



# City of Palm Coast

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

## Meeting Minutes

### City Council

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

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Tuesday, June 7, 2016

6:30 PM

City Hall Community Wing

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### AMENDED AGENDA - Postponing Item 6-Citizens' Academy

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

#### A. Call to Order

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

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

#### C. Roll Call

*Records Coordinator Barbara Redline called the roll.*

**Present:** 4 - Mayor Netts, Vice Mayor Shipley, Council Member DeLorenzo, and Council Member Nobile

**Excused:** 1 - Council Member McGuire

### Approval of Minutes

- 1     [16-219](#)     MINUTES OF THE CITY COUNCIL'S:  
                  A. May 17, 2016 City Council Business  
                  B. May 31, 2016 City Council Workshop

**Attachments:**     [May 17, 2016 Business Meeting](#)  
                                  [May 31, 2016 Workshop](#)

**A motion was made by Council Member DeLorenzo, and seconded by Vice Mayor Shipley, that the Minutes be Approved as presented.**

**Approved:** 4 - Mayor Netts, Vice Mayor Shipley, Council Member DeLorenzo, and Council Member Nobile

**Excused:** 1 - Council Member McGuire

### Proclamations and Presentations

#### PRESENTATIONS

- 2     [16-221](#)     PRESENTATION ON LONG TERM FINANCIAL PLANNING

*Mr. Landon gave a brief overview of this item. Mr. Christopher Quinn, Finance Director, and Ms. Lina Williams, Budget Analyst, gave a PowerPoint presentation (attached to these minutes).*

*>General Fund Forecast slide:*

*CM Nobile - What is the growth on the property taxes? Mr. Quinn - 2.3% increase in assessed taxable value. It is hard to forecast the commercial growth; the taxable value of residential property is capped at a maximum of 3% per year; it is actually the lesser of 3% or the CPI (Consumer Price Index); the CPI has been less than 3% over the last several years and that is why we use the 2.3%.*

*CM Nobile - That is existing, not new? Mr. Quinn - That is primarily existing. We do factor in new taxable value into the calculation but that has been a very small percentage over the last several years over our last taxable value; this is kind of a conservative projection. If we were to have a sudden spurt in taxable value growth, that would affect both the expenses and the revenues.*

*>Utility Fund Forecast slide:*

*CM Nobile - In 2015 to 2016, what happened there? Mr. Quinn - What you are seeing there is, 2015 is the actual versus the expenditures; we came in considerably lower than the actual revenues in terms of our expenditures in 2015. Those funds were part of our capital financing plan; were put into the capital projects fund to be able to have the cash to pay for future capital projects.*

*>Stormwater Fund Forecast slide:*

*CM DeLorenzo - How much ad valorem do we have in this fund in this current year? Mr. Quinn - About \$370,000.00.*

*CM Nobile - This is pretty quick, next year it looks like we are going to be in a deficit there. Mr. Quinn - It is related to the capital projects that we have to do in stormwater.*

*CM Nobile - Are we going to look at that right now in the budget to see how we can reduce that; we don't need to take the whole thing right? We can adjust the capital projects and potentially move, increase so we can do something but not fill the entire gap. Mr. Quinn - Yes, that is correct. What we have been doing during the budget process, we know that there is that gap and we have been trying to work through that gap during each year's budget process.*

**The Presentation was Received and Filed.**

## **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

### **Second Reading**

#### **3      [16-198](#)      ORDINANCE 2016-XX TO AMEND AND RESTATE THE EUROPEAN VILLAGE MASTER PLANNED DEVELOPMENT**

**Attachments:**      [Ordinance-Amended and Restated European Village MPD](#)  
[Exhibits A through G Proposed Ordinance](#)  
[European Village PUD location](#)  
[European Village FLUM](#)  
[European Village Zoning Map](#)  
[Planning Division Staff Report App 2939](#)  
[Sign Concept](#)  
[Sign Detail](#)  
[List of allowed uses from Ordinance 2002-04](#)  
[Email from Dennis McDonald](#)

*City Attorney Reischmann read the title into the record and stated this is a quasi-judicial matter.*

*Mayor Netts asked for any ex parte communications. There were none.*

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

*Public Comments:*

*Steve Carr - Curious about what the problems have been with European Village, but somehow it looks like the traffic that was diverted down Florida Park Dr. could have*

gone by the European Village that would have been about 8,000 cars a day and would've given a boost to sales and businesses over there. The traffic on Florida Park Dr. is too much; they need to use the intersection of Palm Coast Pkwy. and Palm Harbor Pkwy. for the interchange of traffic between the two parkways.

