



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, July 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.

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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 [15-305](#) RESOLUTION 2015-XX APPROVING THE FEDERAL FISCAL YEAR (FFY) 2015 CDBG ANNUAL ACTION PLAN

Attachments: [Resolution CDBG 2015 Annual Action Plan](#)
[Annual Action Plan - 2015](#)

Mr. Landon gave a brief overview of this item. Mr. Jose Papa, Senior Planner, gave a PowerPoint presentation (attached to these minutes).

CM DeLorenzo - What is the definition of low-moderate income? Mr. Papa - It's 80% or lower than the area median income; this year the area family (of 4) median income

is around \$50,000; 80% of that will be the low-moderate income level for family of 4.

VM McGuire - What does the Federal Government consider poverty level to be? Mr. Papa - It runs in the extremely low corridor, 30% of area median.

CM DeLorenzo - What year are we in the consolidated plan? Mr. Papa - This is the fourth year.

Mayor Netts - The planning administration number always seems remarkably high, would you comment on why it is as high as it is (Action Item - FFY2015 Action Plan slide)? Mr. Papa - The program allows up to 20% of the total allocation to be used for planning and administration; we are at 5%; we hire our grants administrator to make sure all our paperwork is in order and checked; this number has gone down over the years.

VM McGuire - For the home repair part of it, 10 homes we are rehabbing is that all we have got; how many potential homes do we have in the City that qualify for this? Mr. Papa - It's a local decision on how you want to diversify.

Mayor Netts - Historically, for the 10 homes that are currently under rehab, did we turn away another 10, 20, 5? Mr. Beau Falgout, City Administration Coordinator - With all of the home repair programs there is always more applicants than funding available. We had close to 18 applicants and close 10 spots; we will open up in January again and once again we will have between this year and last year enough funding for 10-12 homes.

CM Nobile - Funding based on this strategy? Mr. Falgout - Right and last year's funding allocation as well.

Mayor Netts - In addition to the CDBG (Community Development Block Grant program) money, there are SHIP funds and State funds; are the 10 homes under way now are those exclusively CDBG? Mr. Falgout - Yes, exclusively CDBG. The Seminole Woods multi-use path, because of other funding, is a multi-year program that may be ending shortly.

CM Shipley - Where do we usually take money from for bike paths, if not this? Mr. Landon - Capital dollars.

CM DeLorenzo - Are there CDBG dollars that are allocated to other projects beyond Seminole Woods for infrastructure? Mr. Landon - No.

CM Nobile - Next year's, we will also need that; and then that's the end of the 5 year plan? Mr. Papa - Hopefully, complete; maybe some slight construction materials.

Mayor Netts - Next year we will generate another 5 year plan, correct? Mr. Papa - The year after.

VM McGuire - How much materials have we bought for this multi-use path? Mr. Landon - Mr. Chris Quinn, Finance Director, says \$500,000.

VM McGuire - Where is HUD? Mr. Papa - The regional office is in Jacksonville.

The Resolution was Continued.

Enactment No: R2015-85

E. WRITTEN ITEMS**2** [15-314](#) RESOLUTION 2015-XX APPROVING AN AMENDMENT TO THE LEASE WITH THE PALM COAST ARTS FOUNDATION

Attachments: [Resolution-Amendment to PC Arts Foundation Lease](#)
 [PCAF Lease Amendment](#)

Mr. Landon gave a brief overview of this item. CM DeLorenzo - It should be noted they have made significant more headway over the last couple of years after the initial request to get some formal documents in place.

Mayor Netts - The fail safe, if they are not successful, the property and any improvements revert back to the City.

The Resolution was Continued.

Enactment No: R2015-86

3 [15-244](#) RESOLUTION 2015-XX RELATING TO THE OLD KINGS ROAD SPECIAL ASSESSMENT ROLL TO BE TRANSMITTED TO THE FLAGLER COUNTY TAX COLLECTOR

Attachments: [Resolution OKR Special Assessment](#)
 [OKR 2015 Assessment for Tax Collector](#)

Mr. Landon gave a brief overview of this item.

