



City of Palm Coast

Agenda

City Council Workshop

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

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

Tuesday, November 14, 2017

9:00 AM

Community Wing

City Staff

Jim Landon, City Manager
William Reischmann, City Attorney
Virginia A. Smith, City Clerk

- > Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- > Other matters of concern may be discussed as determined by City Council.
- > If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
- > In accordance with the Americans with Disabilities Act, persons needing assistance to participate in any of these proceedings should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- > City Council Meetings are televised on Charter Spectrum Networks Channel 495 and on AT&T U-verse Channel 99.
- > All pagers and cell phones are to remain OFF while City Council is in session.

A. CALL TO ORDER

B. PLEDGE OF ALLEGIANCE TO THE FLAG

C. ROLL CALL

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 topics on the workshop agenda or any topic or proposition not on the agenda, 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.

E. PRESENTATIONS

1. PRESENTATION OF TRANSPORTATION IMPACT FEES

F. WRITTEN ITEMS

2. RESOLUTION 2017-XX APPROVING A REQUEST TO WAIVE THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) HOUSING REHABILITATION LIEN FOR PROPERTY AT 36 SEVILLE ORANGE PATH

3. RESOLUTION 2017-XX BUDGET AMENDMENT FOR 2016-2017 FISCAL YEAR RELATING TO THE DISASTER RESERVE FUND AS A RESULT OF HURRICANE IRMA

4. RESOLUTION 2017-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC.

5. RESOLUTION 2017-XX APPROVING THE RENEWAL OF STOP-LOSS COVERAGE WITH SUNLIFE

G. PUBLIC PARTICIPATION

Remainder of Public Participation is limited to three (3) minutes each

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

I. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

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

K. ADJOURNMENT

6. CALENDAR/WORKSHEET

L. Attachments to Minutes

7. Attachments to Minutes

City of Palm Coast, Florida Agenda Item

Agenda Date : 10/31/2017

Department CITY CLERK Item Key	Amount Account #
Subject PRESENTATION OF TRANSPORTATION IMPACT FEES	
Background : Staff will provide Council with a presentation relating to Transportation Impact Fees.	
Recommended Action : No action required at this time.	

City of Palm Coast, Florida Agenda Item

Agenda Date: 11/14/2017

Department Item Key	PLANNING	Amount Account #
Subject	RESOLUTION 2017-XX APPROVING A REQUEST TO WAIVE THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) HOUSING REHABILITATION LIEN FOR PROPERTY AT 36 SEVILLE ORANGE PATH	
<p>Background : As part of the Community Development Block Grant (CDBG) Program, the City offers financial assistance to rehabilitate substandard owner-occupied single family housing units (units) located in the City and to bring them up to a minimum acceptable living standard.</p> <p>The CDBG Housing Rehabilitation Program provides financing to income qualified homeowners in the form of 100% Deferred Payment Loans. Deferred Payment Loans are conditional 0% loans secured by a mortgage and note, and are provided to homeowners who are unable or unlikely to obtain conventional financing due to their income. The Deferred Payment Loan (DPL) involves a security instrument (lien) requiring repayment of the loan only if the homeowner sells or transfers ownership of the rehabilitated home, ceases to use it as a primary residence within ten years of the date of the DPL, or fails to maintain reasonable required standards of care and maintenance of the rehabilitated unit.</p> <p>The terms of the DPL is ten years, with the principal in the first five years non-amortized 0%, followed by five years of principal forgiveness in 20% increments each year starting at the end of year six until the end of the 10th year where the total principal is forgiven. Upon completion of the ten year term subject to the conditions herein the loan is fully forgiven. There is no interest charged during the ten years.</p> <p>The owner of 36 Seville Orange Path, Debby Sclafani, applied and qualified to participate in the City's CDBG housing rehabilitation program. The housing rehabilitation was completed and a DPL in the amount of \$12,450 was executed. Shortly after conclusion of the housing rehabilitation work, Ms. Sclafani passed away. The homeowner has a daughter who is unable to live independently and therefore, unable to assume the mortgage of the home. The guardian for the daughter has requested a waiver of the required repayment of the DPL to assist in the care of the homeowner's daughter who is now residing in a group home.</p> <p>The waiver of the lien is governed by the City's CDBG Housing Assistance Plan as follows:</p> <p><i>"In the event that the sole owner dies or both/all owners die within the ten year loan period, the heirs or recipients of the title of the property may 1) apply to income qualify and file for homestead and occupy the property as their primary residence for the remainder of the DPL, thereby assuming the mortgage and note and all related conditions OR 2) if not interested in the program or unable to qualify, repay the remaining principal on the DPL within thirty calendar days of transfer of title to the new owner/heirs. If the title is otherwise transferred during the term of the DPL for any circumstance but death of all approved owner(s), the remaining DPL principal at that time becomes due within 30 calendar days of date of title transfer.</i></p> <p>As otherwise provided for in this HAP, the City Council may (by vote) waive these requirements on a case by case basis for hardship and family emergencies, such as permanent disability or long term incapacitation of the remaining owner(s), or in the case of the death of all owner(s)".</p>		

Recommended Action : Staff finds that the waiver meets the standards set forth in the HAP due to the unique circumstances and hardship presented. Therefore, staff recommends approval of the waiver.

RESOLUTION 2017-_____
WAIVER OF CITY CDBG HOUSING REHABILITATION PROGRAM LIEN
36 SEVILLE ORANGE PATH

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, WAIVING THE REPAYMENT OF A DEFERRED PAYMENT LOAN (DPL) TO THE CITY CDBG HOUSING REHABILITATION PROGRAM; AUTHORIZING THE CITY MANAGER OR DESIGNEE TO EXECUTE NECESSARY DOCUMENTS PROVIDING FOR IMPLEMENTING ACTIONS; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, the City of Palm Coast (the "City") is an entitlement jurisdiction in the Federal Department of Housing and Urban Development (HUD) Community Development Block Grant (CDBG) Program; and

WHEREAS, the City prepares a five-year Consolidated Action Plan and a one-year action plan (Annual Action Plan) to implement the first year of the five-year strategy of the Consolidated Action Plan; and

WHEREAS, the City uses CDBG funds for a Housing Rehabilitation Program; and

WHEREAS, the City has adopted a Housing Assistance Plan (HAP) to govern the administration of the City's CDBG Housing Rehabilitation Program; and

WHEREAS, participants in the City's CDBG Housing Rehabilitation Program receive assistance through a Deferred Payment Loan (DPL) which is secured by a 10-year lien on the property to be assisted with CDBG funds; and

WHEREAS, the terms of the DPL is 5 years non-amortized loan at 0% interest followed by 5 years of principal forgiveness in 20% increments each year starting at the end of year 6 until the end of the year 10 where the total principal is forgiven; and

WHEREAS, as provided for in the HAP the City Council may (by vote) waive the repayment requirements of the DPL on a case by case basis for hardship and family emergencies such as permanent disability or long term incapacitation of the remaining owner(s), or in the case of the death of all owner(s);

WHEREAS, 36 Seville Orange Path received assistance through the City's CDBG Housing Rehabilitation Program in an amount of \$12,450.00; and

WHEREAS, the owner of 36 Seville Orange Path passed away on November 2016; and

WHEREAS, the owner of 36 Seville Orange Path has a daughter who is unable to live independently at the residence and therefore unable to assume the responsibility for care of the home; and

WHEREAS, the guardian for the deceased owner's daughter has requested a waiver of the DPL repayment to assist in the care of the deceased owner's daughter; and

WHEREAS, the City Council has considered the request at a public meeting of the City Council on November 21, 2017.

NOW, THEREFORE, IT IS HEREBY RESOLVED BY THE CITY OF PALM COAST, FLAGLER COUNTY, FLORIDA:

SECTION 1. APPROVAL OF WAIVER. The City Council hereby agrees to waive the repayment of the DPL for 36 Seville Orange Path.

SECTION 2. AUTHORIZATION TO EXECUTE. The City Manager, or designee, is hereby authorized to execute the necessary documents to implement the action taken in this Resolution.

SECTION 3. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict with this Resolution are hereby repealed.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 21st day of November 2017.

CITY OF PALM COAST, FLORIDA

ATTEST:

MILISSA HOLLAND, MAYOR

VIRGINIA A. SMITH, CITY CLERK

Approved as to form and legality

William E. Reischmann, Jr., Esq.
City Attorney

City of Palm Coast, Florida Agenda Item

Agenda Date : 11/14/2017

Department FINANCE	Amount
Item Key	Account
	#
Subject RESOLUTION 2017-XX BUDGET AMENDMENT FOR 2016-2017 FISCAL YEAR RELATING TO THE DISASTER RESERVE FUND	
Background :	
<p>The City of Palm Coast was effected by two major hurricanes during fiscal year 2017. Hurricane Mathew that occurred on the first month of the fiscal year and Hurricane Irma that occurred on the last month of the fiscal year. The total incurred and/or estimated expenditures to date are listed below:</p>	
FY 2017 Disaster Expenses	
Hurricane Mathew Expenditures FY 2017	\$3,870,000
Hurricane Irma Expenditures (not including force labor) FY 2017 paid to date	555,000
Hurricane Irma Anticipated Expenditures FY 2017	<u>1,000,000</u>
Total Anticipated Expenditures	\$5,925,000
Paid from Department Operating Budgets	<u>(970,000)</u>
Paid from Disaster Reserve Fund	\$4,455,000
<p>In order to account for the expenses related to Hurricane Irma, the Disaster Reserve Fund budget needs to be amended as follows:</p>	
FY 2017 Disaster Reserve Fund	
Currently Budget	\$2,900,000
Proposed Amendment	<u>1,555,000</u>
Total Amended Budget	\$4,455,000
<p>The net effect of these changes is an increase of \$1,555,000 in the Disaster Reserve Fund for Fiscal Year 2017.</p>	
Recommended Action :	
<p>Adopt Resolution 2017-XX approving a budget amendment for Fiscal Year 2016-2017 relating to disaster reserve funds.</p>	

RESOLUTION 2017-_____
FISCAL YEAR 2017 BUDGET AMENDMENT

**A RESOLUTION OF THE CITY OF PALM COAST, FLORIDA,
AMENDING THE FISCAL YEAR 2016-2017 BUDGET
RELATING TO DISASTER RESERVE FUNDS; PROVIDING
FOR SEVERABILITY; PROVIDING FOR CONFLICTS;
PROVIDING FOR IMPLEMENTING ACTIONS AND
PROVIDING AN EFFECTIVE DATE.**

WHEREAS, two major hurricanes in Fiscal Year 2017 caused expenditures to exceed the final budget for Fiscal Year 2017, requiring City Council to amend the Fiscal Year 2017 budget.

**NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF
THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:**

SECTION 1. BUDGET AMENDMENT. The City Council of the City of Palm Coast hereby amends the Fiscal Year 2016-2017 budget by \$1,555,000 relating to expenditures in the Disaster Reserve Fund.

SECTION 2. SEVERABILITY. It is hereby declared to be the intention of the City Council that the sections, paragraphs, sentences, clauses and phrases of this Resolution are severable, and if any phrase, clause, sentence, paragraph or section of this Resolution shall be declared unconstitutional by the valid judgment or decree of a court of competent jurisdiction, such unconstitutionality shall not affect any of the remaining phrases, clauses, sentences, paragraphs and sections of this Resolution.

SECTION 3. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 4. IMPLEMENTING ACTIONS. The Mayor, or designee, is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 5. EFFECTIVE DATE. This Resolution shall become effective immediately upon its passage and adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 21st day of November 2017.

CITY OF PALM COAST, FLORIDA

ATTEST:

Milissa Holland, Mayor

Virginia A. Smith, City Clerk

Attachment: Exhibit A– 2016-2017 Budget Amendment

Approved as to form and legality

William E. Reischmann, Jr., Esq.
City Attorney

EXHIBIT A

FY 2017: DISASTER RESERVE FUND
PREPARED: NOVEMBER 2017
FINANCE: HELENA P. ALVES, LINA WILLIAMS

	<u>FY 2016-2017 REVISED BUDGET</u>
<u>REVENUES:</u>	
Intergovernmental Revenue	\$ 4,455,000
TOTAL REVENUES:	<u>\$ 4,455,000</u>
<u>EXPENDITURES:</u>	
Operating Expenses	\$ 4,455,000
TOTAL EXPENDITURES:	<u>\$ 4,455,000</u>

City of Palm Coast, Florida Agenda Item

Agenda Date : 11/14/2017

Department	CONSTRUCTION MANAGEMENT AND ENGINEERING	Amount	\$256,350.00
Item Key		Account #	54029088-063000-81019
Subject	RESOLUTION 2017-XX APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC. FOR HYDROGEOLOGICAL SERVICES FOR THE SOUTHERN WELLFIELD EXPANSION, PHASE 3 WELLS		
Background :	<p>The City of Palm Coast is in the process of expanding the water supply by outfitting three wells and constructing raw water mains in the south zone of the City, which provides raw water to Water Treatment Plant 2. This work is required to provide the necessary source water to the treatment facility to meet current and future demand.</p> <p>Phase's 1 & 2 were completed recently and consisted of the installation of raw water mains on Seminole Woods and Sesame Boulevard with the drilling and equipping of five wells. Phase 3 will provide three additional wells and raw water mains to complete the expansion of the Southern Wellfield for Water Treatment Plant 2.</p> <p>Connect Consulting, Inc. provided hydrogeological services for the Southern Wellfield Phase 2 wells. Staff recommends retaining Connect Consulting for hydrogeological services for the Southern Wellfield Expansion project. Work will be performed by Connect Consulting for a maximum total cost (including construction) of \$256,350.00. Funds for this project are budgeted in the Utility 5-year Capital Plan.</p>		
SOURCE OF FUNDS WORKSHEET FY 2018			
IMPR Wellfield and Wells- 54029088-063000-81019			\$2,880,000.00
Total Expenses/Encumbered to date			\$209,989.37
Pending Work Orders/Contracts			<u>\$256,350.00</u>
Balance			\$2,413,660.63
Recommended Action :	<p>Adopt Resolution 2017-XX approving a Work Order with Connect Consulting, Inc., in the total amount of \$256,350.00 for hydrogeological services for the Southern Wellfield Expansion, Phase 3 Wells.</p>		

RESOLUTION 2017-_____
DESIGN AND CONSTRUCTION ENGINEERING SERVICES
FOR THE SOUTHERN WELLFIELD PHASE 3 WELLS

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING THE TERMS AND CONDITONS OF A WORK ORDER ISSUED TO CONNECT CONSULTING, INC., IN THE AMOUNT NOT TO EXCEED \$256,350.00 FOR HYDROGEOLOGICAL SERVICES FOR THE SOUTHERN WELLFIELD PHASE 3 PROJECT; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE THE WORK ORDER; PROVIDING FOR SEVERABILITY; PROVIDING FOR CONFLICTS; PROVIDING FOR IMPLEMENTING ACTIONS AND PROVIDING FOR AN EFFECTIVE DATE.

WHEREAS, Connect Consulting, Inc., is engaged in a continuing services agreement to provide hydrogeological services to the City of Palm Coast; and

WHEREAS, the City Council of the City of Palm Coast desires to issue a work order under said contract to Connect Consulting, Inc. for the above referenced hydrogeological services relating to the drilling of two new wells and redevelopment of one existing well for the Southern Wellfield Phase 3 project.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUCIL OF THE CITY OF PALM COAST, FLORIDA AS FOLLOWS:

SECTION 1. APPROVAL OF WORK ORDER. The City Council of the City of Palm Coast hereby approves the terms and conditions of a work order to Connect Consulting, Inc., for hydrogeological services for the Southern Wellfield Expansion, Phase 3 wells as attached hereto and incorporated herein by reference herein by reference as Exhibit “A.”

SECTION 2. AUTHORIZATION TO EXECUTE. The City Manager, or designee, is hereby authorized to execute the work order as depicted in Exhibit “A.”

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, is shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 5. IMPLEMENTING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall take effect immediately upon adoption by the City Council.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast, Florida, on this 21st day of November 2017.

CITY OF PALM COAST, FLORIDA

ATTEST:

MILISSA HOLLAND, MAYOR

VIRGINIA A. SMITH, CITY CLERK

Attachment: Exhibit "A" – Work Order with Connect Consulting, Inc.

Approved as to form and legality

William E. Reischmann, Jr., Esq.
City Attorney



WORK ORDER
City of Palm Coast (Buyer)
Purchase Order #: _____

Supplier Name: Connect Consulting, Inc.	Date: 10/31/2017
Address: 19505 NW 184th Terrace	Bid #: RFQ-PW-U-15-12
City, State & Zip: High Springs, FL 32643	Project: South Zone Well Field Expansion, Phase 3- Drilling Council Approval Date: 4/21/2015

TOTAL COST: \$256,350.00

ATTACHMENTS TO THIS WORK ORDER:

- Description of Services
- Drawings/Plans/Specifications
- Special Conditions
- Rate Schedule

METHOD OF COMPENSATION:

- Fixed Fee Basis
- Not To Exceed
- Unit Price

TIME FOR COMPLETION: The obligation of SUPPLIER to provide services to CITY shall commence upon execution of this Work Order (WO) by the parties and services shall be completed within 150 days from issuance of the approved work order. Failure to meet the completion date may be grounds for termination of this WO and the underlying Master Services Agreement (MSA) for default. Time is of the essence.

INCORPORATION BY REFERENCE; CONFLICT. The provisions of the MSA are hereby expressly incorporated by reference into and made a part of this WO. In the event of a conflict between the terms and conditions of the MSA and this WO, the terms of the MSA shall govern unless otherwise agreed to in writing by all parties. In the event of a conflict between the terms and conditions of this WO and any attachments, the terms of this WO shall govern unless otherwise agreed to in writing by all parties.

WITNESS WHEREOF, the parties hereto have made and executed this Work Order on this ____ day of _____, 20____, for the purposes stated herein.

SUPPLIER APPROVAL

By: _____
 Printed Name _____

Date: _____
 Title _____

CITY OF PALM COAST APPROVAL

By: _____
 ASSED DIRECTOR OR DESIGNEE

Date: _____

Project Mgr. Initials: _____

SCOPES OF SERVICES

SOUTHERN WELLFIELD PHASE THREE DRILLING

I. Introduction

City staff requested a proposal from Connect Consulting, Inc. (CCI) to complete the drilling and testing of two (2) new Upper Floridan aquifer (UFA) Public Water Supply (PWS) wells and the redevelopment/testing of one (1) existing PWS supply well in the South Zone Well Field.

The wells to be constructed, LW-83 and LW-85, are currently on the City's Consumptive Use Permit (CUP) No. 1947-10. These wells, along with 14 other permitted, UFA wells serve one of the City's membrane water treatment plants known as Water Treatment Plant No. 2 (WTP 2). **Figure 1** illustrates a vicinity map and well location map (note: all **Figures** are at the end of the proposal text). For reference, **Table 1** lists the construction details for the existing and proposed (well construction details are conceptual for proposed wells) South Well Field wells.

II. Background

The South Zone Well Field was started in 1976 with the construction and testing of two (2) 4-inch diameter exploratory wells (LW-15 and LW-16) and a full-sized test/production well (LW-49). LW-49 was used to conduct a long term Aquifer Performance Test (APT) which formed the basis for ground water flow model input and well field development for many years. In 1979, LW-17 was constructed to serve new residents as the development then known as Palm Coast began to grow. LW-17 was never put into service. In the early 1990's, WTP 2 was built and wells LW-14 (an exploratory well that was constructed in 1974), LW-49, and new wells LW-23, LW-30, LW-31 and LW-32 were constructed and equipped to serve WTP 2. LW-19 was added in 2009.

In 2009 test/production well LW-106 and test/observation/production well LW-84, along with three observation wells were constructed and another APT was conducted to add to the knowledge base for the South Well Field. This APT along with the APT conducted at LW-49 became the new basis for model input and well field development. Based in part on this APT (LW-106), the City applied for and was granted modifications to their CUP adding the wells (LW-17R, LW-105, LW-107, and LW-108) that were constructed during Phase 2 of this project. The well construction for Phase 2 was completed in 2016 and the wells were equipped and connected in 2017.