**A motion was made by Council Member DeLorenzo, and seconded by Council Member Nobile, that the Ordinance be Adopted on Second Reading. The motion was adopted by the following vote:**

**Approved:** 4 - Mayor Netts, Vice Mayor Shipley, Council Member DeLorenzo, and Council Member Nobile

**Excused:** 1 - Council Member McGuire

Enactment No: O2016-5

## Resolutions

### 4 [16-204](#)

RESOLUTION 2016-XX APPROVING THE NEW TRAFFIC SIGNAL PROJECT, IN AN AMOUNT NOT-TO-EXCEED \$125,350.00 AT OLD KINGS ROAD AND TOWN CENTER BOULEVARD

**Attachments:**    [Resolution OKR Traffic Signal](#)  
                              [Contract Summary-Traffic Control Devices](#)  
                              [Bid Tabulation - OKR Traffic Signal](#)

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

*Mr. Sean Castello, Traffic Engineer, gave a PowerPoint presentation (attached to these minutes).*

*CM DeLorenzo - There are going to be posts on Lehigh Trail where people currently park; not just along the road but also along the trail side as well; why there? Why not just put a bollard in the middle of the trail itself so vehicle access couldn't go down the trail and there would be just one pole instead of a bunch of 4x4 poles? Mr. Castello - We looked at that, the problem with that is people still have the ability to drive around that so wanted to make sure that we block off the whole thing. In his own observations, he saw folks that would pull off before they got to the trail and turn off and follow the side of the trail and turn into the parking area if there was something there that was blocking them from being able to get in.*

*CM DeLorenzo - What is the intention, what is the look going to be; is it that the shrubbery will fill it in so we are not looking at a bunch of poles? Mr. Castello - Yes.*

***Public Comments:***

*Jack Carall - This is going to be temporary and cost us \$125,000, when the road is finished is that going to be another \$125,000 or more later on or is it going to be like a deductible (after different traffic light is put in)?*

*Larry Colletti - He uses this intersection quite often, is major concern as cyclist and a pedestrian, he would like to see that light configured so that when the crosswalk button is pushed that all the other lights stay red and there is a no right turn coming off the Town Center Blvd., because people when they sit at the light, they don't look at the crosswalk or the people in the crosswalk so he would like to see that stay red until that crossing cycle is complete and that there is no right turn on red. That is a very dangerous intersection if you are a pedestrian or a cyclist because the cars*

coming up Old Kings are doing 50+ mph and they are not slowing down. He doesn't want to be dead right.

Robert MacDonald - If we are going to spend \$125,000 to put a temporary light up, he would like to know how much we paid to put that new temporary blacktop (by the way excellent job) but if are we going to have to rip that up what was the purpose of even putting down the new blacktop. Plus now we have to spend \$125,000 to put up a temporary light. How long is that temporary light going to be there, and then we are going to have to repave the road and put up a permanent light at that intersection?

Responses:

\$125,000 temporary traffic light - Mayor Netts - At some point there is going to be a permanent traffic light, the current one is a string/wire configuration, the permanent one will be a mast-arm. What amount of the \$125,000 expenditure can be applied to the permanent traffic signal? Mr. Castello - About a third of it, because we will be able to keep the box and the equipment to run it but we would also be able to keep whatever equipment that goes along with that signal as well, so even if it does get taken down we can keep it.

Pedestrian crossing; right on red/right on green, etc. - Mayor Netts - How is that going to structured, timed? Mr. Castello - We can look at different options for that and we can look at when people are crossing the most so that we can provide that for them, and then during the busier times of the day, we can have it set up so that it stays red for when folks want to cross. It is a simple task of just figuring out when people are utilizing the trail the most and then programming the best times.

CM Nobile - So, there is no straight traffic; everything is either going left or right off of Town Center? Mr. Castello - Yes.

