



# 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*

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**Tuesday, August 25, 2015**

**9:00 AM**

**Council Conference Room**

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>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**     [15-340](#)     RESOLUTION 2015-XX APPROVING THE PRE-ANNEXATION AND ECONOMIC DEVELOPMENT AGREEMENT FOR FLORIDA LANDMARK COMMUNITIES

**Attachments:**     [Resolution-Florida Landmark Pre-Annexation & Eco Dev Agreement](#)  
[Roberts Road Pre-Annexation and Economic Development Agreement](#)

*Mr. Landon gave a brief overview of this item, which covers Items 1 and 2 of the agenda. Mr. Beau Falgout, City Administration Coordinator, gave a PowerPoint presentation (attached to these minutes).*

VM McGuire - Why is the Tuesday Corporation not presenting? Mr. Falgout - In talking to a local representative, that has represented the property owner before, they really don't have any plans at this time to develop their property so they are just basically holding the property. If they had plans to develop, obviously it is logical to meet with the City because they are going to need water and sewer and at some point they would be required to but just so we didn't create an enclave in the future that is why they are being annexed.

Mayor Netts - the contemporary machine, they are currently receiving water and sewer? Mr. Falgout - They are receiving water and about to connect to sewer.

Mayor Netts - Are they paying 1.25? Mr. Falgout - Yes.

Mayor Netts - When they annex into the City will they drop back to 1? Mr. Falgout - Yes.

VM McGuire - When you notify the County, what does the County do? Mr. Falgout - They receive that notification and he receives confirmation that the County Administrator received the notification; Mr. Falgout receives no comment back.

VM McGuire - If they choose not to object do we get any kind of a document? Attorney Reischmann - It is the absence of the document that creates the legal response. Mr. Landon doesn't recall ever receiving a response from them. Attorney Reischmann - The grounds would be if you were creating an enclave or if it was a type of annexation that was creating some sort of extravagant reach into unincorporated areas which this one is obviously not.

CM DeLorenzo - (3) Public Facilities, Section C on Pg. 3 of the agreement, "the City will provide fire and EMS facilities, equipment and services as necessary to serve the property." Since we don't provide EMS services, can you explain that? Mr. Falgout thinks that is why it says facilities. Mayor Netts - We participate in EMS with our paramedics. Mr. Landon - All our fire trucks are advanced life support, EMS; we just don't transport. We actually provide EMS services; basically saying that we have to provide the same services we do every place else and facilities. He is very comfortable they are not going to expect anything above and beyond what they have right now.

**The Resolution was Continued.**

Enactment No: R2015-92

**2**      [15-341](#)      **ORDINANCE 2015-XX ROBERTS ROAD WEST ANNEXATION**

**Attachments:**      [Ordinance-Roberts Road West Annexation](#)  
                                         [Roberts Road West Annexation Report](#)

*Item 2 was discussed under Item 1.*

**The Ordinance was Continued.**

**3**      [15-344](#)      **RESOLUTION 2015-XX AUTHORIZING THE CITY MANAGER TO EXECUTE THE STATE REVOLVING FUND LOAN APPLICATION FOR WASTEWATER TREATMENT PLANT #2, PROJECT WW18042**

**Attachments:**    [Resolution - SRF Loan App for WW18042](#)  
[Palm Coast SRF Loan Application](#)  
[Letter from City Attorney to SRF](#)

*Mr. Richard Adams, Utility Director, gave a PowerPoint presentation, attached to these minutes.*

*VM McGuire - How are you going to shorten the construction? Mr. Adams - We just shorten the timeframe the contractor has; we have no choice. We get the application in after next week's approval; we don't know how long it will take the DEP (Department of Environmental Protection) to return the agreement to us. We will bring back the agreement to Council for final approval before we actually commit to borrowing the money. The plans, for all intents and purposes, are complete and ready to bid in October. The timeframes we are talking about are the first 2-3 months of next year being able to start construction.*

*VM McGuire - The schedule that you put up there, what did you base that time estimate on? Mr. Adams - The engineer's estimate how long it would take to construct the plant.*

*CM Nobile - Contractor is comfortable with that? Mr. Adams - We will know that when we get the bids.*

*VM McGuire - Will the contract have a penalty clause? Adams Yes, it always does.*

*VM McGuire - What would happen if no contractor wanted to bid because they didn't think they could meet the schedule? Mr. Adams - They would propose during the prebid conference that we extend the schedule. Mayor Netts - We would in turn go to DEP and say here is a road block and give us some latitude. Mr. Adams really doesn't think that is going to be an issue for us.*

**The Resolution was Continued.**

Enactment No: R2015-93

**4**        [15-342](#)

**PRESENTATION UPDATE OF THE NORTHEAST CORRIDOR  
GREENWAY ACQUISITION PROJECT AGENCY COORDINATION**

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

*CM DeLorenzo - It may be important to remind the public why we acquired this piece of property and why we are looking at this big plan. Ms. Bevan - The Northeast Corridor Greenway Area/Acquisition (NECGA) represents an influence of many roadway projects and when those roadway projects were coming into being, through the permitting agencies there was a need for floodplain compensation storage and also a general alignment of what was happening in that area. It is solely based on our capital improvement program at the point of entertaining the purchase of these properties.*

*VM McGuire - What is the green area on the map (Revised Alternative 1A slide)? Ms. Bevan - Those are actually in tact wetlands.*

*VM McGuire - What are exotics (Revised Alternative 2B Advanced Wetland Mitigation slide)? Ms. Bevan - Invasive exotics is kind of the parallel term; it's Brazilian Pepper, Chinese Tallow; species that do better than all the other species*

and they end up out competing the natural environment. We are fairly lucky on this site that it is pretty absent of that but that doesn't mean it is always going to be absent so we are placing that into the management plan.