The City began planning for Phase 3 of the South Zone Well Field Expansion in 2017, which includes the construction of LW-83 and LW-85, and the redevelopment/testing of LW-84. LW-84 has been capped since the 2009 APT and will require redevelopment/testing to assess the current hydrogeologic conditions. CCI prepared the following scope of work to complete the well construction and testing portion of the South Zone Well Field Expansion Phase 3 project.

III. Scope of Work

TASK A- Hydrogeologic Services during Construction:

The CONSULTANT shall provide:

1. Project management.
2. Subcontractor management.
3. On-site oversight during construction and testing.
4. Documentation of construction details.
5. Data collection during testing.
6. Daily/weekly progress reporting.
7. Data analysis and interpretation.
8. Preparation of the final report.

TASK B - Well Field Services – LW-83 and LW-85 Construction and Testing

The CONSULTANT shall:

1. Apply for and obtain well construction permits for each well from the St. Johns River Water Management District (SJRWMD).
2. Clear an access path to each well site and an area around each staked well location as needed. It is the desire of the City that clearing be kept to a minimum. Each well location will be staked and the maximum limits of clearing will be staked and flagged by others. All debris cleared from the access path and well site must be removed and properly disposed of before mobilization of drilling equipment to the well site. We have assumed that site surveying and layout, including the well location will be provided by others and completed prior to mobilization.
3. Install a silt fence around each well site, as needed.
4. Install temporary culvert and fill to cross road-side drainage ditches.
5. Mobilize a mud-rotary drilling rig and all required equipment to each permitted and staked well site once the well sites are cleared, the debris removed, and temporary culvert pipes installed.
6. Install a pit casing prior to drilling pilot hole.
7. Once the pit casing is installed and the grout set for at least 12-hours (if cemented), then drill, by mud rotary, direct circulation a ~6-8-inch diameter pilot hole through the unconsolidated sand, shell and clay to the top of the rock, estimated at ~100 feet below land surface (BLS).
8. Collect formation samples every 10 feet, rinse and save samples in one-quart heavy-duty zip-lock plastic bags, with well number, sample depth, and date collected marked on each bag. Display formation samples on-site.
9. Once the pilot hole is completed, circulate drilling fluid until the borehole is stable and then remove the drill string.

10. Conduct geophysical logs (gamma ray and electric) performed by a pre-approved geophysical logging service provider. Furnish two (2) field copies of the logs and six (6) hard copies, plus electronic versions of the logs in both .pdf and LAS format.
11. After completing the geophysical logs, ream the pilot hole to a nominal 26-inch diameter to the depth selected for the surface casing estimated between 40 and 80 feet BLS.
12. Furnish and install 20-inch diameter 0.375-inch wall steel casing with centralizers and pressure grout, bottom to top, in place, using the Halliburton method as described below.
13. Install an air-tight fitting which allows a ~2-inch diameter grout tremie line to be installed on the top of the steel casing, equipped with a pressure gage and made air-tight. The grout tremie line should extend to point ~2-feet above the bottom of the casing. Regain circulation through the grout tremie line and ensure the casing is ready for grouting.
14. Pump neat Portland, Type I/II cement mixed with 5.5-6 gallons of fresh water per sack through the grout tremie line, cementing the casing in place from bottom to top. It is expected that the casing will be completely cemented in place in one stage, confirmed by cement returns at the surface in the annulus.
15. If there are no cement returns observed at the surface in the annulus, cementing will be completed the following day by installing a tremie line in the annulus after tagging the top of the cement, filling the annulus to land surface with neat Type I/II, Portland cement.
16. After pumping cement and confirming returns at the surface and flushing out the grouting line with a calculated volume of fresh water, close off the cement line valve and allow the cement to cure for at least 4-hours, and then remove the grout tremie line from the well, allowing the cement to cure for at least 12-hours, total.
17. Remove the fabricated header/tremie line from the 20-inch diameter steel casing.
18. After allowing the grout to cure for at least 12 hours, ream the pilot hole using a single 20-inch drill bit (not a staged bit assembly), again reaming ~2-3-inches into the hard Chert layer but not breaching this stratum so as to lose circulation.
19. Once the final casing set point has been reached, estimated at ~100-feet, circulate drilling fluid and condition the borehole for ~1-hour, then remove the drill string and immediately begin to run the 12-inch SDR 17 Certa-Lok™ PVC casing in the conditioned borehole to the casing set point.
20. Set the PVC casing a few inches into the hard Chert layer.
21. Install an air-tight fitting which allows a ~2-inch diameter grout tremie line to be installed on the top of the PVC casing, equipped with a pressure gage and made air-tight. The grout tremie line should extend to point ~2-feet above the bottom of the casing. Regain circulation through the grout tremie line and ensure the casing is set on the hard bottom.
22. Pump neat Portland, Type I/II cement with 2-4% bentonite mixed with 5.5-6 gallons of fresh water per sack through the grout tremie line, cementing the casing in place from bottom to top. It is expected that the casing will be completely cemented in

place in one stage, confirmed by cement returns at the surface in the annulus. Cement calculations will be provided to the HYDROGEOLOGIST before grouting begins.

23. If there are no cement returns observed at the surface in the annulus, cementing will be completed the following day by installing a tremie line in the annulus after tagging the top of the cement, filling the annulus to land surface with neat Type I/II, Portland cement.
24. It is the water well contractor's responsibility to ensure that the PVC casings are not damaged by the heat of hydration as the Portland cement cures. Potable water will be made available at each well site.
25. After pumping cement and confirming returns at the surface and flushing out the grouting line with a calculated volume of fresh water, close off the cement line valve and allow the cement to cure for at least 4-hours then remove the grout tremie line from the well, allowing the cement to cure for at least 12-hours, total.
26. Remove the fabricated header/tremie line from the 12-inch diameter PVC casing.
27. Drill out the cement plug by reverse air rotary drilling method, adding fresh water as needed and advance a nominal 12-inch diameter borehole to the target depth of 150 feet.
28. Collect formation samples every 10 feet, labeling the bags with well number, depth and date collected. Store samples in one-quart heavy-duty zip-lock plastic bags and display cuttings on-site.
29. Collect formation water samples every 20 feet. To collect water samples, stop drilling and keep reverse circulation pumping the well through the drill stem until the water clears up (as determined by the on-site HYDROGEOLOGIST). Collect a water sample from the drill stem, conduct and record field water quality tests, as follows:
 - a. pH
 - b. Temperature
 - c. Conductivity
 - d. Total Dissolved Solids (TDS)
 - e. Chlorides
 - f. Iron
 - g. Sulfate
 - h. Hydrogen Sulfide
30. After reaching the target depth of ~150 feet, develop the well until Turbidity is ~10 NTUs or less, then remove the drill string from the well.
31. Install a submersible test/development pump with a standalone generator set capable of raw hide/over pumping the well at a rate of at least 800 gallons per minute (GPM). Install at least 200-feet of secure (without leaks) discharge hose and/or piping to a point designated by the HYDROGEOLOGIST. Equip the end of the discharge hose/pipe with a diffuser to mitigate erosion. Equip the discharge with a calibrated flow meter, or orifice plate/manometer and a sampling spigot near the well head. Provide separate ports for sand rate testing (Rossum Sand Cone

provided by the SUBCONTRACTOR) and water sample collection. Raw hide/over pump/develop the well at 700-800 GPM until Turbidity is less than 1 NTU and the sand rate is less than 5 milligrams per liter (mg/L) (estimated to take up to 24 hours). This task is meant to over pump and surge the well to achieve clear, sand-free discharge water.

32. After the well is developed clear (less than 1 NTU and 5 mg/L sand rate), allow the water level to recover for at least 24 hours.
33. Conduct static and dynamic (pumped) geophysical logs/TV survey on the finished well. Geophysical logging/TV services are to be provided by a pre-approved logging service provider, as follows:
 - a. Static caliper
 - b. Static electric (Resistance & Self Potential)
 - c. Static natural gamma ray
 - d. Static fluid temperature
 - e. Static fluid resistivity
 - f. Static fluid velocity
 - g. Static TV survey
 - h. Pumped fluid temperature
 - i. Pumped fluid resistivity
 - j. Pumped fluid velocity
 - k. Pumped TV survey
34. Provide two (2) field copies of the geophysical logs and two (2) DVD copies of the TV survey. Furnish six (6) hard copies of the geophysical logs, electronic copies of the logs in both pdf and LAS formats, and six (6) DVD copies of the TV Survey at a later date.
35. Conduct a final step-drawdown pumping test at rates of 250, 350, and 450 GPM.
36. After completing the step-drawdown pumping test, allow the well to recover for at least 24 hours.
37. Conduct a 4-hour, constant rate pumping test at ~350 GPM.
38. Assist the City with the collection of water samples during the last hour of the constant rate pumping test (service to be provided by a pre-approved, certified environmental laboratory). The water samples will be analyzed for all parameters outlined in Chapter 62-550, Florida Administrative Code (FAC), including primary and secondary drinking water standards, and Rule 62-555.315 parameters.
39. Remove the test pump, discharge hose/pipe, diffuser, and flow meter.
40. Disinfect the well in accordance with AWWA C654-13.
41. Equip the well with a secure, temporary cap.
42. Remove culverts and fill at well sites and restore ditches to original condition.
43. Submit a well completion report to SJRWMD.
44. Clean up the site.
45. Demobilize.

