



# City of Palm Coast

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

## Meeting Minutes City Council Workshop

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

---

**Tuesday, April 26, 2016**

**9:00 AM**

**City Hall Community Wing**

---

>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 Brighthouse 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**

*Mayor Netts called the meeting to order at 9:00 a.m.*

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

### **C. Roll Call**

*Records Coordinator Barbara Redline called the roll.*

**Present:** 5 - Mayor Netts, Vice Mayor Shipley, Council Member DeLorenzo, Council Member McGuire, and Council Member Nobile

### **D. PRESENTATIONS**

#### **1 [16-170](#) PRESENTATION - 2016 FLORIDA LEGISLATIVE SESSION REPORT**

*Mr. Landon gave a brief overview and introduced Mr. Doug Bell (with Buchanan Ingersoll & Rooney), the City's representative in Tallahassee. He spoke of the 2015 session and this 2016 legislative session. There were several redistricting/reapportionment sessions to redraw maps that were found to be unconstitutional. There were difficulties between the House and Senate; they had to vote on the map; rancor between the two chambers. However, coming into this session the leadership worked together a lot better. The Governor had several high profile things he wanted to get done and the legislature did not necessarily agree with the proposals so there was quite a bit of tension between the Governor and the*

Legislature as a whole. Those items not successful were, \$1 billion broad tax cut that resulted in \$400 mil. tax cut. Also the Governor proposed \$250 mil. in economic incentives to try to bring companies and jobs down here and the Legislature also did not approve any of that proposal. His Surgeon General, John Armstrong, was not confirmed in the last session but they were able to procedurally get him to continue to work in the Dept. of Health and this session again he was not confirmed; that is a very high profile issue; the Senate really had concerns about how he was running the Dept. of Health. He works very closely with the League of Cities. The City's priorities; there were three items on the priority list: funding for water and wastewater improvements; one in particular was wellfield expansion and the request was for \$500,000; we were able to get into the budget \$200,000 and that went to the Governor and unfortunately along with nearly \$300 mil. of other projects, the Governor vetoed that project.

CM McGuire - Why did the Governor veto it? Mr. Bell - The stated reason was that it did not have a broad enough economic impact on jobs and so forth. Also, he believes he deferred to the St. Johns River Water Management District and to the Dept. of Environmental Protection (DEP) and DEP didn't see this as a top priority of theirs. He has been back in to talk to the Governor's office regarding this and he knows the City is moving forward with this expansion but he believes there may be similar opportunities for other projects in the future. Mr. Landon - What is frustrating about this is that the State required us to build these additional wells for environmental reasons yet it is not important enough to budget it.

The next one was legislation to address the gotcha public records lawsuits. Despite the broad support in the Legislature there had been one particular senator and one house member that had the political clout to kill that bill. Fortunately, both of them are no longer in the Legislature and are not running for reelection. This public records bill did make some progress; unfortunately it was unsuccessful at the end of the day. There is another public records bill that protects your contractors; he believes next year will be the year for that issue.

Finally, relocation of utilities that are located in public utility easements; something that we fought off for several years; this year, however, he believes the League worked on some language that was a bit of a compromise. The bill did pass this year and it is a requirement under certain circumstances for local governments to pay for the relocation of utilities that are in public utility easements. So, if there is a utility that is in an easement and the property is dedicated or given to the City then it is in a public utility easement and you want to expand the road, then it is the City that has to pay for the relocation of the utility unless you have an agreement that says otherwise with the utilities. We lost on this issue. Mr. Falgout - If it is in the right-of-way it will still be their responsibility; it is only that public utility easement. Mr. Bell - Correct. Mr. Landon - So, what that does is make sure that instead of covering the right-of-way and easement outside of the right-of-way; have the whole thing become right-of-way so they are able to put their utility but we don't have to worry about it in the future. We will have to change our process and be sure we are protected. Attorney Reischmann described how the public right-of-way is the City's property.

Attorney Reischmann asked about HB 273 regarding public records and the compromise, tool to try to solve the issue of the gotcha lawsuits that have affected a lot of cities in the State of Florida. Was it just those two legislators that caused the opposition? Mr. Bell - The organization is the First Amendment Foundation and it consists of newspapers and editors throughout the State. Barbara Peterson is their Executive Director and they were opposed to the bill up until the last several weeks; a compromise was reached as far as stakeholders go, however, it did not sway the particular two legislators that essentially killed the bill.