CM Nobile - First, if someone pushes the walk (button) are both going to go red? Because if we leave Town Center green, we are going to have a close to 50/50 split between going right and left; that still makes it dangerous. How would you have a walk, the light would have to be red. Mr. Landon - It is counter-intuitive, you want people walking or riding their bike across that crosswalk, along the trail, when the light is green. He explained why, because the most dangerous thing is when the light is red and people are turning right on a red because they are strictly looking left but when it is green they are looking in front of them (the pedestrian and the bicyclist) and most of them are going to yield. Furthermore, if you give it strictly a green for the pedestrian and you say no right turn on red, drivers are creatures of habit; some of them are going to right turn on red, that pedestrian is going to think they have total right of way here and you are still going to have the person look to the left, see nobody coming and turn right, right into them. So, it may be counterintuitive, but you want the bicyclist and motorist having green together so that the motorist is more likely to see the bicyclist. As a pedestrian, you are going to have a stop hand, and you are supposed to stop until that motorist gets a green. Mr. Castello, will be watching to see what is needed. We will do the best we can do to make it as safe as possible. Also, one of the reasons why we are blocking off the makeshift parking across the way is because those people wouldn't have any signals or anything and that would be a free-for-all. The bollards we put in there are fairly flexible and particularly with pickups, they just run right through them and they run right down the path and park there. We will continue to monitor to make it as safe as possible.

Temporary signal and "temporary" paving of Old Kings Rd. and at some point it will be 4-laned and it will have a permanent signal. Mayor Netts - That section of Old Kings Rd., from essentially Town Center Blvd. to Palm Coast Pkwy., is to be paid for by a special assessment district. That is not going to come out of taxpayers' dollars

or FDOT dollars he believes. Those dollars will be generated as, if and when, the property owners along Old Kings Rd. develop those properties and pay us impact fees. Anybody's guess is as good as anybody's else's as to when that is going to be; he doesn't foresee it in the near future, and the old paving of Old Kings Rd. was sufficiently degraded that you had to do this for drivers' safety and convenience, but when that will be done, there is really no way of predicting. Mr. Landon - The bridge here is the most expensive part of that and the plan with that district is to add the two lanes at the bridge first, basically from where it ends four lanes just south of this intersection up to the Hidden Lakes area which is just north of the canal. That in itself is going to be major dollars that will take years probably before they are ready to go. Before we actually go from just north of this bridge all the way up to Palm Coast Pkwy.; it will probably be 5-10 years. By that time, there will be no question that the overlay wasn't a waste. This stretch of Old Kings Rd. was the biggest complaint we heard and we tried to delay it with the idea that maybe the district would take off but there is just no way right now. The way Mr. Castello did this, was a lot of the more expensive elements of the signal can be transferred to the new signal so we are trying to do this as efficiently as possible with the idea that it is all temporary.

Mayor Netts - When that bridge is replaced or expanded, currently you have a pedestrian shoulder on the bridge; he would hope that when that bridge is replaced, there will be a separation of some sort. Mr. Landon - Yes, always, absolutely.

CM DeLorenzo - We waited as long as we could to repave that but we started to get complaints a good 3-1/2 to 4 years ago and we waited as long as we could and we also made sure we got a utility project done in that area before so we didn't have to affect the area twice; it was overdue, needed to be done. He was a big proponent to try to wait but this district just wasn't coming around fast enough and we had to do it.

CM Nobile - What kind of interruption are we going to get in that area when we that light up, traffic-wise? Mr. Castello - Honestly, all the work is going to be done off of the road so he doesn't expect backups whatsoever on Old Kings Rd.

**A motion was made by Council Member DeLorenzo, and seconded by Council Member Nobile, that the Resolution be Adopted. This motion was approved by the following vote:**

**Approved:** 4 - Mayor Netts, Vice Mayor Shipley, Council Member DeLorenzo, and Council Member Nobile

**Excused:** 1 - Council Member McGuire

Enactment No: R2016-52

**5**      [16-223](#)

RESOLUTION 2016-XX APPROVING A FDOT LOCAL AGENCY PROGRAM (LAP) SUPPLEMENTAL AGREEMENT FOR ADDITIONAL FUNDING, IN THE AMOUNT OF \$1,130,000.00, FOR THE RIGHT-OF-WAY ACQUISITION PHASE OF THE OLD KINGS ROAD WIDENING PROJECT

**Attachments:**      [Resolution - Old Kings Road Widening FDOT LAP Agreement - ROW](#)  
[FDOT LAP Supplemental Agreement](#)

Mr. Landon gave an overview of this item.