TASK C: LW-84 – Redevelopment and Testing

The CONSULTANT shall:

1. Install a submersible test/development pump with a standalone generator set capable of raw hide/over pumping the well at a rate of at least 800 gallons per minute (GPM). Install at least 200-feet of secure (without leaks) discharge hose and/or piping to a point designated by the HYDROGEOLOGIST. Equip the end of the discharge hose/pipe with a diffuser to mitigate erosion. Equip the discharge with a calibrated flow meter, or orifice plate/manometer and a sampling spigot near the well head. Provide separate ports for sand rate testing (Rossum Sand Cone provided by the SUBCONTRACTOR) and water sample collection. Raw hide/over pump/develop the well at 700-800 GPM until Turbidity is less than 1 NTU and the sand rate is less than 5 milligrams per liter (mg/L) (estimated to take up to 24 hours). This task is meant to over pump and surge the well to achieve clear, sand-free discharge water.
2. After the well is developed clear (less than 1 NTU and 5 mg/L sand rate), allow the water level to recover for at least 24 hours.
3. Conduct static and pumped geophysical logs/TV survey on the finished well. Geophysical logging/TV services are to be provided by a pre-approved logging service provider, as follows:
 - a. Static caliper
 - b. Static electric (Resistance & Self Potential)
 - c. Static natural gamma ray
 - d. Static fluid temperature
 - e. Static fluid resistivity
 - f. Static fluid velocity
 - g. Static TV survey
 - h. Pumped fluid temperature
 - i. Pumped fluid resistivity
 - j. Pumped fluid velocity
 - k. Pumped TV survey
4. Provide two (2) field copies of the geophysical logs and two (2) DVD copies of the TV survey. Furnish six (6) hard copies of the geophysical logs, electronic copies of the logs in both pdf and LAS formats, and six (6) DVD copies of the TV Survey at a later date.
5. Conduct a final step-drawdown pumping test at rates of 250, 350, and 450 GPM.
6. After completing the step-drawdown pumping test, allow the well to recover for at least 24 hours.
7. Conduct a 4-hour, constant rate pumping test at ~350 GPM.
8. Assist the City with the collection of water samples during the last hour of the constant rate pumping test. The water sample will be analyzed for all parameters outlined in Chapter 62-550, FAC, including primary and secondary drinking water standards, and Rule 62-555.315 parameters.

9. Remove the test pump, discharge hose/pipe, diffuser, and flow meter.
10. Disinfect the well in accordance with AWWA C654-13.
11. Equip the well with a secure, temporary cap.
12. Remove culvert and fill at well sites and restore ditch to original condition.
13. Clean up the site.
14. Demobilize.

IV. Cost and Schedule

The CONSULTANT shall utilize Freeman Well Drillers, Inc. as a SUB-CONTRACTOR for well drilling services. The CONSULTANT shall complete the scope of work described above on a lump sum/fixed fee basis as follows:

Construction/Testing of LW-83 and LW-85/ Redevelopment/Testing of LW-84: \$256,350.00

Time of Completion

150 Days

Table 1- South Zone Well Field Well Construction Details & Status



No.	Well ¹ No.	Year Constructed ²	Current Status	DID ²	Casing ³ Dia. (in)	Casing ³ Depth (ft.)	Total ³ Depth (ft.)	Rate ⁴ (GPM)
1	LW-14	1973	In service	6673	8	105	300	80
2	LW-17	1979/2015	Abandoned	6623	12/8	101	215	145
3	LW-17R	2015	In service	449146	12	101	150	145
4	LW-19	2009	In service	6648	12	116	230	165
5	LW-21	1990	In service	6649	12	109	335	358
6	LW-22	TBD	Proposed	6650	12	110	250	189
7	LW-23	1990/2006	In service	35373	12/8	102/116	250	300
8	LW-30	1990/2007	In service	6639	12	108	120	80
9	LW-31	1990	In service	6640	12	105	320	200
10	LW-32	1990/2013	In service	6641	12	101	258	130
11	LW-49	1977/2004	In service	6674	14/10	98/110	225/310	260
12	LW-83	TBD	Proposed	39255	12	110	150	145
13	LW-84	2009	Constructed	39256	12	115	135	145
14	LW-85	TBD	Proposed	39257	12	110	150	145
15	LW-105	2016	In service	438762	12	108.5	150	145
16	LW-106	2009	In service	438763	12	105	130	145
17	LW-107	2016	In service	438764	12	111.5	150	125
18	LW-108	2015	In service	438762	12	112	160	125





Notes:

1. **Shaded Wells** are part of this work order.
2. Year constructed or re-constructed as LW-32 or modified as LW-14, LW-17, LW-23, LW-30 and LW-49 or for proposed wells LW 105, LW 107 and LW 108, or if unknown then TBD-To Be Determined.
3. Casing diameter, casing depth, and total depth are indicated as Original/Modified e.g. LW-23 was originally constructed with 12-inch casing but was modified with an 8-inch liner, shown as 12/8.
4. SJRWMD modeled pumping rates.
5. TBD-To Be Determined

0 500 1,000 2,000 Feet

Legend

- Wells**
-  Proposed Phase 3
 -  Phase 2

- RawWater phase**
-  Phase 1 Raw Water Main
 -  Phase 2 Raw Water (Under Construction)
 -  Proposed Phase 3 Raw Water Main
 -  City Owned Property



SEMINOLE WOODS BLVD.

LW-108

LW-83

LW-84

SESAME BLVD.

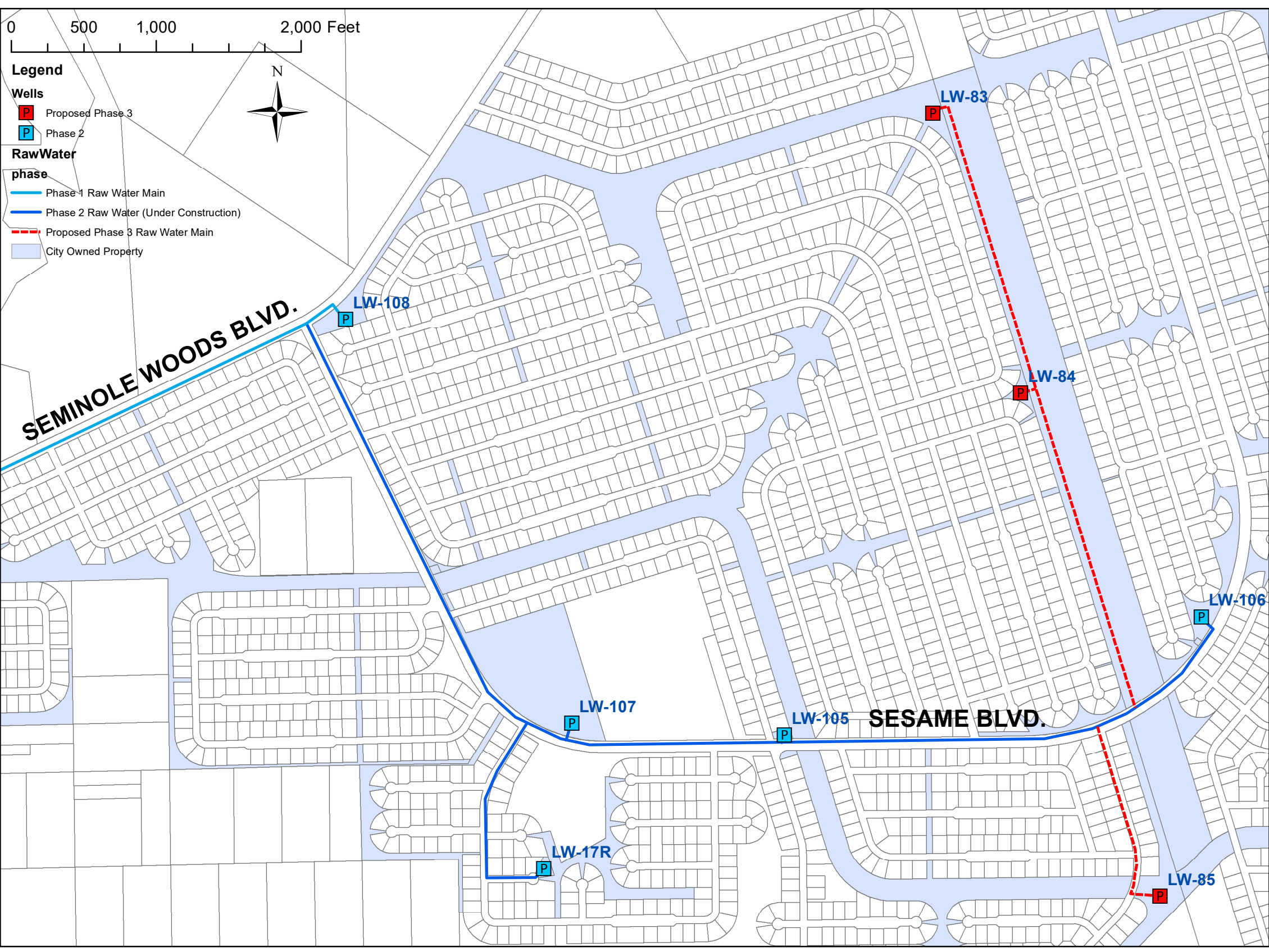
LW-106

LW-107

LW-105

LW-17R

LW-85



City of Palm Coast, Florida Agenda Item

Agenda Date : 11/14/2017

Department	HUMAN RESOURCES	Amount
Item Key		Account
		#
Subject	RESOLUTION 2017-XX APPROVING THE RENEWAL OF STOP-LOSS COVERAGE WITH SUNLIFE	
Background :	<p>The City currently offers a well-rounded, self-insured benefits program to employees. The program includes group health insurance, primary clinic service hours, and ancillary coverages (life insurance, long-term disability (LTD) and accidental death and dismemberment (AD&D) insurance). The general composition of the group health insurance program includes a fixed monthly per-employee fee for stop-loss insurance. The City is responsible for the first \$150,000 of any given claim and stop-loss coverage provides for claims payments that exceed \$150,000. Each fall, the City receives proposals for the cost of purchasing stop-loss coverage.</p>	
Alternatives and Analysis	<p>In calendar year 2017, the cost of Stop-Loss insurance through SunLife to cover claims in excess of \$150,000 was approximately \$319,722 based upon current enrollment.</p> <p>The City received quotations through our broker, Brown & Brown, for Stop-Loss coverage from three providers; our current carrier SunLife and alternates from AIG and Symetra. SunLife provided for an increase of 13.9% over current or \$364,021, AIG an increase of 14.6% over current or \$366,403 and Symetra an increase of 26.2%, or \$403,385.</p>	
Recommended Action:	Approve Resolution 2017-XX for Stop-Loss coverage with SunLife.	

RESOLUTION 2017 - ____
CITY OF PALM COAST HEALTH INSURANCE PROGRAM
STOP LOSS INSURANCE

A RESOLUTION OF THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, APPROVING SUN LIFE AS THE STOP-LOSS INSURANCE PROVIDER; AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO EXECUTE SAID AGREEMENT; PROVIDING FOR SEVERABILITY, PROVIDING FOR CONFLICTS, PROVIDING FOR IMPLEMENTING ACTIONS, AND PROVIDING AN EFFECTIVE DATE

WHEREAS, Sun Life desires to provide Stop-Loss coverage to the City of Palm Coast for its Health Benefits Program; and

WHEREAS, the City Council of the City of Palm Coast desires to have Sun Life provide the above referenced services for the City's Health Benefits Program.