*Mr. Bell - One issue that he helped with that was not legislative is the City had an issue where the State owed the City money for stormwater utility fees and couldn't find the right person. He was able to drill down and get to the right people and get Chris Quinn in touch with the right people and it took him weeks; it was quite an experience. Attorney Reischmann thanked Mr. Bell for his efforts and confirmed that he felt he was going through a revolving door in an attempt to get the right contact.*

*Mr. Bell - Some more bills the City contacted him about during session that was on our radar - one was the State wanted to change the date of municipal elections requirement to be on even years and otherwise dictate how you do your municipal elections. He helped defeat that bill.*

*The COPCN Certificate of Public Convenience and Need. That is an issue that has been around for years. He worked on that issue decades ago in Volusia County. That is a bill that was filed by Senator Hutson and Rep. Renner; it made some traction through the House and Senate and several committees on both sides but unfortunately at the end of the day it was unsuccessful. He was told the bill is coming back. A lot of folks in southwest Florida have fire control districts that are doing fire down there. Stakeholders are pushing for that again. Mayor Netts - Several of us had contacted Senator Hutson and Rep. Renner expressing our gratitude for them sponsoring that bill; please extend our thanks for their efforts on our behalf and other communities in similar circumstances.*

*Temporary alcohol permits for events. Current law doesn't condone local governments to do that; the department was looking past that and allowing local governments to get their own permits and that issue bubbled up this year and there was a pretty strong contingent in the House that wanted to reaffirm to not allow local governments to secure these temporary alcohol permits. Where the bill ended up at the end of the session is that it allows local governments to secure these alcohol permits, up to 12 a year. However, you have to first make an effort to have a local charity secure the permit on their own, but if they cannot then local government will be able to secure, however, the net profits need to be donated to a charity. The bill passed.*

*A few more bills of interest:*

*Legislation passed a couple of years ago which allowed the installation of a gun range in neighborhoods within city limits; that is now prohibited. You cannot have a gun range in your backyard if the density is one house per acre.*

*Utility Cost Containment bill passed which creates an alternative funding mechanism for water/wastewater utilities which is designed to improve a local government's bond rating and, therefore, lower the interest rate for your bonds.*

*A bill was passed that prohibits the mooring of vessels that are at risk of becoming derelict; there is certain criteria that defines at risk and authorizes Fish & Game law enforcement as well as local law enforcement to identify these vessels.*

*Overview of where the legislature, from a political standpoint, will end up next year. With this being a presidential election year and after we just had redistricting which evened out a lot of the districts based on the Constitutional Amendment, Fair Districts, he believes you will see the Democrats make gains in the State Senate. He does not believe they will get majority but the parties will be more even. In the House, his opinion is the Democrats will make some gains but the Republicans have such a strong majority the Democrats won't make enough gains to make that much of a*

*difference to how much policy changes. Republicans will continue to have majority in the House and the Senate; he doesn't think we will see any drastic changes in policy proposals in the Legislature this next session.*

*CM McGuire - Talking about business incentives; do you know how the Florida state strategy contrasts to what Georgia does? He asks because 20 years ago he built a factory in Georgia and they could not shove enough money our way; gave free utilities, a free street, reimbursement for first six months' of training of new employees, etc. Mr. Bell - He does not know relative to Georgia but all of those things are things that the State of Florida routinely does and works with the local economic development board as well to try to draw jobs. He knows that the Governor is very active in other states to lure companies and make pitches; nationwide there is significant competition among the states to lure high-paying, low-polluting jobs. Mr. Falgout - We had a site selector come visit us this week and she commented on the current fight between Legislature and the Governor; if you don't have the workforce, if you don't have the sites, that is going to affect the expansions and relocations; they matter.*

**The Presentation was Received and Filed.**

**2**      [16-173](#)

**PRESENTATION - BUXTON RETAIL RECRUITMENT UPDATE**

*Mr. Landon gave a brief overview of this item. Mr. Beau Falgout, City Administration Coordinator, introduced Mr. Matt Tate, Account Representative of Buxton, who gave a PowerPoint presentation (attached to these minutes).*

*CM McGuire - Three-year contract with an annual revisitation, is that right? Mr. Falgout believes we went with the three year term to save \$15,000; realizing it is a long term project. Mr. Landon - We will confirm.*