Mayor Netts - Who are you working with at the Army Corps of Engineers? Ms. Bevan - Mark Evans on the regulation side and Diane Griffin is on the compliance side and a couple of biologists.

VM McGuire - What would happen if we did nothing (in respect of producing credits)? Ms. Bevan - We would basically restore; go with the restoration plan; there is no avoiding that per se and we would look at our capital improvement program and we would move forward with how we have always done; writing checks to mitigation banks to offset the function of any kind of wetland impacts.

CM DeLorenzo summarized - By preparing the credits on our own land, we don't have to go out and spend it somewhere else, and everything you have put together here puts us at approximately \$72,000 in credit rather than the average cost \$110,000 or the current market value of \$150,000. Ms. Bevan - Exactly.

VM McGuire - Where did the savings dollars come from (NECGA - Budget Analysis slide)? Ms. Bevan - The savings are entertaining an equation of credits.

VM McGuire - If we perform it in-house, we save \$470,000; is that the difference between our people doing it and hiring a contractor to do it? Ms. Bevan - That is correct.

VM McGuire - Do we have the people to do it? Ms. Bevan - We are scheduled for October 2016 and from her understanding our team of professionals will be able to accomplish that but no earlier than that.

CM DeLorenzo - Is that because Seminole Woods path will be done then or a portion of it so that is another project off the books, etc.? Mr. Landon - Exactly, we will plug it into the schedule.

Mayor Netts - Assuming we go with this proposal, what is the total number of credits we will generate? Ms. Bevan - 15.

Mayor Netts - In our capital improvement plan, how many credits do we anticipate needing? Ms. Bevan - Generally, we feel comfortable that we can forecast from the use of stormwater impacts and some other capital improvement projects; we feel comfortable that we would use those credits.

Mayor Netts - So, we are not going to be left with some credits left over just sitting there? Ms. Bevan - There is a discretion that she thinks we have on our side to have some flexibility in the projects that we have to list and show the agencies. This is only for our City capital improvement projects.

CM DeLorenzo - The \$1.65 mil. is based on \$110,000 (Wetland Mitigation Bank Credit Avg. Unit Price)? Ms. Bevan - Correct.

CM DeLorenzo - How far out, other than the projects we already plugged in, the Mayor is talking about future projects, is there a radius to the basin? Ms. Bevan - Yes, it's Basin 9; so it would basically, roughly be SR100 north to our City limits.

CM Nobile - Generally, these credits go up in cost? Ms. Bevan - There are a lot of variables, but it is at the discretion of the bank and managing entities of the bank to

*make that call.*

*CM DeLorenzo asked Ms. Bevan to talk about banking opportunities 10 years ago compared to now? Ms. Bevan - We have servicing banks within the region; we have Fish Tail, Brick Road; Flagler County's Pellicer Flats is mostly salt marsh, saltwater credits, a little bit of fresh water. There is definitely competitiveness in the market which is a driver for the cost. Fish Tail and Brick Road were not here 10 years ago, so there was generally a need to have banks in this area and it's a profit.*

*CM DeLorenzo - Recently, we had to buy, he thinks for the Palm Harbor extension, some special credits so what was the cost for those credits? Ms. Bevan - The special was because of the herbaceous nature of the wetlands which is not a community type that any of the banks have; it is mostly forest and fresh water systems so the nature of that was very unique; we are looking at herbaceous credits here and determining if that is a potential because that is something that doesn't exist currently.*

*Mayor Netts - For a City that has committed itself to environmental sensitivity, he thinks we need to say thank you very much to Denise Bevan and the people she works with; we are doing what we set out to do as a City Council and we are doing it very, very well.*

**The Presentation was Received and Filed.**

**5**      [15-310](#)

**PRESENTATION ON FLORIDA PARK DRIVE AIR QUALITY**

*Mr. Landon gave a brief overview of this item. Ms. Bevan gave a PowerPoint presentation, attached to these minutes. She was joined by Sean Castello, Traffic Engineer.*

*Mayor Netts - When we say Jacksonville, are we talking downtown Jacksonville, Jacksonville Beach? Mr. Landon pointed on the map to the downtown area of Jacksonville.*

*VM McGuire - Can you differentiate between trucks that burn diesel and cars? Ms. Bevan - Emissions, is really about the mechanical, buses, compressed natural gas (CNG); diesel vehicle would have an impact versus newer cars; there are on-road and off-road vehicles; a lot of variables.*

*VM McGuire - What about the color codes, what do they mean (Risk and Effects? slide)? Ms. Bevan - Basically, the white is no wind speed and it goes up to the purple; we are in the 3 meters per second.*