NOW, THEREFORE, BE IT RESOLVED BY THE CITY COUNCIL OF THE CITY OF PALM COAST, FLORIDA, AS FOLLOWS:

SECTION 1. APPROVAL OF INSURANCE CARRIERS. The City Council hereby approves Sun Life to provide \$150,000.00 Stop-Loss insurance coverage services, for an approximate annual cost of \$364,000, to the City of Palm Coast for its health benefits program.

SECTION 2. AUTHORIZATION TO EXECUTE. The City Manager, or designee, is hereby authorized to execute any necessary documents to implement the action taken in this Resolution.

SECTION 3. SEVERABILITY. If any section or portion of a section of this Resolution proves to be invalid, unlawful, or unconstitutional, it shall not be held to invalidate or impair the validity, force, or effect of any other section or part of this Resolution.

SECTION 4. CONFLICTS. All resolutions or parts of resolutions in conflict with any of the provisions of this Resolution are hereby repealed.

SECTION 5. IMPLEMENTING ACTIONS. The City Manager is hereby authorized to take any actions necessary to implement the action taken in this Resolution.

SECTION 6. EFFECTIVE DATE. This Resolution shall become effective immediately after its adoption.

DULY PASSED AND ADOPTED by the City Council of the City of Palm Coast on the 21st of November, 2017.

CITY OF PALM COAST, FLORIDA

ATTEST:

MILISSA HOLLAND, MAYOR

VIRGINIA A. SMITH, CITY CLERK

Approved as to form and legality

William E. Reischmann, Jr., Esq.
City Attorney

City of Palm Coast, Florida Agenda Item

Agenda Date : 11/14/2017

Department CITY CLERK	Amount
Item Key	Account
	#
Subject CALENDAR/WORKSHEET	
Background :	
Recommended Action :	



2017 MEETING CALENDAR

11/14/2017 9:00 AM	City Council Workshop Location : City Hall
11/15/2017 5:30 PM	Planning & Land Development Regulation Board Location : City Hall
11/21/2017 9:00 AM	City Council Location : City Hall
11/28/2017 9:00 AM	City Council Workshop Location : City Hall
12/05/2017 10:00 AM	Animal Control Hearing Location: City Hall
12/05/2017 6:00 PM	City Council City Hall
12/06/2017 10:00 AM	Code Enforcement Board Location : City Hall
12/07/2017 5:00 PM	Beautification and Environmental Advisory Committee Location : City Hall
12/12/2017 9:00 AM	City Council Workshop Location : City Hall
12/19/2017 9:00 AM	City Council Location : City Hall
12/20/2017 5:30 PM	Planning and Land Development Regulation Board Location : City Offices

#	File #	Item	Title	Staff
			Workshop 11/14/2017	
1		Resolution	Budget Amendment	Alves
2		Resolution	Roadway Striping Services Agreement	Castello
3		Resolution	Stop Loss/health insurance update	Cullen
4		Resolution	CDBG Lien Waiver	Papa
			Business Meeting 11/21/2017	
1		Resolution	Budget Amendment	Alves
2		Ordinance 2nd	Amend Chapter 2 Vol. FF Pension	Alves
3		Resolution	Roadway Striping Services Agreement	Castello
4		Resolution	Stop Loss/health insurance update	Cullen
5		Ordinance 2nd	Kings Pointe Multi-Family Rezoning	Hoover
6		Proclamation	Giving Tuesday	Lane
7		Ordinance 2nd	Amendment to FLUM PC145	Papa
8		Ordinance 2nd	Ordinance Rezoning PC 145	Papa
9		Resolution	CDBG Lien Waiver	Papa
10		Appoint	Vice Mayor	Smith
11		Appoint	Council Liaison	Smith
			Workshop 11/28/2017	
1		Presentation	Facilitator Summary Report	Crotty
			Business Meeting 12/05/2017	
1		Ordinance	Rezoning Roberts Rd - FL Landmark Communities Properties	Papa
2		Ordinance	Rezoning Roberts Rd - Tuesday Corporation Property	Papa
3		Ordinance	Rezoning Roberts Road - Smith Properties	Papa
			Workshop 12/12/2017	
1		Ordinance	Charter Amendment Draft Ordinance (if any)	Council
2		Discussion	City Manager RFP Summation	Falgout
3		Ordinance 1st	Amendment to FLUM Roberts Road	Papa
			Business 12/19/2017	
1		Ordinance	Charter Amendment Draft Ordinance (if any)	Council
2		Discussion	City Manager RFP Summation	Falgout
3		Resolution	CDBG Annual Report	Papa
			Future	
1		Resolution	Annual Fire Inspection Fees	Alves

2	Resolution	Purchase/Installation Ozone Odor Control Unit WWTP #1	Adams/Ashburn
3	Resolution	Purchase/Installation Primary Clarifier Process Equipment WWTP #1	Adams/Ashburn
4	Resolution	Installation/Replacement Pep Tanks	Adams/Ashburn
5	Resolution	Master Plan SCADA Telemetry Standardization	Adams/Hogan
6	Resolution	Permit compliance with NECGA (MOU and Conservation easement)	Bevan
7	Ordinance	Draft charter amendments (1/9/2018)	Council
8	Ordinance 1st	Charter amendments (1/16/2018)	Council
9	Ordinance 2nd	Charter amendments (2/6/2018) for General Election	Council
10	Resolution	Property Exchange NECGA	Falgout
11	Ordinance 1st	Coastal Trace FLUM	Papa
12	Ordinance 1st	Coastal Trace Rezoning	Papa
13	Ordinance 2nd	Marina Del Palma FLUM	Papa
14	Ordinance 2nd	Marina Del Palma Rezoning	Papa
15	Ordinance	Rezoning Roberts Rd - FL Landmark Communities Properties	Papa
16	Ordinance	Rezoning Roberts Rd - Tuesday Corporation Property	Papa
17	Ordinance	Rezoning Roberts Road - Smith Properties	Papa

City of Palm Coast, Florida Agenda Item

Agenda Date :

Department Item Key	Amount Account #
Subject Attachments to Minutes	
Background : Presentations received at the November 14 Council Meeting	
Recommended Action : 	

Transportation Impact Fee Study Update

City Council Workshop | November 2017



Presented By:



Presentation Outline

- 1 Impact Fee Background & Purpose
- 2 Study Objectives & Tasks
- 3 Study Milestones
- 4 Analysis of Capacity Needs
- 5 Update Costs of Additional Roadway Capacity
- 6 Incentivization
- 7 Preliminary Impact Fee Calculations
- 8 Next Steps



Presented By:





① Transportation Impact Fee BACKGROUND & PURPOSE



Transportation Impact Fee **Study Background**

- ☀ City Council Priority
- ☀ **City Code requires** consideration to update at least once every **six** years
- ☀ City Impact Fee Ordinance adopted in 2004 and updated in 2011 (to consolidate land uses and adjust fees)
- ☀ Fees on new development for purpose of funding **capacity improvements** to accommodate impact of development



Presented By:



Transportation Impact Fee Study Purpose

- ☀ Update becomes **necessary** due to changes in facility/roadway needs, land use characteristics, cost assumptions, and projected growth
- ☀ Update ensures that impact generating development pays appropriate share of capital transportation improvements



Presented By:





②

Study Objectives & Tasks



Transportation Impact Fee Study Objectives & Tasks



1 Study will update fees
using best available localized data
(construction costs, trip generation
of land use, identification of capacity
projects)

2 Create opportunities
to promote City's economic
development (incentives for certain
land uses, certain areas)



Presented By:



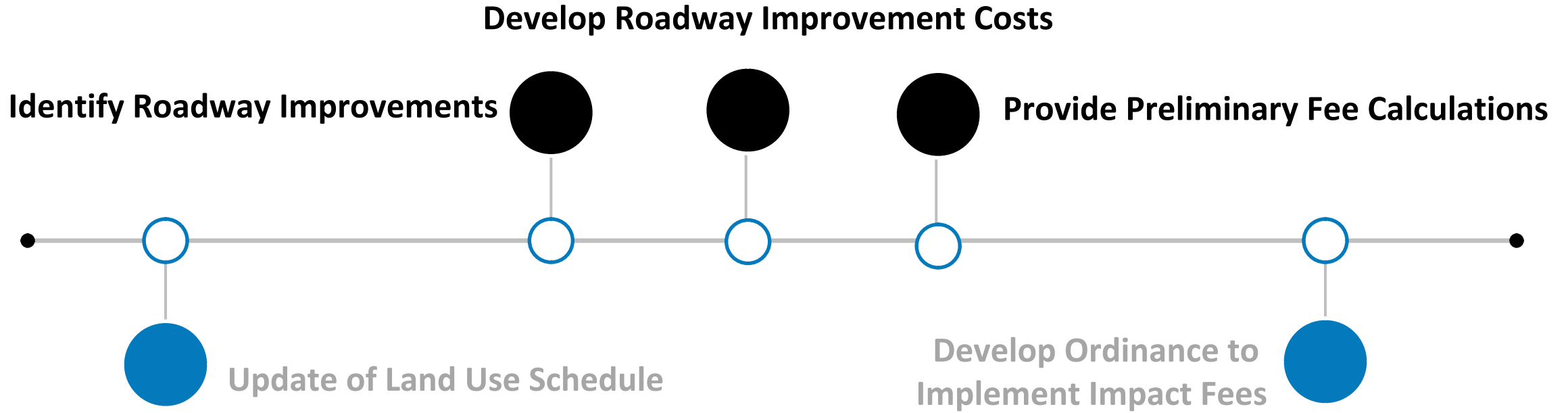


③

Study Milestones



Transportation Impact Fee Study Milestones



Presented By:

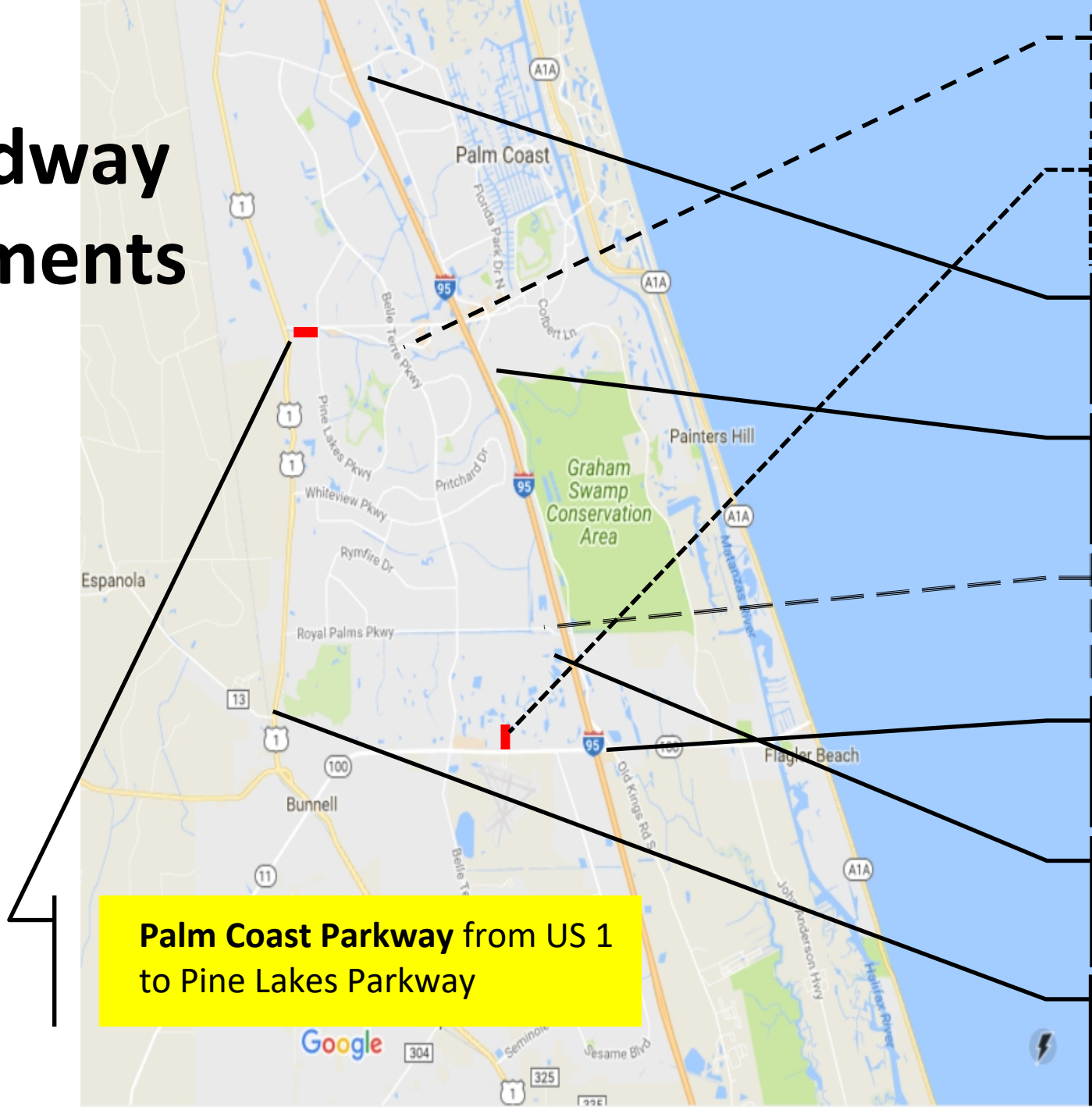




④ Analysis of Capacity Needs



Roadway Segments



Palm Coast Parkway from US 1 to Pine Lakes Parkway

Belle Terre Parkway from Pine Lakes Pkwy to Palm Coast Pkwy

Bulldog Drive from SR 100 to Central Avenue

Matanzas Woods Parkway from US 1 to Old Kings Road

Old Kings Road from Town Center Blvd to Matanzas Woods Pkwy

Royal Palms Parkway from Old Kings Road to US 1

SR 100 from Belle Terre Parkway to Old Kings Road

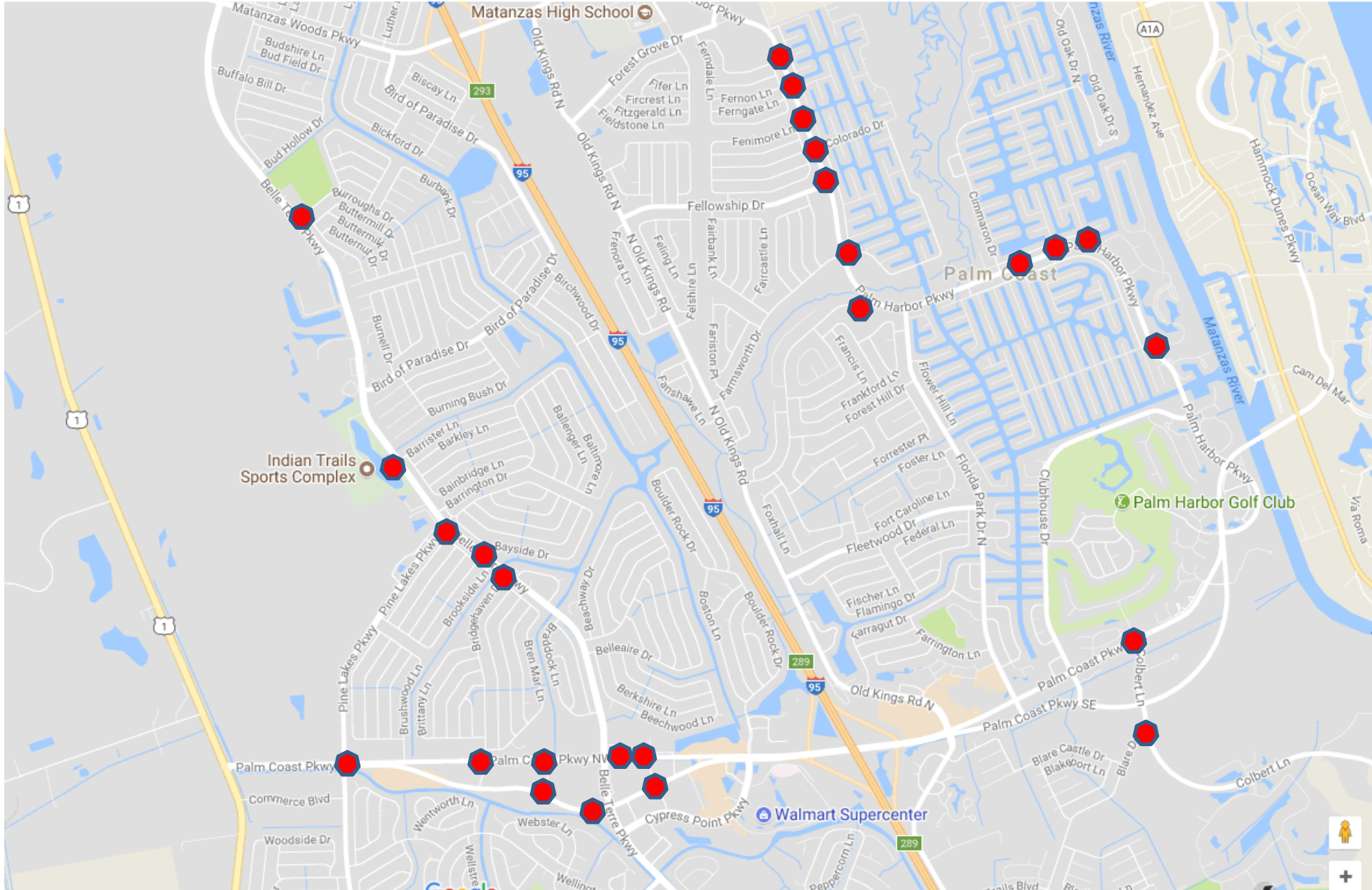
Town Center Blvd from Central Ave to Royal Palms Pkwy