CM Nobile - There was a statement made, that said this was based on miscalculations by the City; could you address that, make that clear? Mr. Landon -

There are three Old Kings Rd. projects north of Palm Coast Pkwy., this widening and then the extension and the extension is from Forest Grove up to Matanzas Woods Pkwy. and that is phase 1. Phase 2 of the extension, is from Matanzas Woods Pkwy. curving back around and tying back into Old Kings Rd. north there. Everybody that lives in that area, now knows that the Old Kings Rd. extension from Forest Grove to Matanzas Woods, has been temporarily opened and near completion and that is fully funded by FDOT (Florida Dept. of Transportation). Phase 2 has also been fully funded by FDOT and the design 80-90% complete also if not totally complete, so we now know what right-of-way we need for that project. That is when you really determine that, in final design. You have an estimate ahead of time lots of times, an engineer will look at it, etc., so FDOT had \$600,000 in this year's budget for right-of-way for phase 2 extension. What happened was during the design; the change that occurred (prior to design) was that we do 4-lane divided so our preliminary plan showed 4-lane divided all the way up to where it ties back into Old Kings Rd., north of Matanzas Woods Pkwy. The engineers said, when you go up northbound Old Kings Rd. and you hit Matanzas Woods Pkwy., most people are either going to turn right or they are going to turn left and very few people are going to continue up and then you are going to go from 4-lane, down to 2-lane; it really makes more sense to narrow it down to two lanes north of the intersection of Matanzas Woods Pkwy. So, then we will continue two lanes all the way to US1. So, as a result of that design feature where it is just going to be two lanes, we didn't need nearly as much right-of-way, so the right-of-way went from an estimation in budget of \$600,000 to \$40,000.00. As a result of narrowing down to two lanes there was \$560,000.00 that FDOT had budgeted for the Old Kings Rd. project, that we said we didn't need. So, Mr. Carl Cote (Construction Management & Engineering Manager) asked if there is any way, now that we know the design features of the widening project that we know we are going to need about over \$1.1 mil. more for that project, to transfer the money budgeted from the extension right-of-way to the widening right-of-way and FDOT said yes, they will do that. Those dollars were in a different pot of money, that actually goes through counties (SCOP-Small County Outreach Program), so it actually has to be approved by the county in which the dollars are being spent in. Then the position of the County Administration was, no those small county dollars have to be spent on rural county roads and not on city roads. Were we anticipating spending the \$560,000 on the widening? No, but did we want it go back to Tallahassee and then it will go to spending somewhere else this fiscal year? No.

CM Nobile - So that is where the question was; so that money is now gone - \$600,000? Mr. Landon - Yes.

CM Nobile - So now, FDOT will give us the whole \$1.2 (mil.) that we didn't have; weren't going to do, in this year's budget but now we do, and we are. Mr. Landon - Yes.

CM Nobile - So, the number didn't change as far as what we needed, the actual bucket it came out of is really what changed; there was no miscalculation, etc. Mr. Landon - No, there are multiple pots of money and actually multiple phases of a project, it gets complicated but the bottom line is that we had a grant scheduled for \$600,000 for Old Kings Rd. this year; we didn't get the \$600,000, but we got \$1.130 mil. in its place total funding. He couldn't be happier and we owe FDOT a big thank you, otherwise we would have to ask them to fund it in the future.

Mayor Netts point well taken, the City of Palm Coast has been well treated by FDOT and they have gone out of their way to help us.

VM Shipley - The last paragraph, where it says there are 30 parcels identified that would be impacted; do we already know what 30 those are and is it bothering

*anyone; there is no one complaining about those parcels? Mr. Landon - Anytime you starting acquiring property from people, we know what the parcels are, we have not started the process of letting those property owners know. We can't do that unless we have the funding. You may recall, a few meetings back Council approved the contract with the appraiser to actually give us an appraised cost or value for each one of these that we then use to approach the property owners. Then the engineers, if they really don't want to (sell), we could put a retaining wall up versus a slope down; there are other things we can do. Sometimes, that costs more than it would be for the property, etc. We are not far enough along yet to tell you if we have anybody that is not wanting to cooperate. 30 parcels, some of them are easements, where we don't actually obtain the property, just the right to go in and grade it so the water will flow; those types of things. As we get along through this and particularly when you deal with the commercial businesses, they are going to be interested and we have had public meetings. Yes, this is not going to be an easy project. Nobody likes to do the right-of-way part of it. Mayor Netts - The other side of the coin, however, is that the businesses and the clubs along Old Kings Rd. are clearly going to benefit from the widening of the road as are their customers, members, their guests.*