*(Mr. Castello took over the presentation at the FDOT [Florida Department of Transportation] Guidelines for Air Quality slide).*

*Mayor Netts - What is the significance of an intersection? Mr. Castello - That's where folks stop, compared to your typical unsignalized intersection where you really have only 1 or 2 approaches, side streets; throughout Palm Coast most of our side streets have very limited delay. Mr. Landon - Your signalized intersections have your heaviest traffic, plus someone is always stopped there which is contributing (to pollution).*

*VM McGuire - Can you tell us about the screen test; what is it and how does it work? Mr. Castello - The screen test is a simple software that FDOT has put together - there is very little input that we put in because the majority of the inputs are standard; come from the standardized tables that FDOT has put together, so we just take those*

inputs; put that in the program; and we input the traffic levels and the site geometry and it calculates it all. Mayor Netts - Apparently, it is how many cars per minute, per hour; the average amount of emissions that would be; it's not a chemical analysis of the air. Mr. Landon - If that analysis says it can potentially lead to a certain level, then we have to go back out and do air samples.

Mayor Netts - So the implication for Florida Park Drive is that if we saw traffic of the same volume on Florida Park Drive as we see at Cypress Point and Palm Coast Pkwy. then we could extrapolate and say we are still going to be way under. The reality is he lives there and he doesn't see anything approaching Cypress Point/Palm Coast Pkwy. traffic. Mr. Landon - You have two factors: not even close to the volume, and you don't have a signal (stop/start).

VM McGuire - The data you collected is based on how much traffic you observed in a 1-hour and a 9-hour period compared to the FDOT standard, is that correct? Mr. Landon - Observed and predicted.

CM Nobile - Who determines the worst scenario? Mr. Castello - For this study it was based on the worst intersection that had the heavy stopping.

CM Shipley - Is it possible to do one on Florida Park Drive? CM DeLorenzo - There is no intersection, signalized. Mr. Castello - We can't.

CM DeLorenzo - The 6-laning of Palm Coast Pkwy. terminates at Florida Park Drive so those intersections were in that analysis and it was decided we don't use these because this is not the worst case scenario, is that correct? Mr. Castello - Exactly. Mr. Landon - If you will agree, traffic on Palm Coast Pkwy. and Cypress Point is not as significant, or high volume with stopping at a signal, as Florida Park Drive and Cypress Point and Palm Coast Pkwy. was way under the standard, less than 1/3, it's basically a waste of time and particularly money to analyze it further and expect that you are going to get results that are worse than Palm Coast Pkwy.

CM Shipley - Could it be argued that on Florida Park Drive the houses are closer, than on Palm Coast Pkwy.; she doesn't want to leave any stone unturned. CM Nobile - The environmental component isn't there; it's just how many cars, stopping for so long; it doesn't incorporate how many houses are on the street, etc.

CM DeLorenzo - Our conditions at those intersections don't have houses, but many intersections throughout the U.S. there would be houses on a corner just like that and we are still less than 1/3 of the national standard.

Mayor Netts - Probably everybody here has driven through Jacksonville, the traffic level, the traffic volume, the stop and go in Jacksonville far exceeds even Cypress Point and Palm Coast Pkwy. and there are houses, apartments and condos on both sides of those streets and if Jacksonville is significantly below the standard, you have to extrapolate and say so is Florida Park Drive.

CM DeLorenzo - We have recently been accused of not protecting the citizens in this, but it should be known that all of our transportation projects, as prescribed by the FDOT, we have run this screening on so we understand the impacts the new roadway is going to have on pollution, the environment and the citizens. Mr. Landon - Yes, make sure it is under the National and State standards.

CM DeLorenzo - And if it wasn't we would then take a further step before proceeding. Mr. Landon - Yes.

VM McGuire - Did these FDOT standards change; let's say in the last 10 or 15 years the pollution control devices that are installed on vehicles have made the air cleaner, wouldn't the FDOT adjust their standards accordingly? Mr. Castello believes they would.

CM Nobile - Is that air quality based on personal health, what is it they are protecting against with that standard? Ms. Bevan - With regard to the Clean Air Act, basically the biggest umbrella that this all fits in, it has gone through a couple of reiterations from looking at DEP's website; they have come back twice and increased air quality standards, meaning EPA (Environmental Protection Agency).

VM McGuire - Where is the worst air quality in Florida, Miami? Ms. Bevan - In Florida, panhandle where the low ends are - Escambia. That is what she is seeing in the data that is coming up, they call it a nonattainment, meaning that you exceed in the ambient. It is a struggle with having intense temperatures, a lot of visitors. Mayor Netts - And no wind.

CM Nobile - Is it possible to look into, for the homeowners on Florida Park Drive based on the study we have; understanding the pollutants, what type of shrubbery can be used to best mitigate anything? Ms. Bevan - It is de minimis, landscaping; with our wind speed and generally the location of Florida Park in regards of just enhancing landscaping, she is not seeing a huge leap of benefit there.

Mayor Netts - A microfilter for your air conditioner.

**The Presentation was Received and Filed.**

## E. WRITTEN ITEMS

- 6 [15-347](#) RESOLUTION 2015-XX REVISING THE CITY'S TRANSPORTATION IMPACT FEE SCHEDULE AND ADJUSTING RATES BASED ON THE CONSTRUCTION COST INDEX; INCREASING RATES BY 2.44% TO TAKE EFFECT IN NOVEMBER, 2015

**Attachments:** [Resolution-Transportation Impact Fees](#)  
[Transportation Impact Fee Comparison](#)

Mr. Landon gave a brief overview of this item.

VM McGuire - What is the transportation impact fee that we are considering increasing by 2.44%? Mr. Landon - It's across the board depending on what your land use is.

VM McGuire - So, if we approve increasing by 2.44% it is to all of them? Mr. Landon - Yes, this resolution is not exactly approving 2.44%; it is approving that index.

CM Nobile - What is the old index? Mr. Landon - It is gone.

CM DeLorenzo - Why this particular index and not CPI (Consumer Price Index)? Mr. Quinn - When we had the last impact fee study that we are indexing which is water sewer impact fee study, we asked them to go out and look at all various construction indexes and come up with one that most closely approximates construction costs and that is the one we used for the utility water and sewer impact fees. He tried to find other ones but couldn't find one specific to transportation and construction costs so certainly part of the impact fee study is going identify what is the right index.

CM DeLorenzo - We don't index parks so why index at all? Mr. Quinn - Parks was a little different the way that one was done, it was based on anticipated construction projects and those future costs.

VM McGuire - How do our transportation impact fees compare to others in Flagler County? CM DeLorenzo - Flagler County still has a moratorium on impact, Bunnell has a moratorium on impact fees, Flagler Beach only collects water and sewer; he doesn't know the number, similar to ours he thinks. They don't collect transportation. If Flagler County had one they would collect theirs and it would be a pass through to the County.

VM McGuire - It is curious that the County is engaging all of these capital building projects and not collecting any impact fees. Mayor Netts - Because most of their projects are their project as opposed to the private sector projects. Mr. Landon - And you have to have capacity which means you have to have lanes and if you look at their street projects; it is usually replacing a bridge, resurfacing, etc.

CM DeLorenzo - When does transportation impact fee adjust October? Mr. Quinn - We just got the 90-day notice, November 16th is when the impact fees will go official.

CM DeLorenzo - At our business meeting, can you give us what the new number will be for a house, 1,000 sq. ft. commercial, and drive-through restaurant? Mr. Quinn - Yes.

**The Resolution was Continued.**

Enactment No: R2015-94

## F. BUDGET PRESENTATION

### 7 [15-304](#) PRESENTATION OF FINAL PROPOSED FISCAL YEAR 2016 BUDGET AND MILLAGE RATE

Mr. Landon reminded Council of the 12:00 noon scheduled executive session. Mayor Netts received a request that the Council, Attorney and City Manager comments be addressed before the recess for the executive session so members of the public can hear everything and go home.

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

>Millage Rate History slide:

VM McGuire - On the ad valorem receipts the numbers you have for this year's budget are estimated, are they not? Mr. Quinn - They are estimated numbers based on the maximum millage rate we have set. Of course they could change, if that millage rate is lowered.

VM McGuire - At the end of the fiscal year, do these numbers reflect the actual ad valorem receipts prior to 2015? Mr. Quinn - Pretty much, yes because we use our actual percentage of value received. The way the system works is you pretty much get everything you levy within your collection.

>General Fund slide:

CM DeLorenzo - The 2 equipment operators; is it from new facilities, what is the



change? Mr. Quinn - New facilities; Holland Park, park maintenance facilities, bathroom maintenance, field maintenance, new median maintenance; we have extra miles of medians; 1 part time position is for nighttime maintenance in the parks.

>Building Permits Fund slide:

VM McGuire - Are the building inspectors in this; are we comfortable we have enough now? Mr. Landon - Right now we are okay; there is enough revenue in there if they are needed; we haven't heard any complaints.

>Utility Fund slide:

VM McGuire - Estimated column is the actual, is that correct? Mr. Quinn - That is what we think we are going to end up at the end of the year.

VM McGuire - Why did we blow the budget? Mr. Quinn - When he does the revenue projections, he goes extremely conservative and that is what we base the budget on. Mr. Landon - The actual expenditures are \$700,000 under budget; revenue came in substantially over because Mr. Conservative/Mr. Quinn plans it that way; then to make up the difference it goes into capital reserves; that is part of the plan that is why we can build Wastewater Plant 3; borrow the money for that and not have to raise rates in order to meet that debt service. Our goal is to continue to set aside approximately \$1.6 mil. because once that plant is online we are going to have \$1.6 mil. additional expenditures. We budgeted \$33.2 mil. and spent \$32.5 mil.

CM Nobile - Do you know what our debt service is after this next loan on a yearly basis? Mr. Quinn - Additional \$1.6 mil. a year; between everything right now we are paying somewhere near \$10 mil. a year roughly. When we did rate increases it was two-fold, one was to get the rates where they needed to be, the other was to be able to build our reserves back up which had been depleted and then to add additional funds to the capital program so we don't have to borrow as much in the future so that we are putting more money from regular rates every year into the capital program so that there is a larger portion of the capital program being paid with cash we have on hand as opposed to having to borrow every time we have a project.