US 1 from Espanola Road to Whiteview Parkway

Transportation Impact Fee Study Analysis

Intersections

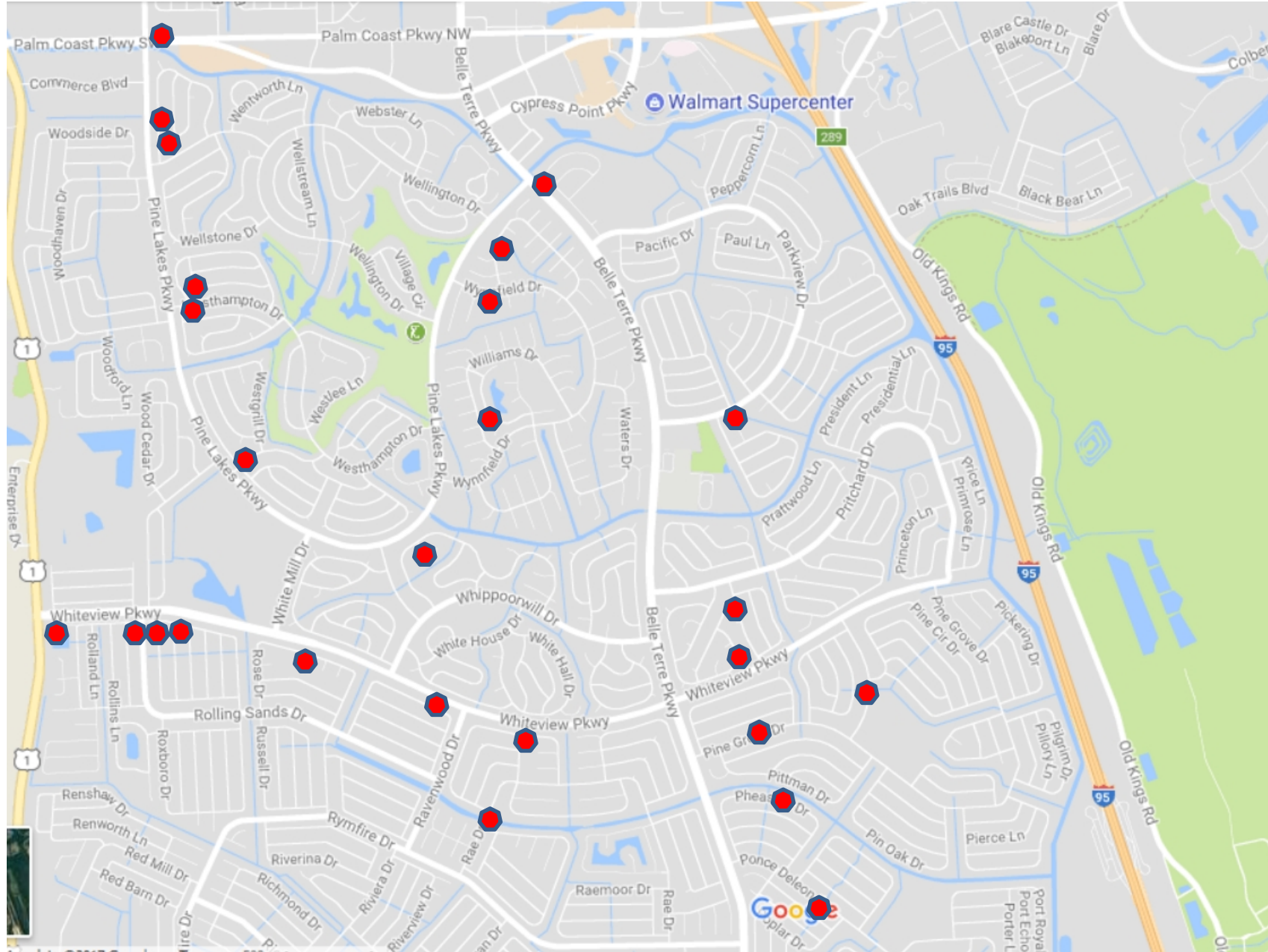
North Sector of City



Transportation Impact Fee Study Analysis

Intersections

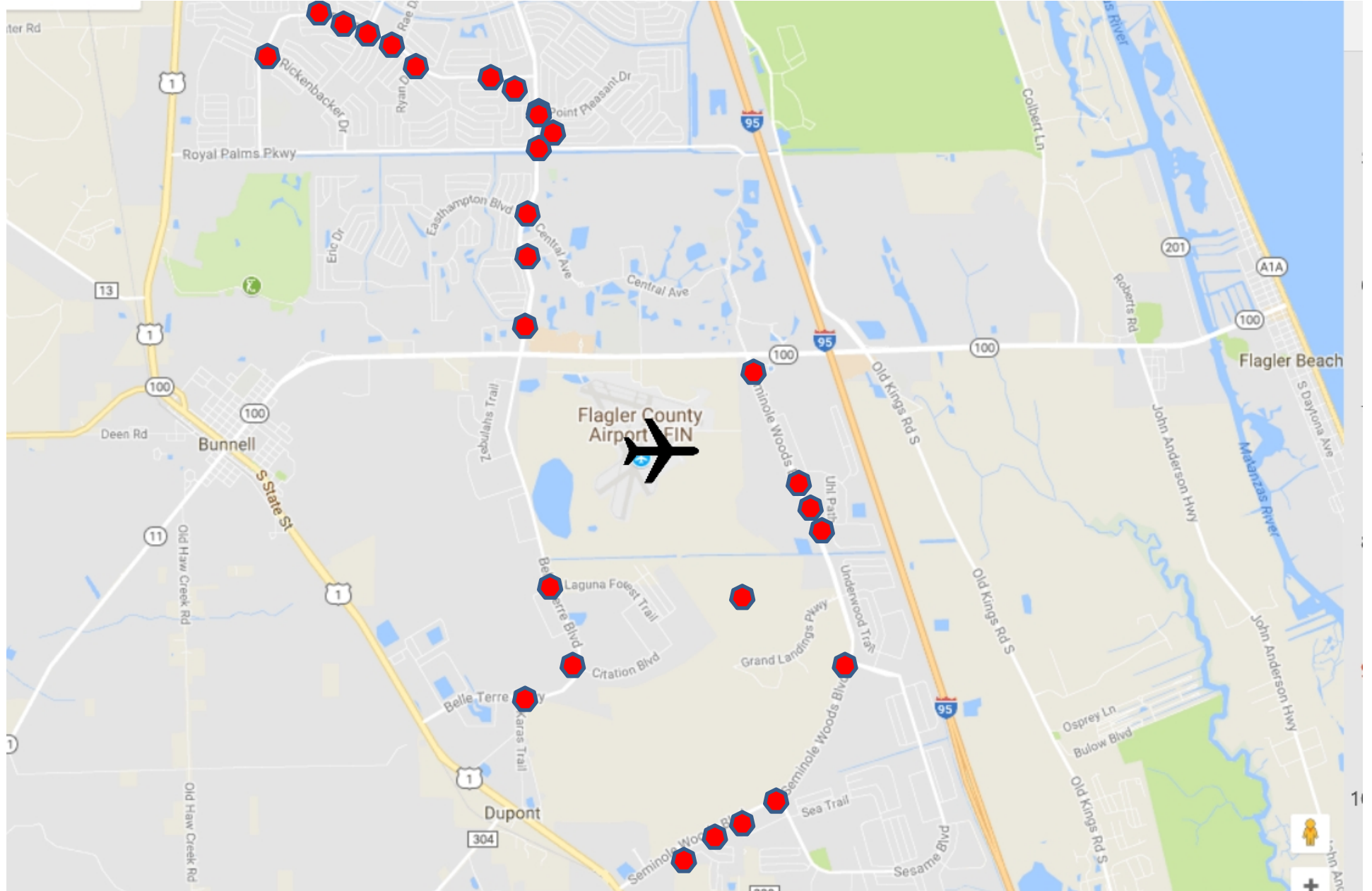
Central Sector of City



Transportation Impact Fee Study Analysis

Intersections

South Sector of City





⑤

Update Costs of Additional Roadway Capacity



Transportation Impact Fee Study Update Costs of Additional Roadway Capacity

Cost Estimate Assumptions

On what are we basing our cost analysis?

- FDOT Long Range Estimate Tables
- Long Range Transportation Plan Estimates
- City-provided data
- No Right-of-Way Required



Presented By:



Transportation Impact Fee Study Update Costs of Additional Roadway Capacity

Roadway	Segment		Improvement	Length (Mile)	Total Cost ²
	From	To			
Belle Terre Parkway	Cypress Point Parkway	Palm Coast Pkwy (EB)	4L to 6L	0.12	\$742,999.62
	Pine Lakes Parkway	Cypress Point Parkway	4L to 6L	0.30	\$1,857,499.06
Bulldog Drive	SR 100	Central Avenue	2L to 4L	0.53	\$3,614,641.05
Matanzas Woods Pkwy ³	US 1	SB I-95 Ramps	2L to 4L	1.06	\$14,130,000.00
Old Kings Road	Town Center Boulevard	Oak Trails Boulevard	2L to 4L	3.54	\$24,143,074.21
	Oak Trails Boulevard	Utility Drive	2L to 4L	0.25	\$1,705,019.37
	Utility Drive	Palm Coast Pkwy (EB)	2L to 4L	0.62	\$4,228,448.03
	Palm Coast Parkway	Forest Grove Drive ³	2L to 4L		\$14,850,000.00
Palm Coast Parkway	US 1	Pine Lakes Parkway	4L to 6L	0.53	\$3,281,581.66
Royal Palms Parkway	Town Center Boulevard	Belle Terre Pkwy	2L to 4L	1.58	\$10,775,722.39
	Belle Terre Pkwy	Rymfire Drive	2L to 4L	2.06	\$14,049,359.57
	Rymfire Drive	US 1	2L to 4L	0.67	\$4,569,451.90
SR 100 ³	Belle Terre Pkwy	Old Kings Rd	4L to 6L	0.45	\$34,870,000.00
Town Center Boulevard	Central Avenue	Lake Avenue	2L to 4L	0.30	\$2,046,023.24
	Lake Avenue	Royal Palms Pkwy	2L to 4L	0.60	\$4,092,046.48
US 1	White View Pkwy	Royal Palms Pkwy	4L to 6L	1.78	\$5,974,641.40
	Espanola Rd	Royal Palms Pkwy	4L to 6L	1.07	\$3,591,497.92
					\$148,522,005.89

¹ FDOT Long Range Estimates Cost per Mile Model

² Excludes right-of-way costs

³ River to Sea 2040 LRTP Cost Estimate

Total Estimated Cost: \$148,522,005.89

Highlighted Improvements in 2040 LRTP Cost Feasible Plan

Transportation Impact Fee Study Update Costs of Additional Roadway Capacity



Intersection Improvements

Potentially include:



Left-Turn Lanes



New Mast-arm Traffic Signal



Right-Turn Lanes



Mast-arm Replacement of existing Signal



Presented By:

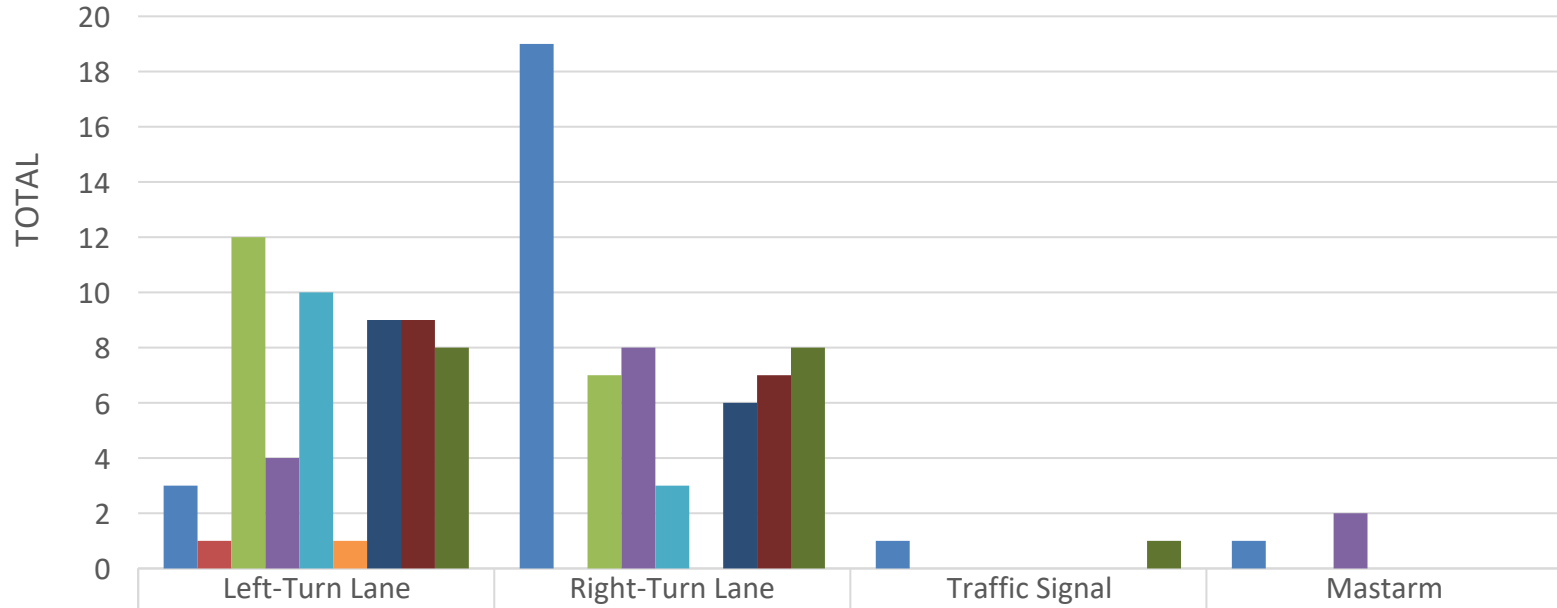


Transportation Impact Fee Study Update Costs of Additional Roadway Capacity

Intersection Improvements

Total Estimated Cost: \$ 13,282,500

Summary:



ROADWAY	Left-Turn Lane	Right-Turn Lane	Traffic Signal	Mastarm
Belle Terre Parkway	3	19	1	1
Colbert Lane	1	0	0	0
Palm Harbor Parkway	12	7	0	0
Palm Coast Parkway	4	8	0	2
Pine Lakes Parkway	10	3	0	0
Ravenwood	1	0	0	0
Rymfire Drive	9	6	0	0
Seminole Woods Blvd	9	7	0	0
Whiteview Parkway	8	8	1	0



Presented By:



Transportation Impact Fee Study Update Costs of Additional Roadway Capacity

Total Improvement Cost Estimate Summary

- Road Costs not in the LRTP \$ 41,747,743.30
- Road Costs in the LRTP \$ 106,774,262.59
- **Total Roadway Segment Costs** **\$ 148,522,005.89**
- Intersection Costs \$ 13,282,500.00
- **Total Improvement Costs** **\$ 161,804,505.89**

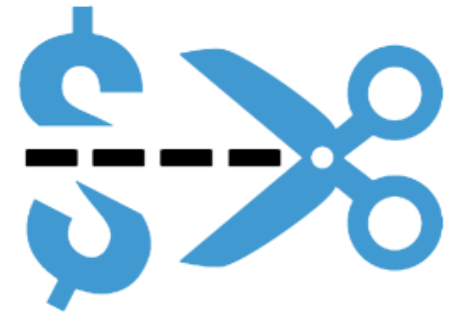


Transportation Impact Fee Study Update Costs of Additional Roadway Capacity

Remove LRTP Cost Feasible Roads from Impact Fee

- Matanzas Woods Parkway
- Old Kings Road
- Palm Coast Parkway
- SR 100
- US 1

Costs Reduced
\$106,774,262.59



Transportation Impact Fee Study Update Costs of Additional Roadway Capacity

Non-LRTP Improvement Cost Estimate Summary

- Road Costs not in the LRTP \$ 41,747,743.30
- ~~Road Costs in the LRTP~~





⑥ Incentivization



Transportation Impact Fee **Study Incentivization**

Fee-based Economic Incentives

- Promotion of In-fill (Urban In-fill Single Family Detached)
- Diversity of housing choice
 - Single Family
 - Multi-Family
 - Active Adult
- Manufacturing rate
- No Right-of-Way
- Intersections vs. Street Widening
- Multi-tenant Retail vs. Free Standing Retail





⑦

Preliminary Impact Fee Calculations



Transportation Impact Fee **Preliminary Impact Fee Calculations**

Fee Range Explanation

All Streets

- No other funding sources
- No Interstate Adjustment Factor
- All street segments and intersection improvements

Non-LRTP* Streets and Intersections

- Non-LRTP Streets only
- All intersection improvements
- Interstate Adjustment Factor



*LRTP = Long Range Transportation Plan
Cost Feasible Projects

Presented By:



Transportation Impact Fee Preliminary Impact Fee Calculations

Preliminary Impact Fee Sample Calculations for All Improvements (Option 1)

Use	Unit of Measure	Option 1	Existing Fee
Single Family Detached	Dwelling Unit	\$6,540	\$3,124.67
Urban Infill Single Family Detached	Dwelling Unit	\$3,581	\$3,124.67
Multifamily Apartment	Dwelling Unit	\$3,769	\$3,124.67
Manufacturing/Warehouse	1,000 square feet	\$3,695	\$3,550.10
Office	1,000 square feet	\$7,916	\$6,724.20
Multi-tenant Retail	1,000 square feet	\$9,361	\$6,724.20
Sit Down Restaurant	1,000 square feet	\$26,406	\$19,358.98
Fast Food/Fast Casual	1,000 square feet	\$43,315	\$40,547.73
Restaurant Drive Thru	Lane	\$78,634	N/A
Convenience Store	1,000 square feet	\$49,671	\$19,358.98
Vehicle Fueling Position	Per VFP	\$27,807	N/A
Bank Drive Thru Lane/ATM	Lane or ATM	\$25,615	N/A
Hotel	Room	\$3,860	\$1,834.73



Presented By:



Transportation Impact Fee Preliminary Impact Fee Calculations

Preliminary Impact Fee Sample Calculations for Non-LRTP Roads (Option 2)

Use	Unit of Measure	Option 2	Existing Fee
Single Family Detached	Dwelling Unit	\$2,902	\$3,124.67
Urban Infill Single Family Detached	Dwelling Unit	\$1,589	\$3,124.67
Multifamily Apartment	Dwelling Unit	\$1,672	\$3,124.67
Manufacturing/Warehouse	1,000 square feet	\$1,640	\$3,550.10
Office	1,000 square feet	\$3,513	\$6,724.20
Multi-tenant Retail	1,000 square feet	\$4,154	\$6,724.20
Sit Down Restaurant	1,000 square feet	\$11,717	\$19,358.98
Fast Food/Fast Casual	1,000 square feet	\$19,220	\$40,547.73
Restaurant Drive Thru	Lane	\$34,893	N/A
Convenience Store	1,000 square feet	\$22,041	\$19,358.98
Vehicle Fueling Position	Per VFP	\$12,339	N/A
Bank Drive Thru Lane/ATM	Lane or ATM	\$11,366	N/A
Hotel	Room	\$1,713	\$1,834.73



Presented By:



Transportation Impact Fee **Preliminary Impact Fee Calculations**

Preliminary Impact Fee Sample Calculations w/10% for LRTP Roads (Option 3)

Use	Unit of Measure	Option 3 (Recommended)	Existing Fee
Single Family Detached	Dwelling Unit	\$3,459	\$3,124.67
Urban Infill Single Family Detached	Dwelling Unit	\$1,894	\$3,124.67
Multifamily Apartment	Dwelling Unit	\$1,994	\$3,124.67
Manufacturing/Warehouse	1,000 square feet	\$1,954	\$3,550.10
Office	1,000 square feet	\$4,187	\$6,724.20
Multi-tenant Retail	1,000 square feet	\$4,952	\$6,724.20
Sit Down Restaurant	1,000 square feet	\$13,968	\$19,358.98
Fast Food/Fast Casual	1,000 square feet	\$22,912	\$40,547.73
Restaurant Drive Thru	Lane	\$41,594	N/A
Convenience Store	1,000 square feet	\$26,274	\$19,358.98
Vehicle Fueling Position	Per VFP	\$14,709	N/A
Bank Drive Thru Lane/ATM	Lane or ATM	\$13,549	N/A
Hotel	Room	\$2,042	\$1,834.73



Presented By:



Transportation Impact Fee Preliminary Impact Fee Calculations

Preliminary Impact Fee Sample Calculations Comparison of Options

Use	Unit of Measure	Option 1	Option 2	Option 3 (Recommended)	Existing Fee
Single Family Detached	Dwelling Unit	\$6,540	\$2,902	\$3,459	\$3,124.67
Urban Infill Single Family Detached	Dwelling Unit	\$3,581	\$1,589	\$1,894	\$3,124.67
Multifamily Apartment	Dwelling Unit	\$3,769	\$1,672	\$1,994	\$3,124.67
Manufacturing/Warehouse	1,000 square feet	\$3,695	\$1,640	\$1,954	\$3,550.10
Office	1,000 square feet	\$7,916	\$3,513	\$4,187	\$6,724.20
Multi-tenant Retail	1,000 square feet	\$9,361	\$4,154	\$4,952	\$6,724.20
Sit Down Restaurant	1,000 square feet	\$26,406	\$11,717	\$13,968	\$19,358.98
Fast Food/Fast Casual	1,000 square feet	\$43,315	\$19,220	\$22,912	\$40,547.73
Restaurant Drive Thru	Lane	\$78,634	\$34,893	\$41,594	N/A
Convenience Store	1,000 square feet	\$49,671	\$22,041	\$26,274	\$19,358.98
Vehicle Fueling Position	Per VFP	\$27,807	\$12,339	\$14,709	N/A
Bank Drive Thru Lane/ATM	Lane or ATM	\$25,615	\$11,366	\$13,549	N/A
Hotel	Room	\$3,860	\$1,713	\$2,042	\$1,834.73



Presented By:





8

Next Steps



Transportation Impact Fee Study Next Steps

- Finalize Capacity Needs and Costs of Additional Capacity
- Presentation of changes to impact fees to City Council



Draft
Recommendations of
changes to impact fee
Public Outreach
November 16, 2017

Future City Council
action after Public
Outreach
Draft Ordinance
January 9, 2018

Adoption of ordinance
to implement Impact
Fees - **First Reading -**
January 16, 2018
Second Reading –
February 6, 2018



Presented By:



Transportation Impact Fee **Questions or Comments**



Presented By:



