



# City of Palm Coast

City Hall  
160 Lake Avenue  
Palm Coast, FL 32164  
palmcoastgov.com

## Meeting Minutes

### City Council

**Mayor Milissa Holland**  
**Vice Mayor Steven Nobile**  
**Council Member Robert G. Cuff**  
**Council Member Nick Klufas**  
**Council Member Heidi Shipley**

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Tuesday, December 6, 2016

6:30 PM

City Hall Community Wing

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#### City Staff

**Jim Landon, City Manager**

**William Reischmann, City Attorney**

**Virginia A. Smith, City Clerk**

>Public comment on issues on the agenda or public participation shall be limited to 3 minutes for each speaker.

>If any person decides to appeal a decision made by the City Council with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, including all testimony and evidence upon which the appeal is to be based. To that end, such person will want to ensure that a verbatim record of the proceedings is made.

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>Other matters of concern may be discussed as determined by City Council.

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#### A. Call to Order

*Mayor Holland called the meeting to order at 6:30 p.m.*

#### B. Pledge of Allegiance to the Flag

#### C. Roll Call

*City Clerk Virginia Smith called the roll.*

**Present:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley

### Approval of Minutes

- 1     [16-484](#)           MINUTES OF THE CITY COUNCIL'S:  
           A. November 15, 2016 City Council Business  
           B. November 29, 2016 City Council Workshop
- A motion was made by Council Member Shipley, and seconded by Vice Mayor Nobile, that the Minutes be Approved as presented. The motion was adopted by the following vote:**
- Approved:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley

### Proclamations and Presentations

- 2     [16-485](#)           PROCLAMATION DECLARING THE YEAR 2017 AS FLAGLER COUNTY'S FIRST CENTURY AS A COUNTY AND SATURDAY APRIL 29, 2017 BE SET ASIDE AS THE FLAGLER COUNTY CENTENNIAL CELEBRATION
- Mayor Holland presented this Proclamation.*
- The Proclamation was Received and Filed.**

### PRESENTATIONS

### ORDINANCES, RESOLUTIONS, AND PUBLIC HEARINGS

Order of Business for Public Hearings (Council may make inquiries at any stage):

Open Hearing  
 Staff Presentation  
 Applicant Presentation (if applicable)  
 Council Questions of Applicant (if applicable)  
 Public Comments/ Presentations  
 Rebuttal by Applicant (if applicable)  
 Close Hearing  
 Council Discussion  
 Council Action

### First Reading

- 3     [16-477](#)           ORDINANCE 2016-XX REZONING 28.60 +/- ACRES FROM MATANZAS LAKE PLANNED UNIT DEVELOPMENT TO MATANZAS LAND MASTER PLANNED DEVELOPMENT, APPLICATION NO. 3112
- City Attorney Reischmann read the title into the record.*
- Mr. Landon gave a brief summary of the item. Attorney Reischmann reminded Council and the public that this is a quasi-judicial item and any ex-parte communications need to be disclosed at this time. Attorney Reischmann announced there were two ex-parte communications with all Council: 1. Draft minutes from the*

*PLDRB meeting relating to this item. 2. Email grievance letter from neighborhood resident Mr. Eric Josey.*

*Mayor Holland asked for ex-parte communications.*

*CM Cuff discussed the application with Assistant City Attorney Katie Reischmann. CM Klufas discussed this issue with Mr. Landon after reviewing the draft minutes from the PLDRB meeting relating to this item.*

*Mr. Landon provided an overview to this item.*

*VM Nobile-How did this area fair during Hurricane Matthew? Ans: Mr. Landon-Hurricane Matthew did not have a lot of rain, so the whole community fared well.*

*CM Klufas-Are those blue areas, the 100 year flood plains from FEMA maps? Ans: Mr. Landon-No, they are from our stormwater modeling plan from engineers that we hired to complete the modeling.*

*Mr. Hoover presented a PowerPoint presentation, which is attached to these minutes.*