>Stormwater Fund slide:

VM McGuire - Is this where if the crews go out and cut weeds in stormwater runoff ditches and canals, it comes out of this fund? Mr. Quinn - Yes, any maintenance of the stormwater system.

VM McGuire - If it has been a rainy year some facilities may need more attention; do we have the money to do it? Mr. Quinn - In the stormwater fund we are literally spending every penny that comes in, so if we would either have to take it from somewhere else within the fund, not do something else or it would increase costs.

VM McGuire stated he gets complaints that if the citizens have to maintain their properties at certain standards, then we as the City should do the same and if we don't have enough money to do it, in case it needs to be done more than twice a year, then in his opinion it should be done more and we should put the money in there (relating to overgrown conditions around canals and ditches). Mr. Landon - A couple of facts, the ditches are maintained by our two prison labor crews so they are the ones that go through and twice a year hit each one of those. One of the concepts is to ask the prison system if they can add a crew and that would be relatively inexpensive for us. We do keep our grass cut for our facilities that have buildings on them but vacant properties without any structures on them, we don't require them to maintain the vacant property. We view this the same as vacant property.

VM McGuire - Are we doing it with twice a year service (maintaining canals and

ditches at a functional level) or will some of them require 3 times a year? CM Nobile lives 5 blocks from a large ditch, but he knows they are coming to cut/maintain it (per schedule).

VM McGuire - We need to re-examine our policies on these kinds of ditches and bring forward recommendations to City Council as to what other approaches could be used and how much they would cost. CM DeLorenzo - We evaluate roads, culvert pipes; maybe during this year maybe the inspectors can look at them also and identify the ones that aren't working as well. VM McGuire - Or code enforcement officers. Mr. Landon expressed maybe we could treat certain ditches (with more houses on them) a little different as far as a maintenance schedule. The modeling also addresses the capacity and functionality of these and that is one of the things we have done more improvements as a result of trying to determine if the ditches are operating like they were designed. He is hearing that Council would like us to look at the level of mowing and now treat each ditch the same based on whether it's built up alongside of it or not.

CM Nobile asked, on the same theme, about the pine needles on the road (along vacant lots), because when you drive along the roads in his district (4) the pine needles and dirt has piled up and grass is growing on it and into the roadway wherever there are 6 or 7 empty lots and storms make it worse. He doesn't see this as regular maintenance but we need to clear that out; it goes along with the City maintaining as homeowners, etc. Mr. Landon has asked Public Works; it would make sense to see if the mowers, when they are out there, if they can do something about that; we will take a look at it.

>Stormwater Capital Improvement Fund slide:

VM McGuire - Do we do canal dredging like we do road repaving; we have a goal of so much space a year? Mr. Landon - No, the only time we really do it is when it actually becomes like an island, major problem and restriction of flow.

>Capital Projects Fund slide:

VM McGuire - What is the \$250,000 for City Hall we have a guaranteed price, do we not? Mr. Quinn - This is a portion of that guaranteed price that the work may not be completed until after September 30th. It is not in addition to the guaranteed cost.

>Streets Improvement Fund slide:

VM McGuire - Is the projection the price less the grants or does the projection not include the grants? Mr. Quinn - This projection here, the revenue projection is our best estimate of what we are going to receive for the current fiscal year. Mr. Landon - The area in blue matches up with the revenue side. The reason we do that is because if you want to cut out anything in the blue you also have to cut off the revenue side of it.

CM Nobile - When we cross over to the next year, is what goes over to October accrued or paid? Mr. Quinn - Accrued, actual amount of work completed.

>Recreation Impact Fee Fund slide:

VM McGuire - A couple of years ago we made a deal with the PDA (Players Development Academy) that they would build some soccer fields; they haven't done anything what is going on with that? Mr. Landon - They looked into it, we offered to build them and they would pay for them and they looked at our budget and thought they could do it a lot cheaper. They found out here there are some drainage and fill issues and they decided it was more expensive than they are willing to pay. The actual lease of the property was never signed by them because they looked at that ahead of time so the property is not tied up, it's still our property.

VM McGuire - It appears that there are a lot more people lining up to play soccer than we have soccer fields. Mr. Landon - Yes, we have that every year; it's not just soccer; Holland Park is offline right now. We will continue to try to balance it.

VM McGuire suggested we look at more lights for the (unlighted) fields. CM DeLorenzo - If we revisited that lease with PDA, because there were a lot of limitations with what we were going to be able to do with City programs as how that lease was written before, but we do have to find a place for Mount Capella 2 to build Wastewater Treatment Plant 2; it's right down the road. He wouldn't be comfortable giving them all that dirt but if we could release a little bit; give them the dirt. Mr. Landon - The lease agreement proposed included us giving them all the dirt they wanted. CM Nobile - But the dirt we were willing to give them was unacceptable to them.

>SR100 CRA Fund slide:

CM DeLorenzo - The landscape mound on the west side of Bulldog is causing the hockey field to flood every time it rains; southeastern corner of the rink is holding several inches of water. Mr. Landon - We can take a look at it if we caused it.