*CM McGuire - Are you going to tell us how your mindset has changed (about retail development)? Mr. Falgout - One thing, is understanding their timelines; they tend to have very specific site requirements. He has learned a lot of them want 360 residential (surrounding them) and that is why Palm Coast Parkway filled up quickly; SR100 is a little bit slower. When they deploy capital, they want that return fairly quickly.*

*Mayor Netts - How do you determine what the metrics or criteria there are for the retailer? Mr. Tate - It is a two-fold answer, in the 21 years Buxton has been in business, we literally receive customer data, sales data, store data from all of our partners. We plot them on a map first, apply sales to those, get a ranking and then they get data for the top 30% performers, these are your bottom. Then we go further and say what is common for the top performers and the bottom performers; distance to interstate, competition, how many boat licenses in a given area, some want to know about university enrollment. We are looking at these different metrics. We are not only matching for the Buxton clients but we are looking at the data categorically; we are able to apply the methodology that we have learned over the 20 years for non-Buxton clients as well. Mr. Landon - With their database, they can see how well one of these stores is doing, look at their competitors, etc.*

*CM McGuire - Is one of the factors considered the demographics of the population (different ethnicities)? Mr. Tate - Absolutely, a pointed example is Menchie's Frozen Yogurt retailer where you pile on the toppings and flavors, etc. We found out they offer kosher yogurt so one of the things now in their site selection is close proximity to a Jewish Synagogue to boost performance. They can click on the map and see what their revenue would be at that intersection. We are typically within 10%-15% of that performance.*

CM McGuire - What is a pursuit package (Project Status slide)? Mr. Tate - Once we narrow down a target retailer identification that most likely to enter into a good conversation with Beau; they have sites on the ground today that look like Palm Coast trade market; that is what the pursuit package is. It is saying here is what the market looks like, here are the different demographics and here are the most 10 comparable locations on the ground today to Palm Coast.

CM McGuire - Palm Coast is not in the real estate development business so if you find an ideal site chances are a private party owns that; how do you connect the developer with the owner of the property? Mr. Tate - That is something that we are finding; inventory is probably the number one problem; this City has more inventory than other communities (80) that he works with but we are more selective with the inventory which is good as well. Partnerships with developers is something they also look at; some have their own relationships.

CM Nobile - So, most of the pursuit package is put together around members of Buxton; how do you know they fit if they are not a member? Mr. Tate - No, very simply what we are looking at things on the ground in Palm Coast that are similar to where these retailers are currently making their retail decisions. We know traffic counts around every Pizza Hut in the U.S.; we know the preferred distance to the interstate; all of these things go into these matches.

CM Nobile - What is the number of clients you have on the retailers side that would look at the data and find us? Mr. Tate - We have about 425 active retail clients anything from Florida Hospital to Chili's, etc.

CM Nobile - When he looks at this, he understands Buxton has pipeline; continuously feeding the pipeline. So a contact letter, an engagement letter, this is something you have to be involved in that entire environment so they know who you are; when the time comes they know of you already. Mr. Tate - Absolutely, the outreach is ongoing. We talk to Beau every two weeks; we email weekly. It is from trying to get Palm Coast on the radar, to getting Palm Coast on a short list.

CM Nobile asked what type of dedication is needed for the sales part of this. Mr. Tate - We are putting together a marketing strategy that is a sales tool to stay in front of these people.

VM Shipley - With Buxton are people contacting us or is it all going the other way? Mr. Falgout - The first year before Buxton his time was not used efficiently; Buxton pursues the qualified leads and finds out if they are serious then you spend more time. It is a relationship business; leads can come from developers, franchisees, from retailers but a lot of time connecting those is difficult. Some companies have preferred developers and they let them drive the conversations; Wawa is one of those retailers.

CM McGuire - Are all the site owners and potential site owners aware of what we are doing with Buxton; are there pockets of Palm Coast that nobody knows Buxton is here? Mr. Falgout - We have a very small community of commercial brokers; he has talked to almost all of them and sometimes real estate brokers are changed when they are not getting results; it is constantly keeping up with the brokers for the different shopping centers.

Mayor Netts - There are two kind of targets - there are the "me too's" (ex: Home Depot and Lowe's, McDonald's and Burger King) where you have two companies splitting the same market. How about the pioneers, it is a little more risky; how are we

going after those? Mr. Tate - Yes, co-tenants; on the retail side of our business is our co-tenant there, are there too many co-tenants that would hurt the business? What we look at today is could you sustain in addition to what is there now.