VM McGuire - When are we going to tentatively widen Old Kings Road from Town Center down to Palm Coast Pkwy.? Mr. Landon - It is all development driven, because the actual new development is going to pay for it so as new development occurs the new tax dollars from that development will go towards improvements.

VM McGuire - So the special assessment that is there, the people that are contributing, that money is going into an escrow account? Mr. Landon - Yes, a special account that we have

VM McGuire - At what point in time will those funds be such that we could look to start widening that road? Mr. Landon - He does not have a dollar amount for Council; it is intended to be phased, the next phase would be the bridge so where it ends now to get over the bridge will be very costly and get up to Hidden Lakes. There are very little dollars there at this point but figure right now; when we go through the budget you will see we have very little funds in there right now.

VM McGuire - Didn't we already approve funds for some kind of renovation on that bridge or was that just the pipes that run alongside it? Mr. Landon - Just recently within the last 30-60 days, completed some repair work caused by a storm and erosion to the embankment. That was part of our maintenance dollars, not part of the improvement dollars.

The Resolution was Continued.

Enactment No: R2015-84

4 [15-295](#) RESOLUTION 2015-XX APPROVING FINAL NUISANCE

ABATEMENT ASSESSMENT

Attachments: [Resolution Final Nuisance Abatement](#)
 [2015 Final Tax Assessment-Nuisance Abatement](#)
 [Appendix A Proof of Publication](#)

Mr. Landon gave a brief overview of this item.

VM McGuire - Has the Matanzas Woods Golf Course been part of this? Mr. Landon - No, we have not spent any dollars where we have gone on to the property to maintain it; trying to force them to maintain it.

VM McGuire - Making any progress? Mr. Landon - It is going to Code Board. Attorney Reischmann - First Wednesday of next month.

CM DeLorenzo - Are these all from this year? Mr. Landon - No, this is part of cleaning up the old ones; this is the last for the historical clean up; from now on it should be the last year's worth.

CM DeLorenzo - Are we looking at ownership to make sure the ownership is the same as when the dollars were spent? Mr. Landon - Yes, they go in different categories; one of them is if you buy the property, went through closing, there are times when from the time the title company did the search and they close, we went out and mowed the property and attached a lien. If it got caught in that, we write it off because they shouldn't be responsible for that because they bought property with clean title, etc. There are other people that buy on the court house steps or flippers that don't go through a title company buy it without doing their research and some don't know that they are supposed to do a city lien search and if they did that, we require them to pay because we had the proper lien on record and they did not go through the proper steps to correct that at the time of closing.

CM DeLorenzo - So are we checking when it's an older one, are we checking all those things you just mentioned or are we sending it out possibly to a new homeowner? Mr. Landon - We are sending them out; we are confident enough that there are only a handful of these.

CM DeLorenzo - How many cleanups are there? Attorney Reischmann - When you vote on this resolution next week, that is when these amounts that are due to the City to reimburse the taxpayers for the work that has been done on these properties to comply with code are added to their ad valorem taxes so the next time they pay their tax bill the City gets paid. That is the purpose of this program. Mr. Quinn believes this is our fourth assessment roll, the first one was \$500 or greater he believes was the cut off.

CM DeLorenzo - And why did we do that? Mr. Quinn - It was our very first one and it was such a huge volume; first work through and the total roll was about \$60,000. The second year was \$300 and greater, so we only picked up those accounts that had \$300 or greater and then the third roll was another notch down and this one is whatever is out there; that is essentially how the process went. So there are some old things out there because a person might have only had \$100 code charge out there from 2011 and never got picked up in those last three and maybe had another couple since then.

CM DeLorenzo expressed he is not comfortable with going back several years; he understands the past year, etc.; he is not crazy about this.

Mayor Netts - Is this the end of the cleanup? Mr. Quinn - Yes. Mr. Landon - We should be talking about a very limited amount; there are very few people that did not use a title company to close on their property.

Mayor Netts - This is the last year we should be facing this kind of issue? Mr. Quinn - There is always going to be that delay; there will always be a few of those timing issues.

The Resolution was Continued.

Enactment No: R2015-83

BUDGET PRESENTATION

5 [15-302](#) PRESENTATION OF THE FISCAL YEAR 2016 PRELIMINARY GENERAL FUND BUDGET

Council consensus to do City Council, City Attorney and City Manager Discussions (Items F-H) before this item.

