburn - Our staff is very versatile; all except for probationary employees can go out and install a PEP tank.

Mayor Netts - So, if you see a spike in building construction then you have three options: tell the builder they have to wait, add more crew to City staff or hire a subcontractor? Mr. Landon - Yes, we would have to adequate inspection crews.

CM Shipley - Are the subcontractors local? Mr. Ashburn - Yes, they are local.

Mayor Netts - Are you recommending any significant changes or you just want to make Council aware of it? Mr. Landon - No action needed, we are just watching this.

Mayor Netts - Three things important to City Council: 1) replace tank expeditiously, 2) new tank gets in expeditiously not to delay construction and 3) do this in the most effective, efficient manner.

VM McGuire would like to know why the tanks fail and then see an action plan regarding this is how we are going to make corrections.

Mayor Netts - Can you identify the cause of the tank failure? Mr. Ashburn - We don't really know; it could be when they were clearing for the house next door they hit the tank.

Mayor Netts suggested VM McGuire draft up a plan of what he is looking for. VM McGuire agreed.

-Water and Wastewater Utility Capital Improvement Plan PEP Tank Installations slide:

VM McGuire - Is the construction industry looking to go more toward sewers than septic tanks? CM DeLorenzo - There is not a choice. Mr. Ashburn - DEP (Department of Environmental Protection) will not permit anymore PEP systems in Palm Coast, everything is going to be gravity sewer (except for the areas that are already PEP systems).

Mr. Ashburn complemented his staff, they are good at what they do.

**The Presentation was Received and Filed.**

4 [15-181](#)

## RESOLUTION 2015-XX APPROVING A WORK ORDER TO SINGHOFEN &amp; ASSOCIATES, INC., FOR SECTION 37 FLOODPLAIN STORAGE PERMITTING AND DESIGN

*Mr. Landon gave a brief overview of this item. Mr. Juan Bostwick, Stormwater Engineer, and Mr. Mark Troilo of Singhofen & Associates gave a PowerPoint presentation (attached to these minutes).*

*-Modeling Results - Section 37 slide:*

*Mayor Netts - Is that because they were built too low or did we do something to change the water level anticipation? Mr. Troilo - Both probably, ITT designed this back in the middle 1980s before computers; they used the rational method, simplified approach. There were some assumptions in there that probably could have been a little more conservative. The system, one of its primary outfalls is Hulett branch at US1 and he knows there were some fires back in the 1980s that wiped out the understory area and it has become heavily overgrown. Just past that it was also designated as a conservation easement, so there is really not much you can do to get in there and clear it out. We have come in with some more sophisticated modeling techniques and better information, so you wrap that all together. It is not anything the City has done or not done (or the contractor).*

*-2015 Program REsults slide:*

*VM McGuire - Does this clearing of the ditch really lower the water level? Mr. Bostwick - Yes. Mr. Troilo - This also included a culvert replacement; where there were two smaller culverts, there is one larger one now.*

*-Sections 35 & 37 - Recommended Capital Improvements slide:*

*VM McGuire - What is an acft.? Mr. Troilo - It is an acre, 1 ft. deep; 2 acres, 1/2 ft. deep and so on.*

*-Recommended Improvement Plans based on Modeling - Results for Section 35 and Section 37 slide:*

*CM DeLorenzo - Are those the only two locations you are going to be looking at? Mr. Troilo - There are actually three locations but this one area is a general area; we will be working on both sides of the canal.*

*Mayor Netts - Is this an either or, or might you use both? Mr. Troilo - Both, we are going to use as much as possible.*

*VM McGuire - This project, is budgeted in stormwater modeling and improvements wasn't it; the money is in place? Mr. Landon - The money is there; it is a matter of cashflow of this year and then onto the next. The big dollars would be purchasing the property and excavating the pond, but there is value to the dirt and that is part of our evaluation.*

*VM McGuire - If this project is approved with Singhofen, it will leave a balance of just under \$55,000 in that budgeted account what are you going to use that for? Mr. Landon - It is all part of the modeling improvements with those tributaries.*

*CM Shipley - If we use that run off at the top, is that going to affect anything with the Matanzas Woods golf course? Mr. Landon - It is at the other side of the canal. backs to the Matanzas golf course; no impact on the golf course at this time.*

*CM DeLorenzo - How many acres is that piece, potential purchase? Mr. Landon - 26/27 (acres).*

CM DeLorenzo - What is it zoned? Mr. Landon - It is expired MPD (master planned development) and it included the house. They will not be able to resurrect the MPD plan without obtaining this property because that was part of the plan. They have to start over with their zoning.

Mayor Netts - What is the FLUM (future land use map) designation for that property? Mr. Landon - Residential.

CM DeLorenzo - Potential cost for digging out sections rather than making canals where a golf course is; significant cost differences? Mayor Netts - It's not canals, it's detention.

CM DeLorenzo - We have a potential 26 acres up there that is it. We have residents that are very concerned about their properties because they are on a former golf course; maybe there is an opportunity to do a land swap if the dollars were to work out, etc., which can solve some of the concerns. Mr. Landon - We haven't done anything because we don't want to do anything to prohibit the golf course from coming back. If we got to a point where the golf course was not coming back and you make changes to the current land use so it can't come back then we can take a look at that.

There was discussion about the different parts of the golf course and areas for possible development and zoning restrictions, etc.; the property owner needs to be at the table.