*Mr. Ray Tyner provided additional information regarding this item.*

*CM Shipley-So the applicant will be doing the stormwater for us? What would that cost if we had to do it? Ans: Mr. Tyner-The permitting alone is estimated at approximately \$80K. As far as the construction, you are talking heavy equipment and digging out the soil and disposing of the soil. I could not guess but thousands of dollars. Mr. Landon-It would really depend on if there was use for the soil. If we do it, we have to go out to bid, etc. If the private sector does it, they are going to trade it for other things usually. We do not know the exact prices, but will be easily a six figure cost. Ray, you said the wetlands are in there, the latest study we got is actually closer to \$150K. \$85K was the original estimate but since more studies have been done, they estimate closer to \$135K-\$150K for the wetland mitigation bank that you have to purchase credits out of.*

*VM Nobile-And the applicant is paying that? Ans: Mr. Landon-The slide will get into that.*

*VM Nobile-The launch facility and entrance way will be under City maintenance? Ans: Mr. Landon-Yes. The launch area (blue area) will be City property so that anyone in the neighborhood could launch a kayak. The launch area is outside the gated area.*

*CM Shipley-How many properties were there in that 300 ft. area? Ans: Mr. Hoover-There were 129 properties in that 300 ft. area.*

*Applicant Jim Cullis presented a PowerPoint, which is attached to these minutes.*

*CM Shipley-Do both entrances go to the same street? Ans: Mr. Cullis-Yes.*

*Mayor Holland-Are you looking to phase the infrastructure or do it all at once? Ans: Mr. Cullis-We have this requirement to plat as we complete the stormwater improvements, so Jon Hall is here tonight, he is the contractor I am looking at hiring to do the digging. I think what is logical is that we would clear the side, excavate the lakes, start the main canal and I am guessing that the 11 acre lake might take about a year to a year and a half. We would build the main entrance and the amenity*

*property in the first phase and then go north, which has a number of lots that are restricted and in the hold back that we negotiated with the City.*

*Mayor Holland- Where would the school bus spot be located? Ans: Mr. Cullis-In the kayak park or we would find another suitable location.*

*Mayor Holland requested that Mr. Sans Lassiter provide a brief overview to his traffic analysis.*

*Mayor Holland-You did traffic patterns, were you seeing traffic going in one direction? Ans: Mr. Lassiter-It will most likely go south.*

*Mayor Holland-The two entrances will go in at the same time and not phased? Ans: Mr. Tyner-Correct, it is a requirement of the LDC when you have over 50 units to have two ingress/egress points.*

*CM Klufas-Is there a sea wall involved in the launch/kayak area? Ans: Mr. Cullis 7:20*

*CM Cuff-The canal on the north side of the project that is existing now, is it a wet ditch? Ans: Mr. Cullis-It is a ditch.*

*CM Cuff-Is it going to be excavated further? Ans: Mr. Cullis-It will serve as a drainage ditch that will feed into the City and the City will maintain it.*

*CM Cuff-What is the approximate width (on the north side) of the canal? Ans: Mr. Cullis-25 feet, I think.*

*CM Cuff-On the south side, where the kayak canal will be dug, what is the approximate dimensions of the canals versus the banks on either side? Ans: Mr. Cullis-That parcel is 80' wide. The canal will be 40'.*

*Public Comment:*

*Jack Carall-When they opened the presentation, they mentioned the residents would be 6,000 sq. feet? Isn't that small? How big are the lots?*

*Eric Josey-Requested 2 additional minutes. Council concurred. Concerns with the project. Public notice-certified letter. Submitted a grievance letter via email to the City Clerk for distribution to the Council the day before this meeting.*

*Donna Julio-Concerned with traffic and size of homes.*

*Heather Bevan-Supports growth, especially in that neighborhood.*

*Brad West-Supports the project.*

*Perry Matrano-Would like to see beautiful development in this area. Supports this project.*

*Diane Minotti-Supports the project. Matanzas Woods does not have signs as we used to, it has limited lighting and no sidewalks.*

*Craig Mitchell-Supports the project, however, would like to have the traffic issue addressed. May need a traffic light at Laramie and Matanzas and the parking on Matanzas Woods Parkway.*

*Steve Carr-Concerned with the traffic issue.*

*Responses to Public Comments:*

*Size of lots and homes-Mayor Holland-We do have patio homes in other locations in the City and it is about choices and options that we offer to our residents. This is one of many that are coming in to different communities as a way for residents that are retired, elderly that do not want big properties or homes to take care of, and it offers them that different option. It is a shift of our many historic lots from ITT days many years ago, but we are in 2016 and we are seeing that transition often. So to your point, yes that is a change but we are seeing it in other parts of our community that has already been developed.*