*No Public Comments.*

**A motion was made by Council Member DeLorenzo, and seconded by Council Member Nobile, that the Resolution be Adopted. This motion was approved by the following vote:**

**Approved:** 4 - Mayor Netts, Vice Mayor Shipley, Council Member DeLorenzo, and Council Member Nobile

**Excused:** 1 - Council Member McGuire

Enactment No: R2016-53

## Other Business

### 6 [16-209](#)

#### PRESENT CERTIFICATES TO GRADUATING STUDENTS OF THE CITY OF PALM COAST CITIZENS' ACADEMY CLASS

*Mayor Netts explained this item was postponed due to the storm (Colin) and the last class of the academy had to be cancelled. So, their last session will be postponed one week and the graduation will be postponed until the next City Council business meeting.*

**The Presentation was Continued.**



**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.**

*Al Hurley - Resolution 12 about the Belle Terre Pkwy. and Royal Palms to SR100 and the median strip and landscaping and putting up palm trees; do you have any idea of when the company is going to come and start the irrigation, etc., because the grass is dead. Secondly, who is responsible for the swales in front of PNC bank which is Market St. and the strip leading to the Publix? It seems no one is cutting trees or swales out there. He called Code Enforcement and they told him that they would look into it and, they said if it is of the business (property), it is their responsibility to do the landscaping; the City can't go on that property. Every time he comes out of his street, it looks like the pits.*

*Robert MacDonald asked about the young lady in Mr. Landon's office that is the liaison between his office and Waste Pro (Peggy Wishneski). He had an issue Richfield Ln. where there was garbage thrown literally all over the street. They found out where it came from, a garbage can that got blown over but instead of the neighbor picking up the garbage, it just laid there. He started to call people at 9:30 a.m. to find out who was going to come and clean up the garbage because he had already gone to work. He called different departments in the City and couldn't get anywhere. He called Waste Pro and Waste Pro's response was they don't pick up garbage that is in the street; only garbage in the cans. He called Mr. Landon's office and this young lady was extremely helpful, she called Waste Pro and 5 minutes later she came back on the phone and said a supervisor from Waste Pro is going to go clean up the garbage. He wanted to publicly thank Mr. Landon's office (Peggy).*

*Jack Carall - With the budget, the appraiser from Volusia claimed that the amount of money that the City is worth, real estate-wise, has gone up. Doesn't that affect our budget, doesn't it affect the way we get more money? If the homes go up in value, so do your taxes. Doesn't affect the amount of money we come into at budget time? Another thing, when he was in Europe, they have a law - yield to pedestrians. That means, red light, green light, amber light; you stop if the pedestrian is in the crosswalk.*

*Louis McCarthy - Just a little history regarding Belle Terre near (SR)100, there used to be a sign there that said "no fishing." Anybody that has been here these last 20 years, knows about it. Where you are talking about, they used to fish right there in the middle of the street.*

*Gretchen Smith from the Flagler County Chamber of Commerce - Came to thank Council for three things. Tomorrow (6/9/16), they have their 3rd or 4th area council*

meet up with the City of Palm Coast and it is going to be at Mezzaluna. They are excited about it and they are meeting with Barbara Grossman (Code Enforcement Manager) to talk about Code Enforcement. Mr. Beau Falgout has been a presenter and Mr. Landon. They are very happy this is moving along for the Chamber and getting a really good response. It's a great opportunity to bring businesses and government together. Secondly, thank you for the work that has been done between the Chamber and some members with City staff about modifying landscaping/architecture guidelines; 10 years is a long time and there were a lot of modifications that needed to be made and they are grateful that there was such collaboration between members and City staff to drive that forward. Finally, a personal shout-out to Mayor Netts for all of his participation lately in the ribbon cuttings.

Jack Carall requested one more minute. Council consensus to allow him. - Do you remember when you had the Saturday shopping/local shopping, what ever happened to that; what happened with that; is it over; or do you still do that?