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

VM McGuire - Are firefighters part of our general fund budget? Mr. Quinn - Yes.

VM McGuire - No changes/additions for firefighters? Mr. Quinn - No.

CM Nobile asked about the breakout worksheet for City Council. Mr. Landon will supply it to Council. (Note: the increase is due to the way Information Technology expenses have been redistributed throughout the City departments/divisions/budgets to more accurately reflect equipment and support needs).

VM McGuire - What is the head count on this budget (City Manager's budget)? Mr. Quinn - 2-1/2 (half is Sharon, part time).

VM McGuire - Do you have a job description for this position (Purchasing & Contracts Management budget)? Mr. Landon - It is a staff assistant position; dealing with risk management, safety, insurance and helping with contracts.

VM McGuire - How much of this expense is related to the attorney that comes to the red light camera hearings (City Attorney budget)? Attorney Reischmann - It is included in the retainer. The firm sends monthly bills that show the work that has been done. The hourly rate is more for litigation that is not covered under retainer.

CM Nobile - Last year we had nothing outside the retainer? Mr. Landon - Yes, we did. Mr. Quinn - We budgeted last year for the retainer and historical expenses.

Attorney Reischmann - The retainer went from \$23,000 to \$26,000 and hourly rate for attorneys went from \$150 to \$175 per hour. Mr. Landon - Lawsuits are outside the retainer and are billed hourly.

CM DeLorenzo - The amendment to the contract; what year of the contract are we in? Mr. Landon - Year 5. Attorney Reischmann - Open-ended contract.

CM DeLorenzo - Red light camera attorney; will we get a reduction when that program ends in 2017? Attorney Reischmann - We will be happy to look at that.

VM McGuire - Do we look at any kind of competitive bid; do we measure what we are spending for our legal services with other municipalities? Mr. Landon - Yes, not just other municipalities but we look at what is the going rate out there. Our labor attorney gets \$250-\$275 per hour. Attorney Reischmann reported they do the math based upon the number of hours his law firm spends that goes into the retainer; the amount boils down to, on average, \$120-\$130 per hour, over the last several years. The average hourly rate of what qualified city attorneys are charging in the central Florida area, is \$160-\$180 an hour. Some of those are based on retainer; it's mixed, others charge hourly. Mr. Landon - We will bring forth the comparative information when we bring the contract to Council.

CM DeLorenzo - The amendment is not going to change what is under the retainer? Mr. Landon - Complicated real estate transactions will be outside the retainer.

CM DeLorenzo - Separate consultant or part of our auditors (relating to additional grants and increase in Financial Services budget)? Mr. Quinn - Same auditors; we have a fixed fee of the core audit and if they have to do other yellow book audits it costs approximately \$3,500 for each one above and beyond.

Mayor Netts - What is the source of that grant (for employee training under Human Resources budget)? Mr. Landon - Career Source. Mr. Landon - It's really shifting it from one budget to another; not really an increase in the bottom line.

CM DeLorenzo - This could be reduced by the grant dollars but you didn't budget for it? Ms. Williams - We could have an offsetting revenue; we didn't budget for it because there are no guarantees. It's based on which employees are participating and what their salary range is, so to be conservative we did not budget the revenue because we are not positive we will receive it but there is a good chance we will.

VM McGuire - What is the nature of the training? Mr. Quinn - Management/supervisory training 10 class series and also annual required customer service training for all employees.

VM McGuire - (Economic Development budget) Is Buxton budgeted for having an office in the City facilities? Mr. Quinn - No.

VM McGuire - When are they going to actually come on board? Mr. Landon - Contract was just executed. Mr. Falgout - 60 days lead time to get the Scout software set up for us and then start training, etc.; they are all self-service to customers.

VM McGuire - Are they going to come and give progress reports? Mr. Falgout - Sure.

VM McGuire - (Construction Management & Engineering budget) Do they pay based on an allocation or are you going to collect actual cost? Mr. Quinn - This year is on actual costs, we will know better after we get a year under our belt; we are just consolidating it in one place.