*Property values-Mayor Holland-The property in Grand Haven is going for approximately \$450K, so it will increase your property value when a development like this comes into your neighborhood. It shifts it dramatically and we are seeing those prices, not that the economy is coming back; we are really seeing those prices come up dramatically. In particular, those kinds of homes, for those residents that do not want to go out and do a bunch of yard work but more of the homeowners' association models. The property values have held high in particular with those types of communities. So even when we saw the downturn in the economy, we did not see as great of an impact on those types of properties because it kept the values so strong. So*

*if you think of a property such as this and the size very similar to Grand Haven, very similar as far as sidewalks and tree growth and everything else that goes along with that type of community, those exact homes today, and I know this for a fact, are around \$400K.*

*Bus stops-Mayor Holland-I think we addressed this as a pad to put on as a safety measure. I think the City entered into working with the School District as setting up these pads throughout our community as a safety measure for our school aged children.*

*Due process notice-Mr. Landon-Planning staff has been working with our City Attorney to confirm we meet all those requirements. Mr. Reischmann provided an overview to the notice process and what statutes are relevant regarding this home rule project.*

*Mr. Hoover confirmed he sent out the notices and posted the property in accordance with State Statutes.*

*Attorney Reischmann-There are vested rights in this property. What we are looking at is what can be done with this property now and what the rezoning will allow to be done with this property.*

*Mayor Holland discussed private property rights.*

*Mayor Holland-Traffic Study-If you look at a comparison, just because I am very familiar with Grand Haven and the population over there, is about 4k residents today. So you have 4k residents at any given time getting onto Colbert Lane, which is a two lane road. The fact of the matter is that you are not seeing 4k residents at 5:00 every single day get on the road at the same exact time. So when they go through these traffic studies, they have models that are universal models that FDOT has, that every other engineer, every traffic engineer has across the State of Florida because they have to be in compliance with State law as well. They are taking those models and plugging in the data with the surrounding population, with the impact of the*

community, with traffic patterns and taking into account there are new roadways to that area and their findings are very clear. Their findings are showing the impact with these types of developments will be less than what was originally proposed that could go in there if this proposed development is not approved. I want to make that very clear. This is not someone that a developer hires that is not required to meet the FDOT standards and requirements Statewide.

CM Shipley-This is my district and dealing with the golf course issue for the past two years, we now know what will be going in there. I think we need to look at this in a positive way. However, concerned with Laramie Drive, if there is a problem with traffic, the Developer has to address it.

CM Cuff-The major intersection at Matanzas Woods Parkway and Lakeview and the Laramie intersection, has there been any discussion for a light at Laramie and Matanzas Woods Parkway? Ans: Mr. Tyner-Not at this time. This is not the end of it. When the budget comes in, the next step is they will submit for a preliminary plat and we will also require a more detailed traffic analysis at that time.

VM Nobile-The issues that have been brought up are in every neighborhood. For example, where I live we all feed into Rymfire. Multi-family is not for this neighborhood. Looking at a year to a year and half for this development to occur once it is started. Palm Coast has to grow. If it does not grow, Palm Coast goes away.

CM Klufas-Is it possible for the opportunity to connect Lancelot to Lakeview? Ans: Mr. Landon-Explained that Lancelot meets up to Laramie.

Mr. Landon let the residents know that the next path is Lakeview Blvd. We also are working on the signs for the neighborhood.

**A motion was made by Vice Mayor Nobile, and seconded by Council Member Shipley, that the Ordinance be approved on First Reading. The motion was adopted by the following vote:**

**Approved:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley

Enactment No: O2016-7

## Resolutions

- 4 [16-472](#) RESOLUTION 2016-XX APPROVING A CONTRACT WITH BERGMANN ASSOCIATES FOR THE CREATION OF THE PUBLIC WORKS FACILITIES MASTER PLAN

Mr. Landon provided an overview to this item. Mr. Abreu presented a PowerPoint presentation, which is attached to these minutes.

Mayor Holland-How long do they project out? I know it is hard to project out what growth will do, but do you have an estimate of how far out? Ans: Mr. Abreu-We are looking at 15-20 years at least.

Mayor Holland-As far as the budget goes, I know it is in the budget, do we have the money in our five year capital plan for the capital expenditure? Ans: Mr. Landon-Yes, we do. It is 3 years out but right now there are program dollars for these improvements. The plan is to do it over a couple of years.

VM Nobile-So what we are about to do has determined what we are going to do?  
Ans: Mr. Landon-Yes.

VM Nobile-Where did the \$6 mil. five year term come from that is on Flaglerlive? Did they call someone with those questions? Ans: Mr. Landon-I do not know, right now it is basically a place holder in the future until we get a better idea of exactly what we need to do.

Mayor Holland-The placeholder you are referring to is in the capital projects-5 years out? Ans: Mr. Landon-Yes, I have just pulled it up. The significant dollars would be in 2021 and 2022. Both of those are \$2,750,000.

VM Nobile-None of that has been approved? Ans: Mr. Landon-Correct. Currently in the budget for this year is \$300K, so this study is substantially less than what was in the budget.

Public Comments:

Robert MacDonald-You need \$100K to do what you want to do? Why not take \$300K from the Golf Course amenity and give it to Public Works.

Louis McCarthy-It is just that the amount of money we are talking about for what we are doing, and these are actually studies for things that we know has to be done. Now where it is going to be done, how high is it going to be, etc., it does have to be done.

Perry Matrano-Public Works does a wonderful job. Please give Public Works the capital it needs to build this.

Jack Carall-What we have now will be there for the next 20 years, east and west side is congested with trucks. In 5 years, when we order 3 or 4 more trucks and more trucks, where do we put all this equipment? Where are we getting the additional property from?

George Mayo-The workers need a facility. Is there a locker room for the workers, is there a shower room for employees if they are sprayed with chemicals, etc.?

Responses to Public Comments:

Mayor Holland clarified what that this item is - an approval of a Master Plan study.

Locker rooms-Ans: Mr. Abreu-It will be included in what are the needs.

Money from Parks and Recs Department-Ans: Mayor Holland-That is not customarily how City government works. If the City Council decides to do something different with the Golf Course, those monies will be decided upon at that time.

Mr. Landon explained that there is additional land out there to assist in the redevelopment of this facility.

**A motion was made by Council Member Cuff, and seconded by Vice Mayor Nobile, that the Resolution be adopted. The motion was adopted by the following vote:**

**Approved:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley

Enactment No: R2016-126

**Recess City Council Meeting and Convene CRA Board Meeting**

- 5      [16-481](#)      STATE ROAD 100 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY RESOLUTION 2016-XX APPROVING SALE OF CITY PROPERTY TO UNICORP (UNDER PALM TOWN CENTER, LLC)

*Mr. Landon provided a brief overview to this item. Mr. Beau Falgout presented a PowerPoint presentation, which is attached to these minutes.*

*Vice Chair Nobile-Am I correct in saying that the applicant is in contract with the used car lot property? Ans: Mr. Falgout-Yes, they are as well as property that will be used in Phase 2.*

*Public Comments:*

*Jack Carall-Why do we need another gas station? Why are we taking a loss for the sale of the property, which is prime property?*

*George Mayo-Bulldog Drive, setback there is a single family home, what will happen with that home?*

*Responses to Public Comments:*

*Gas Station-Mayor Holland-School of thought, by saying competition is a good thing and drives the costs down for a service, and I can assure you our gas prices are higher for a reason. You can go to the south and the north and they are less because you have way more gas stations in condensed areas. But Wawa is not just a gas station, it is much more than that. People that are from all around the country are excited about this. They offer a lot more services other than just gas. We are limited in what we can tell a property owner what they can do with their property. The economy drives what is brought in to our community.*

*Mr. Landon-Gas stations-for many years people complained there were not enough gas stations on SR 100, so I find that a little ironic. There are a couple of factors. First of all, it is important to realize the dollars we spent to purchase this property is Town Center CRA dollars, they are not general tax dollars. They were specifically to do a couple of things. To improve Bulldog Drive and also to improve the whole entrance into Town Center and the appearance along SR 100. With those goals in mind realizing at the time, plus it was a different time. We bought it back in the day when prices were going sky high very quickly and so yes we realize the property purchase price is more back in those days than what we are saying it for now. We did do research in the area. The best example is another valuable corner at SR 100 and Seminole Woods. A little Race Trac is about ready to open. Based on public record they paid \$13.25 per square foot. We are selling the corner of Bulldog Dr. and SR 100 for \$14.40 per square foot. That \$800K per square foot is actually more at SR 100 and Seminole Woods. Usually the closer you are to an interstate, the more valuable the property. We are requiring them to obtain the car lot. They are paying \$40 per square foot for that car lot and we had many people that said we will buy the corner from you but they were not willing to spend the money on anything else. That is what makes this, in our opinion, when you combined the fact that we are selling our property in today's prices for more than what the corner of SR 100 and Seminole Woods, plus we have conditions on them that cost them more money than would be typical. Plus this meets the goals of the CRA and only CRA dollars are going towards this. So, from a financial standpoint and meeting those goals it is good.*

*Mr. Landon-There is a home back there and yes we will make sure there is public access to that home.*



*BM Cuff-By not selling this property and not putting it back on the tax rolls, we are in affect spending the tax payers' money by not collecting any from a commercial development on this property. It is important to keep in mind that if we wait another five years, and we get a few hundred thousand more or closer to our purchase price, we lost five years' worth of tax revenue to the City and the County and the CRA and the citizens in Flagler County overall. That is a significant part of what we need to consider.*

*VC Nobile-Remember a lot of those gas stations in that six mile area are right off I-95 so that always collects gas stations. I don't like going down that way for gas because it is always congested, so I go the other way. The new gas stations that are going in are more community driven. However, Wawa will be drawing in those from I-95 and as they come through our community on SR100, hopefully they go shopping in our stores and generate more. But the big picture here is we want to entice the developers to come in. We are going to make money. With the tax we are going to get from Phase 1, it is going to increase our tax base. Phase 2 will increase the tax base even further.*

**A motion was made by Board Member Cuff, and seconded by Vice Chair Nobile, that the Resolution be adopted. The motion was adopted by the following vote:**

**Approved:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley

Enactment No: R2016-127

### **Adjourn CRA Board Meeting and Reconvene City Council Meeting.**

#### **Consent Agenda**

**Public comments shall be held in accordance with Section 286.0114 Florida Statutes. Any member of the public interested in speaking on any item on the Consent Agenda, shall come to the podium, state their name and will have up to three (3) minutes each to speak.**

- 6**     [16-471](#)     RESOLUTION 2016-XX APPROVING A SALE OF CITY PROPERTY TO UNICORP (UNDER PALM TOWN CENTER, LLC)
- Jack Carall requested this item be removed from the consent agenda.*
- Public Comments-*  
*Jack Carall-Gas stations prices. This is not private property yet. This is public property.*
- A motion was made by Vice Mayor Nobile, and seconded by Council Member Shipley, that the Resolution be Adopted. The motion was adopted by the following vote:**
- Approved:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley
- Enactment No: R2016-132

**A motion was made by Vice Mayor Nobile, seconded by Council Member Shipley that the Consent Items be Considered as reported on the Consent**

**Agenda.. They were approved by the following vote:**

**Approved:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley

- 7     [16-470](#)     RESOLUTION 2016-XX APPROVING THE INTERLOCAL AGREEMENT WITH THE CITY OF FLAGLER BEACH TO MAINTAIN FDOT TRAFFIC SIGNALS WITHIN THEIR CITY BOUNDARIES
- A motion was made by Vice Mayor Nobile, seconded by Council Member Cuff, that the Consent Agenda be Adopted on Consent. The motion was Approved unanimously.**
- Enactment No: R2016-128
- 8     [16-436](#)     RESOLUTION 2016-XX APPROVING THE CONTRACT WITH TRI-COUNTY BOBCAT SERVICES, INC., FOR CODE ENFORCEMENT MOWING AND GENERAL CLEAN UP SERVICES (PUBLIC NUISANCE)
- Robert MacDonald requested for this item to be removed from the consent agenda.*
- Public Comments:*
- Robert MacDonald-How much does this cost? Why can't we continue to use City workers?*
- Jack Carall-We used to contract with the prison for the inmates. Why are we stopping that?*
- Responses to Public Comments:*
- Cost-Mayor Holland-The cost is in the agenda item. Mr. Landon provided an overview to the cost and how it is by the job. Mr. Landon also addressed that we only use City employees and the inmates on public property. This is for private property for those who do not comply with our codes. We have been working with this company for a number of years. They do a very good job and are very reasonable.*
- A motion was made by Council Member Shipley, and seconded by Vice Mayor Nobile, that the Resolution be Adopted. The motion was adopted by the following vote:**
- Approved:** 5 - Mayor Holland, Vice Mayor Nobile, Council Member Cuff, Council Member Klufas, and Council Member Shipley
- Enactment No: R2016-133
- 9     [16-464](#)     RESOLUTION 2016-XX APPROVING PURCHASES OF EQUIPMENT, AS APPROVED IN THE FISCAL YEAR 2017 BUDGET
- A motion was made by Vice Mayor Nobile, seconded by Council Member Cuff, that the Consent Agenda be Adopted on Consent. The motion was Approved unanimously.**
- Enactment No: R2016-129
- 10    [16-473](#)     RESOLUTION 2016-XX APPROVING A CONTRACT WITH MEDIQUICK FOR THE PROVISION OF PRIMARY CARE SERVICES AND OCCUPATIONAL HEALTH