George Mayo - Where they are putting up the Shoppes of Palm Coast at SR100 and Belle Terre, they were going to put a right turn lane only, going northbound on Belle Terre. Is that part of the project? There was a surveyor out there and he said no. He lives in the Z section; heading north the other day it took him two lights to get through there. Once you add those shops, it is going to add much more traffic. It took the cars behind him, three red lights to get through that intersection. He is hoping, that right turn only - turning onto SR100 will be added as they do that. 2. The irrigation system on Belle Terre Pkwy., north of Royal Palms between Rymfire, you always tell the homeowners they should irrigate early in the morning; that irrigation system goes off at noon time, during the hottest times of the day. He doesn't think it is totally effectual; they should go off earlier. 3. With the circus that is going on in the City of Debarry, he is just glad he is a citizen of Palm Coast; the way we run things, unified, civil, etc. He thanked Council.

**Responses:**

Timeline for the boring for the irrigation on Belle Terre. Mr. Landon - The killing of the grass is a two-step process; killing it off in-house. The boring is contracted out and the Palm Harbor extension has already started and that same crew is up there working, so we are in that busy time of year. The fact that they killed the grass, means that they already have it scheduled and started to work in that direction. We will have to take a look at Market Place. If it is something Code needs to look at or if it is our responsibility, we will take a look at it.

Mayor Netts - Thanks to Waste Pro if they made a concession and cleaned up the street and thanks to Mr. Landon's staff. Mr. Landon wanted to make it clear that it is the homeowner's responsibility to make sure the garbage stays in the can and if it doesn't it is the homeowner's responsibility to clean it up. Waste Pro will often take care of it rather than fight about whose fault it is, so his hats off to Waste Pro.

Mayor Netts - As properties go up, as assessed values go up, doesn't that generate more money for the City and doesn't that increase revenues and doesn't that impact the budget? The answer is - Yes, that is part of Mr. Quinn's projection; he is very conservative. He quoted something the first Mayor of Palm Coast used to say, for every dollar that the resident pays in taxes, they get \$1.67 worth of services; for every dollar that the retail commercial or industrial taxpayer pays, they get .75 cents worth of services. If you talk to City planners across the nation, they will tell you that is a good balance in your tax base, and it varies, but they will say 70% residential, 30% commercial, retail or industrial; something along that order. Simply adding more

houses, does not necessarily keep pace with budget demands because the amount of services that residential customers get compared to commercial. The other thing that Chris (Quinn) reminds us of all the time, yes we have some nice development going on in Island Walk and we have that development that is just getting started on Belle Terre and SR100 but keep in mind there is a year lag from the time they are completed before we enjoy any tax revenues from them. Meanwhile, they will be receiving services.

Yield sign. Mayor Netts - Don't we just wish people would do what they are supposed to do.

Fishing signs on Belle Terre. Mayor Netts - He remembers the fishing signs there; there is a long history behind that.

Chamber of Commerce. Mayor Netts - Thank you. This is an issue where the Chamber and the City, we have mutual interests here. As they help their local businesses expand and grow, that helps the City expand and grow. You talk to the early residents of Palm Coast who talked bitterly about having to drive to St. Augustine or Daytona to do their shopping; now you can do most of your shopping right here.

Shop local campaign. Mayor Netts - He thinks that is the Business Assistance Center (BAC). Mr. Beau Falgout, Administration & Economic Development Director - Shop Local and Small Business Saturdays. In conjunction with the Chamber, nationally recognized the Saturday after Black Friday; instead of just going to malls and shopping on Amazon on Cyber Monday, there is Small Business Saturdays that is where we really hit our marketing efforts; capitalize on American Express and also advertising with the Chamber. Every time we speak to citizens or citizens' academy, we encourage them to shop local and the clients of the BAC. Mayor Netts - Shopping local is more than just a nice thing to say; it helps our businesses stay open and expand, but also every dollar that you spend in Palm Coast generates sales tax that comes back to Palm Coast and Flagler County. Shop local whenever you can.

SR100 and Belle Terre turning lane. Mr. Landon - Yes, that is definitely part of the plan.

Irrigation system on Belle Terre; the timing during the daytime. Mayor Netts - Isn't that reclaimed water; isn't that exempt from the 10am-4pm? Mr. Adams - Yes. CM Nobile - That is bad for the grass though, he thought watering in the daytime burns the grass. Mayor Netts - Something to look at; if we want our residents to obey the watering regulations, we ought to try.

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

CM Nobile - Can the Council get some more in depth information as to the high number of 911 calls out of Ralph Carter Park? Mr. Landon - We have one of those blue lights out there, and if it is just a 911 call that you are seeing, then someone is pushing the blue light and running. It's a problem. If they are actually hitting it and it is for legitimate reasons, the report will show what that legitimate call is for.