CM McGuire - What is psychographics? Mr. Tate - How people live their lives and spend their money.

CM McGuire - These are all national chains and franchises (Current Target Retailers slide); what about local businesses that may have an opportunity to expand; for example Dominic's Deli would there be a good place on this end of town for them to expand; do you explore that also? Mr. Tate - That is something we absolutely can explore for the scope of what we were doing, we were looking a national brands, but that is something that Scout can do, and then we can tell Beau to take a look and contact them. Mr. Falgout - One of the users of Scout is Ray Peter with the BAC (Business Assistance Center).

CM McGuire - Is Chamber of Commerce part of this? Mr. Falgout - They can go through the BAC, and they are aware of it.

CM DeLorenzo - So, if they (Buffalo Wings & Rings) are looking for a franchisee, what do we do on our end? We have a robust entrepreneur group here, do we take it to them? Mr. Falgout - From our side, it is really someone coming into the BAC saying they want to open a business but they are not sure which one. Mr. Tate expressed there may be someone in town that owns different franchises up and down the coast and if we can find that person, then maybe we approach them and see if they have interest, etc.

CM Nobile - So, of these potential retailers, where would we be if not for Buxton? Mr. Falgout - He doesn't think the door would be open or the conversations going on (with the retailers). Would they be looking at us? Most likely, but probably no discussions with them. It comes down to relationships, sites and availability.

VM Shipley - Having businesses ready so they could move right in; do you find that anyone is saying you don't have enough space for building (new)? Mr. Tate - We have not run into that in Palm Coast. Mr. Falgout - It depends on the retailer but it is not as big an issue as with industrial clients. Mr. Tate - Save-A-lot wants second generation buildings so they can start right away. Mr. Landon - Most want to be right by the I-95 and Palm Coast Pkwy. area.

CM Nobile - In coordination with this, are we looking into our City building codes, ordinances that are taking us out of the game, etc.? Mr. Landon - Building code in Florida is really not a factor. We are looking at landscaping; how much land it is taking up for them and also visibility.

CM Nobile - Easements and that kind of stuff? Mr. Landon - A good example is Island Walk. He talked to the project manager there and said when they are finished, he would like to have a sit down and see how the City did and what worked and didn't work, etc.

**The Presentation was Received and Filed.**

**3**      [16-148](#)

**PRESENTATION ON STRATEGIC ACTION PLAN EVALUATION RESULTS**

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

VM Shipley - (Goal 2, Strategy 2.1.1 - Holland Park baseball field lighting) Because

we did have an issue last year with the lighting and needing extra space and little league. How much of a difference would it be to make sure the Holland Park baseball field is lit so we have a runoff/backup? Mr. Landon - Tournament was last weekend, they did not get enough people to need Holland Park but it was successful and our local team got into the finals. True of most of our capital projects like this we phase some so we can keep within our means, current revenue stream and the lighting has been included in the design so, it is to do it or not to do it. Holland Park has neighbors right in its backyard and when they realize they are going to have sports lights in their backyards that is an issue that needs to be considered before they actually go in.

CM McGuire - He would rather see more lighting in Indian Trails Sports Complex rather than Holland Park.

Mayor Netts mentioned in the past we had to relocate the basketball courts, because they were adjacent to a number of neighbors and kids were getting rambunctious and loud and Council was receiving complaints.

CM DeLorenzo - Maybe when we are ready to do it; the lighting may be better; less bleed; technology may be better, more direct lighting, etc.

Mayor Netts - There are two issues, where are we better off putting the lighting? We need to look at where we get the most bang for the buck.

VM Shipley - Buxton doesn't have anything to do with high tech, (Strategy 2.3.2) so we would have to do this. Mr. Falgout - Buxton provides the analytics and data that could be used for startups, but retail is really their thing.

CM DeLorenzo - Has any community that doesn't have a university infrastructure or the brain power accomplish this? Mr. Nobile - Yes, and even smaller than us in the 40,000-50,000 population range. A lot of these startups, etc., they can employ people outside of the City so that is the reason for the high tech. You can bring in your key 10-15 people and then grow your business from employees that can live in other places. Mayor Netts mentioned recently a young woman he interviewed for college acceptance. She finished her first year of college and she was looking for an internship in the high tech, IT industry. He spoke with City staff and was able to get her an internship with a local engineering firm. She is thrilled to pieces and that is a young lady that may very well stay here. CM Nobile mentioned his son went to Stetson and got a job in his second year and stayed there for quite some time.