**A motion was made by Vice Mayor Nobile, seconded by Council Member Cuff, that the Consent Agenda be Adopted on Consent. The motion was Approved unanimously.**

Enactment No: R2016-130

**11**     [16-469](#)

**RESOLUTION 2016-XX APPROVING CHANGE IN STOP-LOSS INSURANCE AND ANCILLARY COVERAGES TO SUN LIFE FOR THE 2017 PLAN YEAR**

**A motion was made by Vice Mayor Nobile, seconded by Council Member Cuff, that the Consent Agenda be Adopted on Consent. The motion was Approved unanimously.**

Enactment No: R2016-131

**D.     Public Participation**

**Public Participation shall be held in accordance with Section 286.0114 Florida Statutes. After the Mayor calls for public participation each member of the audience interested in speaking on any topic or proposition not on the agenda or which was discussed or agendaed at the previous City Council Workshop, shall come to the podium and state their name. Each speaker will have up to three (3) minutes each to speak. The Mayor will advise when the three (3) minutes are up and the speaker will be asked to take a seat and wait until all public comments are finished to hear answers to all questions. Once all members of the audience have spoken, the Mayor will close public participation and no other questions/comments shall be heard. Council and staff will then respond to questions posed by members of the audience. Should you wish to provide Council with any material, all items shall be given to the City Clerk and made part of the record. If anyone is interested in discussing an issue further or ask additional questions, individual Council Members and staff will be available after the meeting to discuss the matter and answer questions.**

*Larry Coletti-Revisit the new traffic light at Old Kings Road and Town Center Blvd. and safety for bicyclists. There is no signage at the intersections. Keep lights red when the pedestrian crossing is on.*

*Eleonora Tchernova-Traffic light timing, code enforcement-grass cutting codes, corporations that own undeveloped lots and do not pay taxes.*

*Lind Weaver-Utility billing issues.*

*Carol -Hurricane Matthew sea wall damage and insurance issues. Did the City apply for the mitigation grant program?*

*Robert MacDonald-Tree lighting ceremony. Was embarrassed this year that the PA system did not work this year. Traffic signal at Old Kings Road and Town Center-is it temporary or permanent? Land on US 1 West side, the land is owned by Palm Coast Holdings and they used to pay \$40K in taxes and now only pay \$2K.*

*George Mayo-With the new Council Members I am hoping that we can have a better relationship with the County Commissioners. Exit ramp 289 northbound and the absence of wrong way signs. Intersection of Market Avenue, Belle Terre Parkway and Eastwood-too many accidents.*

*Responses to Public Comments:*

*Bicyclists and safety-Mr. Landon-Safety-The gentleman is correct. A couple of items-it is interesting in that we did a safety study on Belle Terre that specifically addressed the conflict between bicyclists/cars. We installed different kinds of signage there that state "Beware of and yield to them (bicyclists)." Our plan is to take that throughout our community using that as a prototype. The idea of a little better signage to help people be more aware of the fact that they need to be aware, plus our TPO (River to Sea TPO) has this as a priority of theirs and they have been looking at educational programs. As soon as they put together that campaign, I think it would be very beneficial to tap into that. Instead of us developing our own, I think we should be part of it regionally and put our push behind it. That is coming your way too.*