VM McGuire - (Planning budget) Which department are the building inspectors part of? Mr. Quinn - They are in the Building Department which Council will see in two weeks.

CM DeLorenzo - That is for outside consultants; what is the budget (regarding budgeting funds for 2016 to get started on the transportation impact study)? Mr. Quinn - Outside consultants, \$75,000.

CM DeLorenzo - Is that to complete the entire project? Mr. Quinn - We are not exactly sure yet; we have been told it is anywhere between \$60-\$120,000 for full comprehensive study. We split it a little bit more than the middle, figuring by the time we identify a consultant and get started, they are not going to work the whole year anyway.

CM DeLorenzo - We are using the general fund for this and not the transportation impact fee fund? Mr. Quinn - The City Attorney has advised that we cannot use transportation impact fees to do a study on transportation impact fees.

VM McGuire - (Code Enforcement budget) With lower amount of fines due to reduction in red light cameras; code enforcement staff has not changed? Mr. Quinn - It has not changed.

VM McGuire expressed he is not against pay raises for deputies (Law Enforcement budget). He is against paying for SROs (school resource officers); believes they should come out of the school district's budget. Mr. Landon - The deputies during the summer, when they are not in the schools, they are in our neighborhoods, etc.

CM Nobile - How many are there? Mr. Landon 5-6.

CM Shipley - They (SROs) don't do the summer programs for the kids? Mr. Landon wasn't sure.

CM Nobile - What is the total number of deputies? Mr. Landon - 24 (1 commander, 3 sergeants, 2 corporals, 17 deputies, 1 SRO).

Mr. Landon - This would be an amendment to the contract that will come before Council and at that time Council can decide whether they want to make any changes to it.

VM McGuire (Parks & Recreation budget) - Do we need any additional cost or funds for elections? Mr. Quinn - Only if it is our election but the potential additional costs to the City would be passed on from the Supervisor of Elections. When they are just using our space, there really isn't any appreciable increase in costs to us; nothing you can budget for.

VM McGuire - That would fall under the 2017 budget won't it? Mr. Quinn - Depends if there are primaries involved. Mr. Landon - It is budgeted under the City Clerk's budget - \$15,000 in an election year; ballot costs, etc.; we believe we have it covered.

VM McGuire - So, the difference between 2015 and 2016 (Tennis Center budgets) is not due to Kemper management, it is due to expenditures to maintain the course? Mr. Quinn - Yes, we didn't have any of the court resurfacing this year but they did have some improvement and expenses.

CM Nobile asked about the \$80,000 expense on the tennis worksheet. Mr. Quinn - That is their operating expenses; Kemper provides a detailed, line item budget which we will include in the worksheet.

VM McGuire - (Golf Course budget) None of that maintenance is capitalized? Mr. Quinn - None of this maintenance is capitalized, there are some other improvements that are requested as part of the Parks renovation budget that will be discussed next week. This is just keeping the course at the high level we expect it to be in. Mr. Landon - This is the expenditure number, but it doesn't reflect the revenue side of the

equation.

CM Nobile - What is the revenue side? Mr. Quinn - The anticipated revenues for this current fiscal year is about \$1.3 mil.; he will make sure the detailed, line item budget is available on the link.

VM McGuire - (Parks Facilities budget) When you say part time maintenance worker, is that less than 32 hours per week? Mr. Quinn believed so; two days a week. Mr. Landon reported it is for cleaning restrooms and garbage cleanup over the weekends.

Mayor Netts - (Facilities Management budget) The reason for this reallocation is? Mr. Quinn - Facilities is an internal service to all the different departments and it really makes a lot of sense to allocate out to the departments that use it.

VM McGuire - Do you see any foreseeable difference in the maintenance and janitorial services in this facility and our new City Hall? Mr. Landon - Yes, absolutely.

VM McGuire - Budgeted for it? Mr. Landon - Out of this fund, will come that and you are going to see additional staff, not just for here but for the community center because it's not just facility maintenance but the setting up of rooms, etc.

VM McGuire - But the janitorial work we contract out, do we not? Mr. Landon - Currently, and we are going back out to bid and looking at in-house versus contractual and that will be coming back to City Council (for some of the facilities it won't make sense).