City Council Feedback - Summary slide:

Mayor Netts asked for a printout from Ms. Bevan and we each submit responses; priority yes or no. Council will vote and tally at the next business meeting (5/3/16).

**The Resolution was Continued.**

Enactment No: R2016-39

4 [16-156](#)

PRESENTATION-CURRENT YEAR-TO-DATE BUDGET REVIEW

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).

CM McGuire - (2016 Revenue by Source slide) Debt proceeds, this is revenue that we are receiving (17%). Mr. Quinn - Correct, in governmental accounting you talk

*about revenue in general, talking about free inflow of funds so debt proceeds for a private business would not be considered revenue but for our budgeting purposes we almost budget on cash flow basis; this is the money we have going in; this is the money we have going out, so it is a little different than the private sector in that way.*

*CM McGuire - Police protection, he thought the contract called for \$2.5 mil. (not \$2.7 mil.)? Mr. Landon - We are just under \$2.7 mil. Mr. Quinn - There is an inflationary factor in the contract; based on salary increases.*

*CM McGuire - (2016 Expenditures by Category slide) Are these expenditures considering halfway through the fiscal year or is this what you are projecting? Mr. Quinn - This is what our budgeted expenditures are classified as. Ms. Williams - The adopted budget.*

*Mayor Netts - (State Pass-Through Revenue slide) Do you anticipate that by the close out of the budget the two will be even (budgeted and actual State revenue sharing)? Mr. Quinn - He would hope so but we have no control over what we get from the State when it comes to that; the number we are budgeting is what the State expected to give us, so he is hopeful that is the case.*

*CM McGuire - What revenues are we sharing? Mr. Quinn - There are a number of revenues that the State puts into a revenue sharing pot and divvies it out to all the governments.*

*CM McGuire - At their discretion? Mr. Quinn - They have a formula; they can change what goes in there.*

*CM DeLorenzo - What kind of growth did you put in when you made the budget for our local dollars? Mr. Quinn - These revenue sources, the State tells us what they expect us to get the next year based on our projections so we used the same projection dollars.*

*Mayor Netts - (Taxable Sales slide) The difference between the blue bars and the red bars is what the County collects other than the City of Palm Coast? Mr. Quinn - Yes, taxable sales within the County, not including the City.*

*Mayor Netts - (Property Tax slide) That 4% differential is that people who have not paid their taxes and ultimately they are going to be sold on the steps of the courthouse kind of thing? Mr. Quinn - That is a very small portion of it; mainly it is because people pay their taxes on the earliest date in November to get the discount.*

*CM Nobile - (General fund Expenditures slide) Why was that (expenditures up from last to this year)? Mr. Quinn - Probably one of the biggest things is we transferred the golf course and tennis center into the general fund.*

*CM McGuire - (Parks & Recreation slide) Is that typical of years past (rollercoaster of expenditures because it is seasonal)? Mr. Quinn - Yes.*

*CM McGuire - (Information Technology slide) The issues we are dealing with the County relating to radios, etc., does that affect this budget? Mr. Landon - It can in the future; particularly with the problems we are having with CAD (computer aided dispatch) with the County.*

*CM McGuire - (Total Operating Expenditures slide) At this time last year, does that reflect where we were in our operating budget thus far for 2015? Mr. Quinn - Yes, the goal he uses is 45%; we were good at this time last year also.*

CM McGuire - (Total Salaries and Wages slide) Does that include fringe? Mr. Quinn - It does not, this is just salary and wages there is a separate slide for benefits (health and retirement).

CM McGuire - (Summary of Capital & Other Budgets slide) - Are you including projects that were budgeted last year that rolled over to this year? Mr. Quinn - Yes.

**The Presentation was Continued.**

## E. WRITTEN ITEMS

### 5 [16-131](#) RESOLUTION 2016-XX APPROVING THE CONTRACT WITH HALIFAX PAVING, INC., FOR THE 2016 STREET RESURFACING PROJECT

Mr. Landon gave a brief overview of this item.