*CM Klufas-Is their audio on any of these crossing, such as at Colbert and 100, that they are audible? Ans: Mr. Landon-No, we do not have that. There are some audible ones but they are geared toward the hearing impaired not the driver.*

*Light timing-Mr. Landon-We do have a program that is being implemented. I saw a little test yesterday where we can see the traffic. That program is moving forward. We will have the sensors checked that she mentioned to make sure they are working.*

*Code enforcement-Mr. Landon-There are three sides to each story. You heard both sides tonight-we hear we don't do enough, we do too much. I do not accept that our code officers are being spiteful. I do think they get complaints and sometimes the neighbor does not agree with the complaint but it is against our code. As far as insects and spraying for those, no, that is not something we have ever written anyone up for. So some of this is just public perception.*

*Corporations property tax-Mr. Landon-She (the speaker) used a term which is critical and that is drop lots. Drop lots for us means they are non-buildable lots, usually for environmental reasons. The actual property value is determined by the property appraiser, so it should not matter who owns it, whether it is a corporation or an individual. I do know there has been many arguments that if my property, my lot, or a series of lots, that I cannot build on them, it should not be valued at the same value of a lot that can be built up.*

*Utility billing-Mr. Landon let Ms. Weaver know that she could make an appointment with Mr. Quinn to go over her account.*

*Sea Walls-Mayor Holland-Sea walls will be an issue in Palm Coast. Sea Walls are privately owned. It is going to be an issue. These are very old and they are deteriorating. Requested the resident make an appointment to meet with her. Mr. Landon suggested the resident meet with Chris Quinn as well.*

*Palm Coast Park-Mr. Landon-As soon as the cows are out there, the property is agricultural based and that is why the reduction in taxes.*

*Exit 289-Mr. Landon-Will have our traffic engineer check into this issue.*

*Traffic intersections-Pine Grove is the priority and yes, the Eastwood intersection is on our list.*

**E. Discussion by CITY COUNCIL OF MATTERS NOT ON THE AGENDA**

*CM Cuff-Sound system at the tree lighting-the public did not get to hear our Council Members sing that evening.*

*VM Nobile-Moratorium on marijuana dispensaries. State is in the process of developing processes/regulations. Requested Council look into a moratorium on the dispensaries until the regulations are defined.*

*Mr. Landon requested a motion to declare the moratorium as legislation in progress. Attorney Reischmann suggested the motion language and will draft the Moratorium Ordinance for Council's next meeting. Motion made by VM Nobile and seconded by CM Cuff. Council approved unanimously.*

*CM Klufas-Cautioned the comparison between pill mills and bottle clubs. They are very much separate things. Ans: Mr. Landon-I would totally agree but we have to, we do not have medical marijuana in our code, so then we have to go down the list and determine which one it is and that is why the Ordinance would need to reflect the difference. That is why it is so difficult for us because it does not match any of those.*

**F. Discussion by CITY ATTORNEY OF MATTERS NOT ON THE AGENDA**

*Nothing at this time.*

**G. Discussion by CITY MANAGER OF MATTERS NOT ON THE AGENDA**

*Mr. Landon is pleased to announce we have completed our storm debris pick-ups. The emergency has passed a few weeks ago. Recently, we discovered damage to our sewer treatment plant. I sent a memo to City Council. The gear box that normally you do not purchase unless you order it and then it is 6-8 weeks. We were already down one gear box and that is one of the reasons why we had the treatment plant under repairs at the time. Utility said being down 2 is really hurting our plant. There were 2 available in North Carolina, so I authorized an emergency purchase to have those delivered. They should be here this week. Our purchasing policy states I have to announce that publicly to you. It will come under our storm damage but since the state of emergency is over, I have to announce. I can't say enough about public works, and not just public works but everyone that chipped in.*

*We pretty much have the community cleaned up.*

*Luncheon at NERFC-we received an award for Excellence in Education-CHIRP program; it is a green program. This is a regional recognition.*

*This weekend it the Holiday event at Central Park and then Starlight Parade.*

**H. Adjournment**

*The meeting was adjourned at 10:00 p.m.*

*Respectfully submitted,  
Virginia Smith, City Clerk*

**Calendar and Worksheet**

[16-486](#)

MEETINGS CALENDAR AND AGENDA WORKSHEET

[16-490](#)

ATTACHMENTS TO MINUTES