>Special Events Fund slide:

VM McGuire - He thinks we want to keep an eye on this because there is a major change that has just taken place at the Tourist Development Council (TDC) and he doesn't know if it is going to mean that events that we plan in Palm Coast that we are going have to go our own way. The TDC awards funds based bed taxes and now that the Chamber of Commerce is no longer involved in the TDC, he is concerned about special events that we do in the City of Palm Coast where we formerly relied upon some assistance from the TDC and we are not going to get them down the road.

Mayor Netts - Where do you think that money will go? Mr. Landon - Of a revenue of about \$245,000, only \$22,000 is grants; of that we get \$17,500; \$2,500 for the birding festival and \$15,000 for the fireworks; other funds that would be impacted would be the professional tennis tournament every winter; he thinks we get \$10,000 for that. We don't rely a great deal on those grant dollars for special events, the biggest one is for fireworks.

>Facilities Maintenance Fund slide:

VM McGuire - What are we going to do about maintenance and janitorial service in City Hall? Mr. Landon - We are out to bid right now to see what the private sector prices are going to be and we have structured the bid proposals by facility so we can see how much they want to charge us for City Hall, versus Community Center versus whatever other facilities.

VM McGuire - Will you have a number to compare; if you give them a list and say these are the services we want you to bid on, then how would you compare their prices to what it would take if you had your own personnel; how are you going to make the decision? Mr. Landon - It is not an easy apples and apples comparison because of the benefit of what other things they could be doing; we don't know at this point.

(11:28 a.m. - Item 8, presentation on Fleet Replacement Study)

1:38 p.m. reconvened workshop after executive session.

Mr. Quinn presented the Millage Rate Options Fiscal Year 2016 active worksheet.

VM McGuire asked for the worksheet. Mr. Quinn stated it will be available as a link for

*Council to work with.*

*Mr. Landon talked about the potential of purchasing the Yacht Club and starting to put money aside. VM McGuire - When we talked about the potential of the Yacht Club, it was to use money we had already budgeted for capital for the Longs Creek. Mr. Landon - That budget is not available until 5 years from now; so long term it will save those dollars but we don't have those dollars in return budget. The other thing that is always possible is a reduction in the millage rate by the same amount and don't put it in capital. Mr. Quinn - .012. Mr. Landon - For the \$100,000 taxable value which is above our average; our average is about \$90,000; that is an average of \$7.12 a year. Mayor Netts - That you would save the average resident. We have heard here today the desire of Council to perceive a series of short comings whether it be in stormwater, etc. He thinks it would be a good idea to keep this money in the budget so that we can address those kinds of things. It is up to City Council to determine what the priorities are because that money does not solve all the issues that have been discussed. CM Shipley - There is always something that comes up and we have to wait for the next budget; this way it will be there. CM DeLorenzo - It wouldn't go anywhere until we allocate it to something; it's not a contingency. Mr. Landon - No, it would be a line item "to be determined" in the capital; it wouldn't go into general operating funds. CM Nobile - Any penny value would have to be agreed on to move it somewhere. Messrs. Landon and Quinn - Yes. Mr. Landon - We will change the capital fund accordingly to show that; we will add a line for future undetermined projects/City Council reserves (\$284,600).*

*CM Shipley asked CM DeLorenzo where the \$75,000 was coming out from where?  
CM DeLorenzo - It is coming from the transportation impact fee.*

*CM Shipley - Because we are getting grants? CM DeLorenzo - It's an allowed expense under transportation impact fee fund that we thought previously wasn't and was coming out of the general fund. CM Nobile - So, we put it back. Mr. Landon - It is to do an updated study on transportation impact fees, so it is an appropriate place for it; that way it is not in operations; it is being paid for by impact fees.*

*Mayor Netts stated he thinks there is a City somewhere (possibly Volusia County) using one of these variable worksheets online so the public can work with it, etc. Mr. Quinn stated we are looking at doing something like that; we can definitely work towards that.*

**The Presentation was Received and Filed.**

**8**      [15-331](#)

## PRESENTATION ON FLEET REPLACEMENT STUDY

*Fire Chief Mike Beadle gave a PowerPoint presentation, attached to these minutes.*

*>Apparatus Replacement Option #4 slide:*

*CM DeLorenzo - Do prices include the trips to inspect, etc.? Chief Beadle - These do.*

*>Custom vs. Commercial Chassis slide:*

*CM DeLorenzo - In our current service, approximately half as functional life? Chief Beadle - Correct, at the front line, we are using every day. Mr. Landon - What we need right now is not frontline. Chief Beadle - We are looking at backup(s) now; the backup trucks run nowhere near the runs of the frontline trucks.*

*CM DeLorenzo - So, roughly 15 year life run as a backup? Chief Beadle - It could be. Mr. Quinn - The general rule of thumb is a truck would be about 15 years on active, every minute (frontline) service and another 15 years as backup, light duty service; hoping the trucks have approximately 30-year life window.*

>Apparatus Replacement slide:

VM McGuire - At what point in time in your opinion, do we have to get serious about building a fire house down there (in Seminole Woods area)? Chief Beadle - When the call volume dictates that we need to have equipment down there. Currently, the way the system is set up with Flagler Beach and the County responding on the south end we are doing pretty good. If we get more developments come in down there will dictate that. The DRI (Development of Regional Impact) that is coming in for Old Kings Road south, we put in for a piece of property within that in hopes that when they get done with their first phase we will sit down and do a study of what the call volume is and whether we need to build down there or not.