CM Nobile - (Non-Departmental budget) Does this fund include the funds collected from the CRA that transferred there? Mr. Quinn - Yes, most of this expense is the funds that are collected and transferred out (\$540,000 roughly).

CM DeLorenzo - RSVP, are they prominent in the community; he hasn't heard much about them; do they request this grant or is this just an annual grant? Mr. Landon - We always get a letter from them for consideration. Mr. Quinn said it is paid out quarterly, not a lump sum of \$25,000. Mayor Netts - Retired Seniors Volunteers Program, now they are now called Flagler Volunteer Services (FVS), they have well over 1,000 volunteers who put in well over 100,000 hours of volunteer service in the County each year. That service goes to the hospitals, schools, various charities; a whole host of activities where volunteer services can be used; very successful and very used program, etc. Mr. Quinn - They were heavily involved in the Starlight Tornado; helpful with post outreach. Mr. Landon - RSVP and the Historical Society are general grants for their operations, there isn't anything specific they have to perform in return other than just reports on what they are doing; it is paying for more of their general administration.

CM DeLorenzo - Could we request financial statements from them? Mr. Quinn - Yes, sure. Mr. Landon - They can come and give Council a briefing/presentation at a workshop.

CM DeLorenzo - His only question to the Historical Society would be, did they spend all of the \$3,000 or are they accumulating dollars? VM McGuire - He believes, he knows this only because they came out to the Tourist Development Council (TDC) looking for some money, they maintain the building in Holland Park and they promote Palm Coast with brochures, etc. Mayor Netts - They put on presentations.

CM Shipley - Is that building at Holland Park being rehabbed? Mr. Landon - No, we

did a little rehab when they moved in but no additional plans at this time.

CM Shipley - So we give \$30,000 in cultural arts grants that go to a lot of things. The Arts Foundation, they have a raise the roof campaign; raising money to build phase 1, phase 2 (cover/roof over the outdoor pad). If we did \$50,000 for 3 years instead of the \$150,000 she had originally mentioned at the beginning matching their money. It would be \$1 per person (population); it would bring in business. If we don't give them that extra push and get this part of it set up, then we probably won't see the rest that is going to happen. A lot of the function that we now go out of town for we could now come here; events, graduations, bring class, etc. She thinks it would be very special; we will get a lot of use out of it and it will build businesses around it.

CM Nobile - Phase 1 is paid for? Mr. Landon - They have a permit in right now for landscaping earth work, for outside concrete stage/platform area.

CM Nobile - Phase 2 is putting cover over the stage. Mr. Landon - You also have the temporary mobile unit they are proposing and they really need some restrooms. Mayor Netts - He doesn't know where we are going to get \$50,000 but were we to do that, the good news is that this is a lease and should they go out of business, should they forfeit, the property and improvements would revert back to the City; we still have an asset at the end of the day should that happen. Mr. Landon - One of the things the infrastructure team has looked at on that same theme, in lieu of providing dollars, actually providing the actual facility itself; have the City build the restrooms or have the City be the one that contracts and does the roof if that is what you want to do so that asset goes into City property. Mayor Netts - He understands they got an additional grant because we expended their lease; would by providing cash versus service; does one over the other amplify their chances of more grant dollars or is it a wash? Mr. Landon - Yes, as long as the facility is built and they contribute \$250,000 to it.

CM DeLorenzo - So are you saying, we may be able to do \$50,000 of value for less if we did the in-kind or are you saying we could stretch \$50,000 more if we did the in-kind? Mr. Landon - The concept is since it is on City property, then we would lease restroom and pavilion and it would be part of the lease; any time we can do work in-house it always saves us money; when it is things our crews can actually do.

Mayor Netts - What does our staff have the capability of? Mr. Landon - He didn't come here with a proposal, not prepared with details.

CM Nobile - He would prefer in-house labor over cash. He would also like it to be in line with what benefits them to get that facility up and going quicker (phase 1 and 2). That is going to provide a great venue for that area.

Mayor Netts - This is the spark that an untapped reservoir that this City has of commercial and retail development is Town Center; anything that brings more people, brings more interest there, people will jump on board.