CM Nobile - How did the meeting go today with County? Mr. Landon - It was a very short discussion about Fire Station 22, it's amazing how rumors get things stirred up. They were under the understanding that we weren't going to let their paramedics come back after the remodeling which was not the case at all. The station right now has 5 firefighters/EMTs staffing it. When it gets finished, it will still have 5 bunks; it will be rearranged, kitchen will be different. The lieutenant is going to have his office/bunk

area and whether you are County or City you are going to be in the bunk room. They were very comfortable with that. We told them the option that Fire Station 24 had more room, individual bunk rooms and that is always available. Eight weeks of construction, etc., when we started communication it went a whole lot better.

CM Nobile - He started hearing things like building new, and we don't need to build anything new right now just because we are tight and we don't have to be tight. There were some numbers being thrown around also like moving 2 miles would increase the call times (response) 6 minutes. What he doesn't want to do is get back into the snip and snap; let's just be civil and happy and we want what is best for the residents, both physically and fiscally. Mr. Landon - Yes, absolutely. They were in total agreement that the building needs to be remodeled and updated. We scheduled this discussion over a month ago once the plans were finalized and everything. Once again, very typical once you sit down all of that kind of rhetoric goes away and you communicate. We did have some preliminary discussions about long term and the future; that sometime in the future the building will need to be replaced and best locations and options.

CM Nobile - So, everybody is good, happy with what is going to come out of the renovation? Mr. Landon - Yes, once they heard the facts and the options we gave them there was no objection at all from their standpoint.

CM DeLorenzo - It's spring time and a few people have come up to him to talk about yard waste pick up and how Waste Pro wants to charge to pick up some yard waste, etc. Did anything change? Mr. Landon - 12 cubic yards-sic (3 cubic yards is what is in the contract) is the maximum you are supposed to put out, because there is a volume thing; you can't put a whole tree out there and expect them to be able to haul it away. 1. So, there is a limit. 2. If you hire a landscape contractor or maintenance person, they are supposed to haul it away for you. Those are the rules, we need to work harder to make sure they do know that you can't take your bags and debris and put it out at the street if you are a contractor getting paid to haul it away. He has talked to the management at Waste Pro and said he has not had as many complaints until recently that have reached his level on why we are not picking up what seems to be pretty typical and he has seen some pictures and he told them that their drivers are either being told to get tougher on their standards or they are just doing that on their own but there are times when he has seen that there is no reason why they shouldn't have picked it up. The nice lady in his office has been instructed to have the supervisor go out there and double check it, and when it's close they should be picking it up. He encouraged residents to call the City Manager's office if they have a problem with Waste Pro. Shortly, Council is going to see a presentation about renewing the contract, and we are already talking about how we can put language in there to help avoid this. It's difficult because you can't just have unlimited.

Mayor Netts - Several years ago at a Florida League of Cities conference there was a presentation by a city representative and he was proud to say that his city had the most expensive waste collection of any place in Florida. It is a question of balancing. If you have a truck that has a certain capacity and if you are going down the street, you can't fill the truck at one house and skip everybody else's so you have to apportion it. Mr. Landon spoke of the hazardous waste pick up on Saturdays. Residents can call in advance (Waste Pro at 586-0800) and put it out by their garage and Waste Pro will come and pick it up on Saturdays if it meets the criteria.

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

No comments.

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

*Mr. Landon - Tropical storm (Colin); it turned out to be a rain event for us. We were prepared and we treated it seriously. We always warn our citizens that the next one, we may not be so fortunate, so don't take these lightly.*

*Today (6/8) is the last day of school for our K-12 folks; so we are going to have kids out there so please be safe with all the activities and kids home during the summer. They are going to start early this coming fall, etc.*

**H. Adjournment**

*The meeting was adjourned at 7:58 p.m.*

*Respectfully submitted,  
Barbara Redline*

**Calendar and Worksheet****[16-220](#)****MEETINGS CALENDAR AND AGENDA WORKSHEET**

**Attachments:**     [City Calendar](#)  
                              [Agenda Worksheet 2016](#)

**[16-233](#)****ATTACHMENTS TO MINUTES**

**Attachments:**     [Item 2-Presentation on Long Term Financial Planning](#)  
                              [Item 3-Presentation European Village MPD Amendment](#)  
                              [Item 4-New Traffic Signal, Old Kings Rd at Town Center Blvd](#)