VM McGuire - How many fire engines does it take to equip a fire house. Chief Beadle - Typically, a pumper (\$450,000); depends on the calls. Mr. Landon - Usually, a frontline and a backup.

VM McGuire - If we are going to need another fire house, how are we going to react to that? Mr. Landon - It is all development driven. Tax base is going to have to go up and that additional tax base is going to pay for the fire house.

Mayor Netts - 9,000 front line calls, how much of those are fire calls versus something else? Chief Beadle - Most are medical; fire based - roughly 10% range.

Mayor Netts - So, 90% of the calls we are running that are wearing out these fire trucks are not fire related calls, at some point in time this City and this County are going to address or readdress how we are going to respond to these calls. Right now, a large number of our firefighters are paramedics; the only things we have for them to ride on are big fire trucks and there are all kinds of arguments; don't take firefighters out of service on an ambulance when there might be a fire call coming in but at some point, we are going to find there is a less expensive way to respond to EMS type calls.

CM Shipley - What is the reason we can't do it with the EMT/paramedic and ambulance? Chief Beadle - State law requires a paramedic to be in an ambulance to transport to the hospital.

CM Shipley - We don't have any paramedics/EMTs that can ride in ambulances; instead of buying 2 fire trucks can't we maybe buy ambulances? Mayor Netts - Under Florida Statutes, for a municipality to run an ambulance service you have to have a certificate of need which is issued by the County. The County is adamant that they will not issue a certificate of need to the City of Palm Coast for transport. Mr. Landon - If we could transport, we could do this a lot more efficiently.

Mayor Netts - How many paramedics ride on an ambulance? Chief Beadle - 2.

Mayor Netts - This is something we are not going to solve today; it is not going to solve our backup replacement issue, but is a topic of conversation that has to be addressed to improve efficiencies within Flagler County. Chief Beadle - We are currently working, under our performance measures, duplication of services; are we or aren't we. By the end of the calendar year they hope to sit before Council and show what they have found. They are working on a year's data from April to April and call volumes, and how many whats, wheres, hows, etc.

CM DeLorenzo - Delivered prices? Chief Beadle - Delivered prices; probably more in the range of \$240,000 +/- because using cash and multiple purchases.

CM DeLorenzo - How is the commercial (chassis) one we have? Chief Beadle - It is ready to come out of service and go to backup status and it lasted about 7 years before we had to rechassis it

CM DeLorenzo - Used as frontline? Chief Beadle - Frontline, so in this application it will work and talking to other chiefs in the State; this type of vehicle for the type of calls we are going to be running with it, the amount of calls we are going to run with it; basically as a volunteer backup truck it should last us up to 15-20 years.

VM McGuire - Are there any companies that take an old fire engine and rebuild the chassis? Chief Beadle - We look at that with the 20-year mark with them and typically cheaper to buy a new truck.

CM DeLorenzo - After how long did you have to rechassis? Chief Beadle - 7 years.

VM McGuire - So, the chassis gets stress fractures in it? Chief Beadle - Yes, it wasn't holding the weight; wear and tear on it; it wasn't us saying we think it's time (for replacement), it was from the mechanics that work on these things.

CM DeLorenzo - The commercial truck we have now, is it a Rosenbauer? Chief Beadle - No, it is on a Kenworth chassis, it was on a Freightliner chassis.

Mayor Netts - So, at the end of the day your recommendation is? Chief Beadle - Replace engines, 2 within the 2015-2016 budget; 1 within the 2016-2017 budget. Then when we get back to 2017-2018 budget go back to the replacement schedule; customs come out of service and go to backups for how ever many years we can get out of them.

CM Shipley - What do you do with the old fire trucks? Chief Beadle - We have one for sale right now that no one has bid on. We put them out to bid; there is an antique collectors society that is looking at one that is coming up within this program, because it is unique, 39 years old. Unfortunately, a lot of them go to the scrap yard. Mr. Quinn - The most we have ever gotten on a fire truck is \$5,000.

CM Nobile - So, we have these backup trucks; they will be good for 15 years, in that timeframe are any of the main (frontline) trucks coming out; what is our anticipation; are we going to have more backups? Chief Beadle - The one that is supposed to come out, #25 Kenworth, that will go to a backup status until such time we replace another one and then rotate out of service.

CM Nobile - Before these 3? Chief Beadle - Yes, easy.

11:56 a.m. - Mayor Netts suggested, prior to executive session, that Council move forward to Items H-J, Discussion by City Council, City Attorney and City Manager.