Mayor Netts - Let's suppose Singhofen comes up and this becomes feasible and we develop one or both of these storage sites for detention and there somewhere down the line we get some kind of resolution on the abandoned golf course issue and we have a property owner who sits down with us and CM DeLorenzo talks to them about clustering and some more land becomes available. Is there advantage to even more detention? Mr. Landon - Yes, we do not believe what we have here necessarily reaches that 100 acft. mark.

CM DeLorenzo - Uplands are in the north, or combination? Mr. Troilo - He believes that is all uplands. Mr. Bostwick - It is actually a (water) storage area now that is there that we use, when it gets to a certain elevation. Mr. Landon - It floods; it is actually designed to be a low area and already serving the purpose of helping with storage.

#### **The Resolution was Continued.**

Enactment No: R2015-48

## **5**      [15-150](#)

### **PRESENTATION-CURRENT YEAR-TO-DATE BUDGET REVIEW**

Ms. Lina Williams, Budget Analyst, gave a PowerPoint presentation (attached to these minutes). Mr. Chris Quinn, Finance Director, was available for questions.

VM McGuire - Hasn't our Finance group received another award? Mr. Landon - Absolutely, we just received the annual budget presentation award from the Government Finance Officers Association, known as GFOA, once again this year we received an even a higher score than last year. We are making improvements and they are recognizing them.

Ms. Lina passed out the Budget at a Glance pamphlet to Council (attached to these minutes).

-Where We Started-Revenue by Source slide:



VM McGuire - Do you know, in terms of police protection, for example how did that slice of the pie compare to the previous year, bigger, smaller, the same? Ms. Williams - About the same. Mr. Quinn - Yes, the same.

VM McGuire - The same with fire protection? Mr. Quinn - Yes.

-Where are We Now? - Expenditures slide:

VM McGuire - What do you project the electric will be when we move into the new City Hall? Mr. Quinn - We are looking for it to be less with the energy saving stuff being built into the new facility.

Mayor Netts - Is that just for buildings or everything? Mr. Quinn - Everything, City-wide; wet weather and dry weather - pumping affects electric bills.

Mayor Netts - Do we anticipate taking a project out of the capital project list and replace it with this one (PA-1 water control structure failure) or take it out of reserve? Mr. Landon - Maybe just not doing quite as much.

VM McGuire - Was PA-1 an anticipated project? Mr. Landon - No, it was an unanticipated breach. We are pursuing who was actually responsible for why it breached in such an early point in its lifespan. He stated it's too early to tell if we will be able to recoup some of the repair funds.

**The Presentation was Continued.**

**6**      [15-151](#)

**PRESENTATION ON STRATEGIC ACTION PLAN EVALUATION RESULTS**

Mr. Landon gave a brief overview of this item. Ms. Denise Bevan, City Administration Coordinator, gave a PowerPoint presentation (attached to these minutes).

-City Council Feedback - Goal 1 - Expansion slide:

CM DeLorenzo - So for our next step we are going to discuss these and move forward as a group. Should we talk about it now or wait until the end? Ms. Bevan - That is exactly what this workshop is for, we don't want to do this quickly and not be able to communicate what Council's intent was.

CM DeLorenzo - The ITT CLUP (Comprehensive Land Use Plan) is what ITT original planned; we have all the platted lots, residential and commercial. If we could incentivize to build within the Palm Coast core, it helps us as a City and taxpayers because it reduces our cost for infrastructure because we are more dense and it also helps our existing businesses because we are more dense; we have more people in an area that can use those businesses. His suggestion is to reduce the transportation impact fee within the CLUP area only, which means we would have to restructure our ordinance because we have different tiers of fee based on where the location is; that is within State law it is not an issue. The Core area of Palm Coast is not going to get road expansion. If it is, it is going to be on SR100; that's a State road and they are going to pay for it. Except for the widening of Old Kings Road that would be one that might not fall into that as easily. You can see how our projects are going right now, we are getting a lot of State dollars. How we are interacting with the TPO (River to Sea Transportation Planning Organization) is changing how the dollars are flowing so he thinks we have an opportunity to reduce the costs to build inside the core especially for commercial because it reduces soft cost to get development started and because our infrastructure is already in place, we won't need dollars for new infrastructure.

CM Nobile - Define the core. CM DeLorenzo - We would have to go back to an old map to see that but we could define what that area is, and it could be an economic

development area.

Mayor Netts - You are considering both residential and commercial apply? CM DeLorenzo - Yes. We have a lot of new developments that are going to come to fruition in some point in time. What was formerly called the JX Properties, east of Town Center, big large area, big subdivision, more housing, more commercial on line at some point in time. Outside the real core, spreading out the City. You have a development coming out down Old Kings Road, south of SR100 - same thing and of course the western development as well. All of those, although the infrastructure was paid by those new developments to go that way, it spreads the City out. He spoke of the growth pattern in Volusia and how it spread from east to west and keeps moving west. If we can keep a strong core . . . that is why the Palm Harbor (Shopping Center) redevelopment is so important to us because we are still kind of in the core but as we move west and south, the pressure is for the new commercial development to go that way.

VM McGuire - Waiting for transportation impact fees? CM DeLorenzo - Not necessarily waiting but reducing it to continue construction in the core, rather than having it bleed off.

CM Shipley - So, what you are saying is if we keep trying to push to sell the land that is already there, like her next door neighbor's vacant lot, before new development so there is more people to shop at the new Publix, etc.? CM DeLorenzo - Correct.