VM McGuire - They ought to come to the TDC with a proposal because there is a TDC budget for capital based upon the fact that you are going to bring in revenue from outside of the City and that is all bed tax money anyway. Mayor Netts asked, and VM McGuire agreed, to offer them some guidance relating to the TDC grant. VM McGuire expressed they need to expand their search area to more than the City of Palm Coast, etc.

Mayor Netts - From a budgetary point of view, for the moment let's assume we are going to put \$50,000 in and then we still have the unanswered question, do we hire

someone to do \$50,000 worth of work, do we give them (Arts Foundation) \$50,000 cash or do we do \$50,000 in kind, do those three choices impact where or how it gets budgeted? CM DeLorenzo - If we were to build it ourselves, would it come from our capital budget which is a mix of different taxes, including sales tax? Mr. Quinn - All of that is possible. Mr. Landon - Sales tax or general capital dollars or general fund are general tax dollars that you have discretion as long as it is on public lands, public purpose. The infrastructure team has looked at the idea too, not in great detail, but we can present that to Council.

VM McGuire - We have to tread lightly in this area because it is a private entity, and if we are not careful we will end up with another golf course on our hands. Mr. Landon stated arts programs in large cities and small cities often times it is seldom a 1 year proposal, so if you are going to start down this path you have to be prepared that this may not be a one-time request.

CM Nobile - If we built the roof, it would be our investment in our community. Mayor Netts - It would have to be clear in the lease with the Arts Foundation that it is not exclusively theirs. Mayor Netts - Cash donation, in-kind; at what point is it too late as far as the budget is concerned? Mr. Quinn - Right now after expenditures, we have a cushion of over \$170,000. A couple of things could happen, we could shrink the millage rate a little more, we could allocate \$50,000 in the budget towards this project to be determined how we spend it; if it becomes a capital project for the City then we have to work it into our infrastructure plan and the various funding sources that are available in the infrastructure plan. From a conservative standpoint, you may want to factor \$50,000 in as a place holder potentially in the non-departmental area in case you want to do something with it; Council will have to approve it down the road.

CM Shipley - Would it help for them to do a presentation at the next business meeting, etc.? CM DeLorenzo - If they could just communicate with us within the next few days that would be helpful. Mayor Netts wants to be sure each phase is a standalone, self-sufficient phase; would restrooms be the next logical thing; he wants return on investment at each step of the process, etc. Mr. Quinn responded timing is good between now and August 25th Council meeting.

VM McGuire - If we were to shrink the millage rate, how much? Mr. Quinn - 2/10ths of a percent; not a lot.

CM DeLorenzo stated he was approached by the Flagler County Free Clinic, they operate in Bunnell. They fill the gap below Medicaid. About 67% of their patients come from Palm Coast. They are trying to expand their services. They brought on a full time office manager who will be doing fundraising; they are currently open a couple of days, they are looking to expanding to do a couple of more days as best they can. They asked for a grant as well, they started with a higher number but he would like to propose \$10,000 for them. They provide a valuable service to the County and they want to expand that service. CM Shipley - She could see something like that as being part of the low-moderate income (CDBG) program. CM DeLorenzo would like to work with staff to see if any of that is eligible for this. Mr. Landon - This one really concerns him, from a long term impact on the community and how the structure works. Great program, very important, very worthwhile; our system and the State of Florida is that these type of social services for healthcare go through the State and they only deal with the County. There are County dollars earmarked specifically for this and there are County-wide and State-wide tax dollars that go for this. This is one where you are augmenting service that is being provided by other agencies. There are others out there that we do not support that as soon as you open this door, there will be a number of other social services that provide very valuable services for a variety of needs out in the community that will seek assistance. One of

the ways we have been able to keep our tax rates so low and our budgets so low is that we haven't got involved in social services that are actually the responsibility of State, County and Federal Government. CDBG dollars are technically Federal dollars, he thinks it really needs to stay in that category versus your local City tax dollars. It is the decision of City Council, if Council wants to do this there is a Federal CDBG grant under the category where we do the recreation grants - public service; 15% maximum. That would be taking your consolidated, 5 year plan, adjusting that and plugging that in and going through those steps. We would have to have this year's application in by mid-August and there is not enough time to get through that public process for this year so this is something you could consider for the future along with housing, etc.