**The Presentation was Received and Filed.**

**Recess City Council for Attorney Client Session per Florida Statutes, Section 286.11 (8) for a time certain of 12:00 p.m.**

**G. ATTORNEY CLIENT SESSION**

**Open Attorney Client Session relating to discussion of settlement and strategy related to litigation expenditures in the case of Dennis McDonald and Janet McDonald vs. City of Palm Coast, Case Number 2015-CA-000217. The estimated length of the session is approximately 1 hour.**

**In attendance shall be only the following persons: Mayor Jon Netts, Vice Mayor Bill McGuire, Council Member Jason DeLorenzo, Council Member Steven Nobile, Council Member Heidi Shipley, City of Palm Coast City Manager Jim Landon, City of Palm Coast Attorneys William E. Reischmann Jr., Esq. and Debra Babb Nutcher, Esq.**

**Close Attorney Client Session**

**Reconvene City Council at Close of Attorney Client Session**

**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).**

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

*Mayor Netts had a call from the Chairman of the County Commission asking for a joint meeting. Mayor asked for an agenda; he is going find some way within the Sunshine law to poll the Commissioners and give us an agenda. Conversely, if City Council is going to meet with the County Commission are there things you would like to have an opportunity to discuss. Rather than polling you here, if you would let the City Manager know what it is you would like to discuss then we can exchange agendae and then set some kind of mutually acceptable date.*

*CM Nobile - Is there some specific reason for this? Mayor Netts asked Mr. Meeker what it is he would like to discuss and he said he can't be certain but he thinks it has to do with the water and sewer service to the airport.*

*Mayor Netts talked about the Manatee Protection Plan the County instituted back in 2009 he believes, at instance of Florida Fish & Wildlife (FFW) - so many miles of no wake zones, slow speed zones, etc. The plan that Flagler County instituted at that time satisfied FFW; it did not satisfy the Federal Fish & Wildlife. There are at least 4 maritime projects in Flagler County that the Federal Government has refused to issue permits for. At the urging of the development community, Flagler County has been working diligently to produce an expanded Manatee Protection Plan that will meet the Federal Government's desires and will hopefully result in these permits for marine construction within Flagler County. The Mayor the other day met with the consultant that the County is using, Tim Telfer, the County's environmental staff, and the County Administrator; they have a draft plan and they are reasonably confident that it will meet Federal Fish & Wildlife criteria. They have asked Florida Inland Navigation District and the cities that are on the water (Palm Coast), as if an when it becomes desirable, would we be willing to send a letter of endorsement to urge the Federal Government to accept the plan. What it amounts to is an additional half mile of slow speed zone down to the vicinity of Lehigh Canal.*

VM McGuire - Slow speed means? Mayor Netts - Typically, slow speed/minimum wake, the boat is completely settled in the water; the bow is not raised up and you are making a minimum wake; typically 5-6 miles an hour depending on the boat. Then a series of segments along the Intracoastal waterway; somewhere there will be no restriction on dock construction, somewhere anything over 5 docks per 100 ft. there will have to be special permitting. It does not in any way affect single family residential docks, it is commercial only. The plan is probably as good as you are going to get. So, at this point the County has not asked us for a letter of endorsement, but be prepared to give one if they ask for it. Mr. Landon - At the next workshop (9/8/15) we invited Tim Telfer to come and give a full presentation of the plan.

VM McGuire - Linda Provencher (Mayor of Flagler Beach) was at that meeting too, are they going to ask her for a letter? Mayor Netts - Yes, you have Beverly Beach, Flagler Beach, Marineland and Palm Coast; all on the water. Bunnell has no Intracoastal waterfront.

VM McGuire - What about the Hammock? Mayor Netts - That is County.

#### **I DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA**

*No comments.*

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

Mr. Landon - The new code violation/complaint process went online and is active; it was in test mode last week. So, Council requested the people who submit a complaint about a code violation in their neighborhood will be required to provide a name and email address; the system then sends them an email that they have to click on and that will resend it to us and generate the actual complaint.

A lot of positive things happening with construction projects, but the one that is disappointing is the contractor for the Palm Harbor Extension. He was to get finished with the intersection at Palm Harbor and Matanzas Woods; its the same contractor that is doing the overpass and he is getting a lot of pressure to get further along with the overpass and did not meet his commitment to get that intersection resurfaced and redone before school. So, now we are looking for a new schedule; we are not going to tear up that intersection; we will coordinate with the school; we may be waiting for Thanksgiving or Christmas break or some other time at night.

Mayor Netts - Are there liquidated damages in this contract? Mr. Landon - Yes, and we have made it very clear we are not going to release him of those liquidated damages, delay damages. We are also not going to let him go in and do it when he wants to do it because a lot of people go through that intersection. It is out of our control right now other than the future; making sure it minimizes any impact on the schools and we don't have people being delayed going in and out of school.

12:05 p.m. Council recessed to go into executive session.

1:38 p.m. reconvened workshop; continuing with Item 7, budget worksheet.

#### **K. ADJOURNMENT**

*The meeting was adjourned at 1:52 p.m.*



*Respectfully submitted,  
Barbara Redline*

**ATTACHMENT TO MINIUTES**

[15-349](#)

MEETINGS CALENDAR AND AGENDA WORKSHEET

**Attachments:**    [City Calendar](#)  
                                 [Agenda Worksheet 2015](#)

[15-354](#)

ATTACHMENTS TO MINUTES

**Attachments:**    [1&2-Roberts Road Annexation](#)  
                                 [3-SRF Application WWTP NO2 PP 8-25-15](#)  
                                 [4-NECGA StatusUpdate for City Council Workshop 08-25-15](#)  
                                 [5-Air Quality](#)  
                                 [7-2016 Final Budget Presentation](#)  
                                 [7-Millage Rate Options FY 16](#)  
                                 [8-Fire Replacement 2015-1](#)