CM Nobile - He wishes we would have done something like that a long time ago, but it sounds like we can potentially add onto that to get people to move in certain areas, certain demographics so that we have a park here because this area is populated with families and kids; we have a senior center here, etc. CM DeLorenzo - He believes that goes to zoning, where you are locating certain properties.

Mayor Netts - When ITT platted Palm Coast, they platted some 42,000 - 1/4 acre lots, we have left on the books some 17,000-18,000 privately-owned 1/4 acre lots. As we build more houses, how many of them are being built on the traditional 1/4 acre lots; how many are being built in the newer subdivisions that have more creative land use planning, that would be an interesting thing.

VM McGuire - He is still trying to understand why you think modifying the transportation impact fees would encourage this. Mayor Netts - Well, it is going to cost \$150,000 to build a house here and it is going \$148,000 to build a house here because the City has lopped off \$2,000 off the impact fees.

CM DeLorenzo - Commercial multiplies by quite a bit (dollars). Mayor Netts - He can see this for commercial development much more readily than he can for residential. CM Nobile - One feeds off the other.

Mr. Landon - There is more than just transportation impact fees that cities do to develop pockets; we can do that like with Parkway East - where we said we are going to focus on the old area, that is where our community center is. That is where we can figure out how to incentivize development of the old Players' Club, that would be a good thing, redevelopment, etc. If City Council wants to do that by creating districts for fees; that has science, technical stuff behind it. There has to be a formal process. Think about that and a couple of weeks from now Council can decide if this is something you want us to pursue. Looking at it will cost staff time but actual implementation - there is going to be budget considerations for implementation.

VM McGuire - Do you have some target areas in mind? CM DeLorenzo - If it was just

going to be commercial, the two main corridors Palm Coast Pkwy. and SR100. If we do residential as well, if we looked at a map it would be fairly clear where the areas would be.

Mayor Netts - Your incentive would only be for new construction. CM DeLorenzo - Correct.

Mayor Netts - He is still curious how we can incentivize the rehabilitation of St. Joe's Plaza or some of those old shopping centers that are 50% occupied. Mr. Landon - That could be part of it too.

-City Council Feedback - Goal 2 - Economic slide:

>Create public transportation option, etc. -

CM Shipley spoke of the need for some type of public transportation to get to Publix, Target, City Hall, etc., to get stuff done.

CM Nobile - Can we look at this in a way of incentives for private, rather than public (company)? Mayor Netts - Eight years ago, when Mary DiStefano was on City Council, this was one of her major issues and we talked about it and there are all types of impediments; mainly most of the money comes from the Department of Transportation disadvantage dollars which the County gets, but he had suggested how about we get all of our major shopping centers to chip in and just run a trolley that went from one point to another, to another, etc. Well, that fell like a lead balloon.

CM Shipley - Well, then you still have to get to your house. Mayor Netts - That's the problem; where do you put your bus stop? There is no way to get public transportation back into where the houses are (cul de sacs, etc.). CM DeLorenzo - The problem there is ridership because how many people are going to come out and walk out to that stop and then you have really significant reduced ridership. The loop would be helpful but he doesn't know how you would get the people out of their communities to the loop.

CM Nobile brought up a program where people put out there that they are going to such and such, does anyone need something or need a ride, etc. Mayor Netts mentioned like Uber, and he described a past City program involving volunteers, Citizens Assisting Riders (CARS) that fell flat due to insurance issues, etc.

CM Shipley - She was thinking about a public service. Mayor Netts - We have had numerous joint meetings with the 5 cities and the County and for several meetings the topic was exactly that, what can we do to improve transportation in our urban core. Right now the County operates the only public transportation, funded primarily through FDOT disadvantage dollars. Flagler County with St. John's County, they both have access to the same government dollars, the same grants. Private agency can go after private grant which a county can't. We have had presentations by Flagler County on what they are doing, how they are hoping to expand the program. If it were profitable, some entrepreneur would do it. If it's not profitable, then your government has to subsidize and then it becomes a problem. Mr. Landon - Public transportation is not profitable, it is government subsidized, tax dollars have to subsidize it. Mayor Netts - Amtrak hasn't made a dollar profit since it was created. Mr. Landon - Except for when you have very high density, taxi cabs. CM DeLorenzo - We should encourage infill then.

CM DeLorenzo - How many buses does the County operate? Mr. Landon - A couple of dozen.

CM DeLorenzo - Maybe it has been looked at before, but he wonders if instead of the

buses, if the buses were just in a zone and they just roam that zone, a loop or a couple of loops; major shopping centers, hospital, urgent care, etc. It's really a County issue. Mr. Landon - Exactly, he knows they do have a long term plan and that now we are part of the TPO that has had an impact on funding, etc., but we aren't directly involved in that; continuing to send the message to the TPO, the County, the State; all involved that we want to see all of Flagler County's public transportation continue to be enhanced and improved.

Mayor Netts - It might be worthwhile for CM Shipley to approach one of the County Commissioners and say can you readdress this issue or can you give us an update.