CM Nobile - Are they maximizing their State and County contributions; how can we help them with that; writing their grants, etc., to maximize those dollars? CM Nobile agreed to talk to them.

CM Shipley thought that this is something she thought that kind of money (CDBG) would be used for; daycare, healthcare, senior center, etc.

CM DeLorenzo added all the doctors work pro bono.

CM DeLorenzo - Who should they contact for support? Mr. Landon - City Manager's office for grant writing assistance.

VM McGuire - What year are we in the contract with Kemper (General Fund Revenue Projections)? Mr. Landon - Year 2 of a 4 year contract.

VM McGuire - What are the transfers, are we rolling over \$777,000 from one year to the next? Mr. Quinn - No, those are transfers into the general fund; those would be in lieu of tax transfers that come from the enterprise funds and right now he is anticipating them to be the same or close to the same. He can't finalize that number until he knows what the final millage rate will be; he doubts they will be exactly the same as last year.

VM McGuire - The enterprise fund revenues should go up because we have more residents shouldn't they? Mr. Quinn - Yes, but that isn't really related to the tax transfers.

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

CM Shipley re-proposed funding for the Arts Foundation as she requested at the last workshop (to be discussed under budget Item 5).

Mayor Netts - Palm Coast Parkway overpass over I-95, there is a tall fence with the curved restriction at the top but on the southbound side from where the tall fencing ends there is a lower fencing that keeps you from tumbling down the embankment he guesses. On the northbound side you have the tall fence over I-95 but you don't have the similar lower fencing; he is wondering if it is going to be installed or it is not going

to be installed? (Slight delay in answer) Mr. Carl Cote, Construction & Engineering Manager - It is coming. South side is finished, the north side is not quite finished yet.

Mayor Netts asked about the lawsuits filed by Dennis McDonald.

Attorney Reischmann gave an update on the lawsuits.

CM DeLorenzo mentioned the construction area at the northbound exit is really messy; can we talk to them about cleaning it up out there? Mr. Cote - Yes.

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 reported the community seems to be excited about the Island Walk (fka Palm Harbor) shopping center. It is 80-85% leased out, a variety of new tenants, Metro Diner, Thai by Thai is coming back; Salsas is going to move into the end unit; Petco, Hobby Lobby, Leslie's Pool Supply, Brass Tap, Tuesday Morning, Chase Bank, etc. Still on target for the new Publix opening in November. Mayor Netts has been told that 90% tenant occupancy is considered excellent so 80-85% at this point is great. VM McGuire - The City doesn't get a vote as to what gets put into the shopping center; it is private property.

Royal Palms improvements are complete.

Mr. Landon went over each of the 2016 City of Palm Coast State Legislative Priorities (draft list attached to these minutes).

CM Shipley - 24 hours is reasonable notice (for a public records request response related to Public Records Lawsuits)? Attorney Reischmann explained the way the law has been used and arguably abused and he explained how a requestor can come in and ask for miscellaneous or vague documents from the last 10 years and the custodian is responsible to redact any exempt information so it is impossible to produce quickly. They started going to local contractors that do business with local governments and asking for documents as well. Mr. Landon - We feel it is important to support this item.

VM McGuire - Do we still have the same lobbyist? Mr. Landon - Yes. Mayor Netts - Yes, but with a different firm.

Council consensus for the top three to be: Enhance Water and Wastewater Funding, Public Records Lawsuits, and Utility Relocation.

I. ADJOURNMENT

The meeting was adjourned at 12:18 p.m.

Respectfully submitted,
Barbara Redline

ATTACHMENT TO MINIUTES

[15-315](#)

MEETINGS CALENDAR AND AGENDA WORKSHEET

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

[15-316](#)

ATTACHMENTS TO MINUTES

Attachments: [Item 1 - CDBG FFY 2015 Action Plan Presentation](#)
[Item 5 - 2016 General Fund Preliminary Expenditures Presentation](#)
[Item H - NEFRC Regional Legislative Priorities-Draft](#)