CM Nobile - Additional strategies for higher paying jobs - What he is saying here is this, we have strategies right now under the economic component of our goals; what we are doing there is preparing the City to accept businesses, to flourish and to help businesses that are here to grow and we're doing that well. BAC (Business Assistance Center) is doing a good job. What we are missing is a component, here we have in the City of Palm Coast a field of dreams and we have the ball players out there and we have no component out there going after those players to come to Palm Coast. He is not talking about marketing, he is talking about a council, a team of professionals in our community who are aggressively engaging with high end startups. We are in a trend of massive startups, because the cost of startups has gone down dramatically. We need to be involved with these organizations throughout the nation that are providing and engaging these startups and bringing them to us and also involved in putting together the package (getting them to the BAC, working with all the venture capitalists and the banks in the area, colleges, etc.). Mayor Netts - Separate and apart from what the County is doing. CM Nobile - Yes, what brought this on for him is looking through the last 13 years of our citizens' surveys and the number 1 or 2 spot of what the citizens believe we should be working on has been jobs and economic growth and our rating for that over the last 13 years has been very, very low so it seems we are not getting the service from the County that we need to. It is unfortunate because we have all the pieces in this community that a business and a potential employee of that business should want to come here we just have to be out there aggressively engaging these startup, or very small businesses that are on the brink of growing, to get them to relocate in our area. He is talking about clean, office-type, higher paying jobs, etc.

CM DeLorenzo - How would this differ from what the County is doing? Mayor Netts - How would it differ from Enterprise Flagler? CM Nobile - They are doing everything we are doing here in the sense of preparing the City; we are building the field of dreams; they are building the field of dreams; they are not engaged in going out. CM DeLorenzo stated it is his understanding that is what they are doing. CM Nobile - They are not, they are marketing the County. We have to go out and speak.

Mayor Netts said that previously we had that very kind of private coalition called Enterprise Flagler. You had the business community meeting with County and City representatives and Enterprise Flagler was in existence for 12-15 years. CM DeLorenzo - Before that, it was the Committee of 100. Mayor Netts - We have had these before and they have not functioned. Are the times different? He doesn't know. There was further discussion about Office Divvy and other incubators.

CM Nobile - We have a goal that is so far under achieving, for so long a period of time that we need to do something; that is the bottomline. We need new strategies. Mayor Netts - Who would develop these strategies? CM Nobile - He would start with City Council and how do we want to engage in this. We do well in encouraging, growing local business, improving services for them to grow. We have the environment that is pleasing to both potential businesses and residents who want to

move to the City. We need that bridge for the startups, etc.

CM Nobile mentioned we do have entrepreneur night. Mr. Landon - Yes, that is our BAC coordinating with Office Divvy but it is exactly that kind of thing to grow small businesses.

VM McGuire - The first thing you have to do is figure out what you have to sell. He went out and met with the economic development council and they are all great people, with great experience. He then stated we are competing with surrounding larger cities with great big pockets, Jacksonville and Daytona, that can offer a lot more incentives than Palm Coast can. CM Nobile stated that is why we are looking for the smaller businesses.

CM DeLorenzo - We also can't compete with lease rates in Jacksonville; do you have any idea what the lease rates are? Mr. Falgout - For industrial, \$6-\$10 per sq. ft.

Mayor Netts spoke of the Bounty for Business program; he asked if we got anything out of it. Mr. Falgout - Not really.

CM DeLorenzo mentioned a private group that is trying to encourage companies from Silicone Valley to come here but haven't been very successful. CM Nobile - Well we either have to take that off as one of our goals or do something here; we have a 6% percentile; working with more than one cylinder, etc.

Mayor Netts - If the clue is doing something different, then maybe sometime in the not too distant future, he would like to hear from the economic development council; what are they doing, etc.? There was further discussion about the focuses of the County, City and School District.

Mayor Netts - What about a retrospective interview why did they choose Palm Coast (such as Coastal Cloud); he asked why CM Nobile has his business here. CM Nobile - Because he lives here. Mayor Netts - Well, maybe that's it.

>Evaluate the feasibility of master stormwater planning at Hargrove Grade -  
CM DeLorenzo - Former Council Member Meeker brought this up several years ago and the thought behind it is that we have a limited amount of industrial zoned land and if master planning for stormwater in that area makes more uplands (buildable area) available, we can maximize those limited parcels by actually being able to build more and perhaps that will ultimately allow us to lower the cost because we will be able to have larger facilities in the entire area and make us more competitive. He says evaluate, to see if it all makes sense and then putting some funding mechanism together for within those landowners because they are the ones that are going to receive the maximum benefit of it. Mr. Landon - The biggest challenge with this one is you have the different property owners and their property is going to be a retention pond and who is going to be affected, etc.

>Develop an internal review of private development applications that focus on reducing costs -  
CM DeLorenzo - Basically, what some other communities are doing are having their economic development people in the room when private development review is going on to help with keeping (private developers') costs in mind, to see if there are other ways to get the type of development they like in Palm Coast at a lower cost, etc. Simple example - landscaping, can they wait a year or 18 months down the road; plant smaller and let it grow. Mr. Landon - We are looking at that as well as industrial standards as opposed to Palm Coast Pkwy. standards for landscaping.

CM DeLorenzo - This is a way to reduce costs and time as well, if there are two

departments that are in conflict and we need someone to get in there and say look we have to get this out of here, make that decision and move forward, etc.

-Financial slide:

>Determine if there is duplication of services between Fire Department and Flagler County -

Mayor Netts - The vast overwhelming majority of responses that the Fire Dept. makes are EMS (emergency medical services) calls not fires. We are spending a significant amount of money to supplement a service that Flagler County has determined that they, and they alone, provide. We send paramedics to the scene, Flagler County sends an ambulance to the scene. Flagler County bills the resident for the ambulance transport. We do not get a share in that revenue. In the long term, it is not a viable situation. If the County is going to provide EMS services, then let them provide all EMS services. We are providing, he thinks more than what needs to be provided. Mr. Landon - What we are looking at is the data; who is responding where, how long it takes to get there; are trucks chasing each other, etc. Mayor Netts - They are chasing each other because as he understands it, the ambulance (County transport) is staffed with 2 people. In most cases 2 people are not enough to handle a severe case so you have to have other people on the scene. Do they have to be trained to that same extent, do they have to be paramedics, wouldn't EMTs be just as well. Mr. Landon - Our system is that we respond to the call and the County brings the transport in. Mayor Netts - If we are going to have a shared system, then we should share the revenues.

VM McGuire - Who is in charge of that particular goal because our relationship between the two Fire Departments, etc., has not always been the most congenial and cooperative; how are you facilitating that? Fire Chief Mike Beadle - We have gone to the dispatch center where we can get all the data that goes through the computers everyday through the system. He explained in the past, it was we didn't use the same data, so there was some conflicting information but now we all use the same data. Chief Beadle said we are putting together an interactive map together to see if we are meeting the 6 minute target to get to the scene, how long are we there, how long is it taking to get to the hospital. It keeps coming up, are we duplicating services? When we are talking EMS, there are 2 vehicles leaving from the same location and is that the right way to be running the call. Mayor Netts asked how dispatch picks which ambulance to send. Chief Beadle explained by location; the closest station to the address and if they are already in service, the next available closest unit and so on. Mayor Netts - That is the next available ambulance unit, does that influence which fire truck to send? Chief Beadle - No. He explained the closest fire truck will go; it will find the next available, closest ambulance; the closest truck always goes. VM McGuire asked if it is possible that both County and City get dispatched to the same call. Chief Beadle - Yes, it happens every day. Chief Beadle explained how the medical calls are processed and dispatched. The City is looking at trying to streamline the process. Mayor Netts - Why are we sending a fire truck on an EMS call? Chief Beadle - Our paramedics are duly certified; it used to be that they could ride in an ambulance but a lot of ambulance people couldn't ride in the fire truck but those days are gone; more bang for your buck if you have cross or dual certified people. Mayor Netts - You get a heart attack call, why couldn't you take the 2 firefighters put them on the rescue truck and send 4 people and not take the big red truck out? Chief Beadle - You could, but . . . Mayor Netts - Now the big red truck is out of service. How many fire calls do you get a week, 4? How many EMS calls do you get a week? Chief Beadle - A lot more than 4. Mayor Netts - There is a more efficient way of providing service. Chief Beadle agrees, etc.

VM McGuire - The goal says determine if there is duplication of services, have you made that determination? Mr. Landon - We can operate EMS and fire service in the

entire County a lot more efficiently than we do right now. Now what we are trying to do is put together the hard data and hard facts to come up with a plan to help improve the efficiency of the service. There was discussion about duplication of service and there is but we are working of making the process more efficient. Mayor Netts - Why doesn't the City run its own ambulances? Chief Beadle - Because the overhead, the last time we checked, would be \$3.5 mil. start up costs that we would never recoup.

Lunch break - 12:50-1:08 p.m.

Ms. Bevan asked for clarification on the duplication of services issue. Mr. Landon - We will make sure when we bring something back to City Council it addresses the bigger picture discussed.

-Financial slide:

>Evaluate potential to enhance technology services for improving efficiency of permitting system -

CM DeLorenzo - Looking at using technology to make permitting more efficient by looking at kiosks, more online activity and inspection alerts. This might take some money but it may save some money; less staff time, etc. Mr. Landon stated we are do electronic review now; we are trying to get the vendor to get us to the point where you can submit plans electronically; he has been told we are close to that. Now with this goal, okay we will keep going, etc. CM DeLorenzo is suggesting that when an inspector goes out an automatic email/text goes out, whatever the customer wants, to let them know there are 2 inspections before your inspection, etc. He spoke to development staff about looking at the comments themselves and see if we can take more permits over the counter and then could we take more at kiosk or online so we are touching them less; it is very (City) labor intensive taking permits.

>Inventory volunteer utilization -

Mayor Netts - How many volunteers to do we have? Ms. Cindi Lane, Community Relations Manager - 100s if you count waterways cleanups; on a regular basis - 50 to 100. Mayor Netts spoke about the success of the Citizens' Academy; he thinks there are areas where we could use volunteers. If you look at Flagler Volunteer Services, they generate hundreds of thousands of hours of volunteer work to our County. He is wondering if there are more opportunities for retired or kids home on summer vacation to do more volunteer work. Mr. Landon - This is on our work plan right now and we've seen the program expand but we are constantly trying to see what we can do to enhance the volunteers.

CM Shipley - Can we work with the schools? She knows when they did the haunted trails the people that volunteered there got some kind of school credit for being a volunteer. Mr. Landon - Maybe it was some kind of community service hours.

VM McGuire - If they want to volunteer, what should they do, see Human Resources?

Mr. Landon - Yes, we have Arbor Day coming up - there are all sorts of volunteers. We are looking for any specific ideas.

CM DeLorenzo - Does the new City Hall have an information desk? Mr. Landon - Yes, part of customer service; they will also be handling payments of utility bills, etc.

-Environmental slide:

CM DeLorenzo - More than 50% of water is used on the outside of the house; irrigation systems tend to break down and waste a lot of water so if we had a mobile irrigation unit; someone could come out and give an evaluation of your irrigation system and advise what you need to do to bring it up to snuff. more than 50% of

water is used on the outside of house - irrigation; idea is that someone would come out and give an evaluation of your irrigation system and what you need to do to bring it up to snuff. He suggested to look to work with SJRWMD for a cost share program. Other districts have done this.

Mayor Netts reminded everyone - Mayor's Water Challenge! (water and energy conservation in the community)

-Quality of Life slide:

>Evaluate Senior Programs and Teenager Activities -

CM Shipley expressed teenagers need something to do to keep them out of trouble.

CM Nobile - YMCA could solve that. Mayor Netts - The Community Center used to be a YMCA.

CM Shipley - Why did they take that away? Mayor Netts - A couple of years ago there was discussion about YMCA returning to Flagler County, Palm Coast, and the spokesperson said they would love to come back to Palm Coast if we build the building, they would operate it but it just died at that point. They just don't have the money for the infrastructure. He understands they may negotiate to operate the Belle Terre Racquet Club.

Mayor Netts - There are a lot of local activities that a lot of people do not know about.

>Evaluate areas to enhance bus stop safety -

Mayor Netts asked about who made decisions about where the bus stops go and the answer is the Board of Education. If we could provide input for bus stop locations, it would be better.

CM Shipley suggested signs warning about approaching bus stops, etc., on Old Kings Road, since the speed limit is 45 mph there and it is dangerous, etc.

Mr. Landon have opened dialog with the School District, but everyone has busy schedules and it's hard to get everyone together. We started to make improvements but our job is to get it done and we will do that.

Mayor Netts also mentioned street lights; bus stops should be located near street lights.

>Evaluate intersections for safety improvements -

CM Nobile - So, we are talking about evaluating intersections that are problems? Mr. Landon - We are saying, the TPO is providing us with dollars; Belle Terre for example, it develops in pieces so it is inconsistent so it's a lot busier than it used to be.

VM McGuire stated there is a visibility problem at the intersection near City Offices when trying to cross Palm Coast Pkwy. He can't see because of the shrubbery. Mr. Landon - You have to let us know, and we will have the property owner trim them, or if it is right-of-way we will trim them. Mr. Nestor Abreu, Public Works Director, will look into this.

>Evaluate intersections for safety improvements -

Mayor Netts - Mr. DeLorenzo since you are the representative for the TPO, if you get a street light at the intersection of Old Kings Road and US1, he will get CM DeLorenzo another trophy.



*>Police presence expanded in neighborhoods -*

*VM McGuire - How does (Senior Commander) Mark Carman decide where he needs to put his deputies, which neighborhoods? Commander Carman - deputies are assigned by geographical zones and then we have a peak squad that comes out 12-12. We have a weekly comp. stat. meeting and we go over specifically, burglaries, larcenies, problem areas and we attack them by doing step (special traffic enforcement program) programs. He's been watching the community policing; several deputies have been patrolling Richardson Dr.*

*CM Shipley - We drove around the area the last 2 days; in the mornings there are younger kids and there were people walking around and she asked how is the neighborhood and they said after 5:00 p.m. it gets bad. Commander Carman - If they call, we come; 90% of calls are security checks.*

*VM McGuire - So, the short answer is you know where the trouble spots are and you cover them. Commander Carman - We monitor; deploy as needed.*

*Mayor Netts - The Sheriff will provide more deputies if we pay for them.*

*CM Shipley -- In that area, we may need to look at it. She reported call numbers and the comparison between parks. Commander Carman - There is a lot more policing going on then when they are checking out calls. Mr. Landon - So, the data isn't a comparison because we have asked the deputies to go in there and show how many times they are there.*

*CM Nobile - Okay so we have a problem, what is the next step; how do we fix it? Commander Carman - Have a truce down there; have an old fashioned block party, etc.*

*CM Shipley - We need a show of force down there. CM Nobile - It's not little kids.*

*Mayor Netts - You need to be certain the problems there are real problems. We had a complaint there was a bicycle stolen from a garage. A deputy went out and there was no bicycle stolen.*

*CM Nobile - When all the residents are complaining and evidence of garage doors being kicked in, video of people being cursed at, etc., he is afraid it is going to escalate and someone is going to get hurt. Mr. Landon - When he asks people what is the solution for this area, most people say the same thing - neighborhood feud/conflict going on Richardson Dr. He spoke of the history; Ralph Carter park is not the issue, it is Richardson Dr.*

*CM Nobile - The problem they are having is adults making their way through to the park on private property. Mr. Landon - For the most part, it is public property. He suggested that we open it up, cut underbrush so we can see what is going on in there; possibly buy a lot and create open access to the park. Commander Carman - We have refocused our resources down there. This is probably the one problem we didn't solve. CM DeLorenzo - Is starting to go on the other side of the fence. Was there a change when the fence went up? Commander Carman - He is not denying there are problems down there; calls get embellished. He explained a recent call that was false regarding bikes being stolen.*

*VM McGuire - What is illegal down there? Commander Carman - We haven't written any citations down there. It is not trespassing unless the owners give the Sheriff's Office permission to not allow trespassing.*

Mayor Netts - What are Council suggestions? CM Shipley - At first, she though open it up and put in a pathway, but now she thinks maybe a privacy fence. CM Nobile mentioned a concept of a fence with an overhang, like the one over the overpass. He stated the damn/water control structure provides an excellent walkway; needs a more intensive fence and block off the walkway. Mr. Landon - You can block that off but then they will just go around it onto private property; he suggested the fence may escalate the problem.

Mayor Netts - What would a fence of this type cost? We need to do something.

Mayor Netts - If the consensus of the residents is a better fence, then let's put money in the budget for discussion or plan B.

>Continuous street lighting along major roadways -

CM Nobile - If we were to put a program like this back in, is there a minimum number that we have to do? Mr. Landon - No, it could be a phased approach too.

>Provide funding to Arts Foundation -

CM Nobile - What kind of funding, how much are we talking about? CM Shipley - If there were funds available, maybe we can match something they may do.

Mayor Netts - We have this cultural arts program, do you want to single out one potential recipient and say they get more than the rest? CM Nobile - Is that funds that we put in? Mayor Netts - Yes, a modest amount. CM Nobile - So, we could increase that. CM DeLorenzo stated it is program based so they may not be eligible. Mr. Landon stated their needs are capital and the cultural grants are program-based. CM Shipley asked about the lease agreement. Attorney Reischmann - They have to make certain progress within a certain amount of time. CM DeLorenzo - We have our cultural arts budget, if we did a round of programs, and then whatever is left, put it aside and save the funds we might accrue some dollars.

>Workforce Talent slide:

CM DeLorenzo - His thoughts are we get a small response from this survey; maybe three short surveys in emails, on the City website, on staff's emails with a choice of the three surveys. Mayor Netts - And we could control the questions. CM DeLorenzo - Keep it quick and short. Mr. Landon - We have already started this as an exit interview; continuing that and expanding it. We will put more effort into what we have heard.

Mayor Netts - You gave us a whole bunch of issues, how many showed up on more than one Council Members' list? Ms. Bevan - Only one that she remembers. Mayor Netts - He believes that speaks well for the City and how Council conducted themselves.

Landon - Don't send it to us - it will be compiled in a public meeting.

**The Presentation was Continued.**

## E. WRITTEN ITEMS

### 7 [15-154](#) RESOLUTION 2015-XX APPROVING FLORIDA INLAND NAVIGATION DISTRICT 2015 WATERWAY CLEANUP GRANT FUNDING AGREEMENT

Mr. Landon gave a brief overview.

No Council comments.

**The Resolution was Continued.**

Enactment No: R2015-47

**8**      [15-174](#)

RESOLUTION 2015-XX APPROVING A ONE-YEAR PRICE AGREEMENT WITH FORTILINE, INC., TO PURCHASE VARIOUS TYPES OF DRAINAGE PIPE

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

*No Council comments.*

**The Resolution was Continued.**

Enactment No: R2015-46

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

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

*CM DeLorenzo funding for the Seminole Woods path from the TPO is not going to be in this fiscal year; it is getting pushed back to next fiscal year.*

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

*Attorney Reischmann handed out a portion of State Statute regarding the City Charter (attached to these minutes).*

*He reported on an unfunded mandate, under certain circumstances all local governments will have the new responsibility to pay for utility relocations; utilities in our right-of-ways.*

*Local preferences - there is a bill up there that has gone through a couple of committees, putting a kabosh on local preferences where funding - 20% or more comes from the State.*

*Regulations on drones.*

*VM McGuire - What if the local contractor is the best deal? Mr. Landon - That is fine, you have to treat them all the same; you can't give a preference.*

*Mayor Netts - Since we initiated this 3% local preference, how many times has this swung the decision? Mr. Landon - A couple of times (in 10 years).*

*Mr. Landon - Our lobbyist is scheduling when he will come to make a formal presentation with Attorney Reischmann on the City Charter, so you will something more formal coming soon.*

**CITY CHARTER**

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

*Mr. Landon gave an update on Matanzas abandoned golf course:*

*1. Stormwater - There is no State law dealing with a closed golf course. That golf course and development did have a private stormwater system that included a detention pond and that is something that is regulated by the State, the District. There is a maintenance responsibility that goes along with those stormwater permits so we are contacting the District to make sure that they are meeting the maintenance requirements; that is important to the neighborhood because it can have an impact. Attorney Reischmann - We are not the permittee. Mr. Landon - All we can do is request the District (SJRWMD) look into possible enforcement. He believes they have already been contacted but staff is going to contact them also.*

*2. Trash - We cannot go on private property. What we are hearing about the trash areas is that it is back in the woods where nobody can see unless you actually go back there and look. There is a clubhouse, driving range, maintenance roads - private property. Just because someone went out there and saw it, we can't use it as evidence.*

*CM Nobile - So, we can't see what they are talking about from the road? Mr. Landon - No.*

*VM McGuire - What they were complaining about is that young people were building bon fires out there which obviously you could see. Mr. Landon - That is obviously bad news and what needs to happen there is we need to communicate with the residents. If they hear the noise, if they see the fire, they need to call right then. They can't wait a day or two and see the results of it and then call us, etc., because then we can't do anything about it. The message here is to call dispatch. We have talked to Senior Commander Mark Carman, and he has said, yes they will take priority and if they have cause to go back there to see what is going on, great, but it can't be afterwards.*

*CM Nobile - So, if somebody went back there and started a bon fire and somebody called the police and then the police went on and saw all the trash . . . Mr. Landon - Then we have probable cause. It is illegal to start an open fire in Palm Coast, so they have grounds of a fire, we send a fire truck to put it out. Now we are there for a reason and that is a different story.*

*3. Clubhouse structure - We have talked it over internally and we believe that we have been patient enough and he has instructed the building department and code to start the condemnation to actually have that structure removed. They have to go in to do inspections but we can get the Fire Marshall involved and determine that the structure is not inhabitable any longer and it has to go away. The dilapidated structures that cannot be repaired will be torn down.*

*VM McGuire - The Fire Marshall condemns them, then what; we notify the owner? Mr. Landon - There is a long lengthy (code enforcement) process. Attorney Reischmann - It's under nuisance abatement and there are also sections of the Florida Building Code as well; due process.*

*CM DeLorenzo - How come we can go on private property to inspect a building but not go on private property to inspect the trash? Mr. Landon - It is under the Fire Marshall's public safety, etc. Attorney Reischmann - Different laws, Ch.162 (Florida Statutes) regarding code enforcement - you can't go on private property or it's trespassing. Under Florida Building Code, it is public safety and that law allows a*

government official to go out and do inspections for safety.

4. Mowing - This is probably the most difficult. First of all this is vacant abandoned property, we have dealt with this in this neighborhood when we had the fires go through and we had lots that had houses on them and then all of a sudden they became vacant lots; now they look like typical vacant lots. You plug that into this property and it is not so simple. The approach we have come up, and we have been in touch with a representative of the property owner, and they have agreed to sit down with them to come up with a management plan as to what goes back to natural conditions and what areas need to be mowed. If it was our property, we would not mow the whole property, on the other hand there are some areas that does make a lot of sense they should be mowed. Our game plan is to continue with the code enforcement board process and say they need to go out there and mow the property but if you will work with us and develop a plan as to what areas can go back to natural state and what areas would be mowed, then we will try to get something that is reasonable and if it is an area that the neighbors really want mowed in their backyards and it makes good sense, then maybe that is where they mow, but if it is a wooded area on the other side of the fairway, then maybe it makes sense to let that area grow. We don't have all the answers yet but we are trying to take a more practical approach to code enforcement because it is going to be very difficult and for us to go in and mow it, it would be close to \$100,000 a year for us to start mowing the whole thing.

VM McGuire - When he when to the Board of County Commissioners meeting and Mr. Finnigan had said he had talked to code enforcement and was told that we weren't going to enforce the codes. Mr. Landon - He also said that there is a State law, etc. He was told that we are not going to go in and make them clean up the trash because in order to do that we would have to trespass. So, if that is being interpreted as we are not enforcing the code, then yes we are not going to trespass in order to enforce the code.

Mr. Landon - We have been contacted by representatives of the current property owner indicates that they are in negotiations to sell. He has been in contact with someone else who is interested in buying and sitting down and that is the best news of all because if we can find. This is private property, for us to go in and deal with private property without the property owner is virtually impossible. This is strange code enforcement as far as mowing, etc. It is a lot better if we can reach an agreement with the private property owner and we have their attention. The current property owner, from everything he can tell, is an investor who wants to flip it. He bought it for a low price and he is trying to sell it for a profit. The two potential buyers, none of them are thinking of doing the golf course. No one thinks it is viable to redo the golf course so the neighbors may not like to hear that but there is very little chance it is going to turn into a golf course. Then, it is a matter of trying to manage the property so that it is an amenity to the neighborhood and not just a sore thumb. We think it would be a whole lot more effective if we have the property owner at the table versus us going to meet with all the residents and not having a clue as to what the plans are, etc.

VM McGuire - Absent the owner being at the table, there is a lot to be said, in his opinion, for him and Attorney Reischmann meeting with the people out there and explaining to them what you just explained to us. Mr. Landon - What we have already initiated is a group out of University of Central Florida that facilitates neighborhood meetings and someone that is a neutral third party that does this type of thing. We have already contacted them. He agrees with the goal of meeting with the neighborhood; he is just asking for the timing being work because right now it sounds like the property owner is willing to try to get involved and they have a new contract

and the potential new owner is going to want to know what they can and can't do and how they can work through this. So, we are in that transition period where a little more time before we meet with the neighbors will be more effective.

CM Nobile - The meeting with Mr. Finnigan last week, what transpired from that? Mr. Steve Flanagan, Community Development Director - We spoke somewhat and he promised to send an email with information and he has done so and he let Mr. Finnigan know that we will be back in touch with him if there were any meetings that he would be invited to or potentially involved.

CM Shipley - She is supposed to meet with neighbors Thursday, 4/30. Is it in the best interest for all for her to cancel and wait? Mayor Netts - No, go to the meeting just don't make any representations on behalf of the City. Mr. Landon - Get names and contact numbers so when we do have a neighborhood meeting we can contact them; that would be helpful too to get a broad representation, etc.

Mr. Flanagan - He did get a call from another resident up in that area that didn't mention any names, he thinks he didn't want to offend anybody, etc., but he basically said some of the people we have been hearing from don't speak for everybody and as he saw it, most of the community.

## RALPH CARTER PARK ACCESS

### I. ADJOURNMENT

*The meeting was adjourned at 3:09 p.m.*

*Respectfully submitted,  
Barbara Redline*

### ATTACHMENT TO MINIUTES

[15-178](#) MEETINGS CALENDAR AND AGENDA WORKSHEET

[15-183](#) ATTACHMENTS TO MINUTES