CM McGuire - What about going north towards Palm Coast Pkwy., on Old Kings Road is that the washboard? Mr. Landon - However you want to look at it; Palm Coast Pkwy. we resurfaced it down to Oak Trail Blvd. which is where you go into the Woodlands; we pick it up there and go all the way down. The rest of them are based on ratings.

CM McGuire - How long is that project expected to take? Mr. Nestor Abreu, Public Works Director - Six months; by early summer.

VM Shipley - What do we use to determine which roads go first? Mr. Landon - They are rated 1-5; if they got resurfaced last year they fall to the bottom of the list. Mayor Netts - Worst first.

**The Resolution was Continued.**

Enactment No: R2016-40

### 6 [16-132](#) RESOLUTION 2016-XX APPROVING PIGGYBACKING THE FLORIDA SHERIFFS ASSOCIATION CONTRACT #15-13-0904 FOR A NEW VAC-CON

Mr. Landon gave a brief overview of this item.

Mayor Netts - Was it the chassis that konked out or the vacuum cleaner component? Mr. Abreu - The chassis still has a little bit of life in it; it was the vacuum part of it which is where the big dollars are; pump assembly; major break up.

CM Nobile - Unexpected? Mr. Abreu - Yes.

Mayor Netts - Is that our second Vac-Con; how did we arrive at 10 years; past experience? Mr. Abreu - Before Public Works had one, Utility had a similar vacuum cleaner piece of equipment. 10 years is way too ambitious, not for our use; it is used every single day and we have been borrowing Utility's; more realistic moving forward is 6 years.

Mayor Netts - Cost of rehab versus cost to buy new? Mr. Landon - We looked at repairing it; \$60,000. We have an annual preventative maintenance of \$27,000 so this year put in about \$85,000-\$90,000 into this piece of equipment and hopefully it would last another 2-3 years. The new one is over \$351,000. Our mechanic says it is time to buy a new one, more bang for your buck. Or repair what we have and keep it

for a couple of years. Our recommendation is to buy new, it was not in our fleet budget this year.

CM Nobile - What is the life expectancy of one of these? Mr. Quinn - The life expectancy for Stormwater was based on the Utility life expectancy - 10 years (but Stormwater uses it aggressively), so going forward we are going to set life expectancy at 6-7 years.

CM McGuire - When we buy a new Vac-Con, what do we do with the existing one? Mr. Abreu - We are going to get \$25,000 on the trade-in.

CM Nobile - Now we have been guesstimating this to last 10 years; we are at 6 years; do we have something put aside for it? Mr. Quinn - Yes, we divide it equally over the life so we have almost 7 years of replacement cost. So, we take the 7 years' replacement cost that we have in the bank, we add to that \$60,000 of repair costs that was already scheduled for the 20,000 preventative maintenance that was part of the whole truck and when you add all of that up it is the equivalent cost of a new one. This is where he asked Roger LaChance, Fleet Supervisor, to look at this piece of equipment to see if it was cost effective to repair, etc.

Mayor Netts - Assuming we buy a new one, how do we make up the differential? Mr. Quinn - We wouldn't spend the money on the preventative maintenance that we would have which is \$27,000, the \$60,000 wouldn't come out of our repair maintenance account so between those two amounts plus what we have already accumulated for replacement reserves, we are very close; plus the trade-in amount we're almost right there at the cost of a new one.

CM McGuire - The 7-year amortization, will be built into the next budget? Mr. Quinn - Yes.

Mayor Netts - What is the delivery time; how much longer are we going to have to use the Utility Vac-Con for street work? Mr. Abreu - It will not be long, Roger has already worked with the vendors; they need to assemble the truck and vacuum part together; a few weeks.

CM Nobile - We are going to move the \$66,000; how does that impact your repair fund? Mr. Quinn - He doesn't think it really will for this current year. The benefit of the fleet program that we have, is by accumulating these funds in advance of replacement we don't have any cashflow issues in the fleet fund. The funds are available for it; we are just replacing it a couple of years earlier because of this repair.

**The Resolution was Continued.**

Enactment No: R2016-41

7 [16-142](#)

RESOLUTION 2016-XX APPROVING A WORK ORDER TO CPH ENGINEERS, INC., FOR IMPLEMENTATION OF THE NORTHERN WELLFIELD WETLAND MONITORING PROGRAM

Mr. Landon gave a brief overview of this item.

No Council comments.

**The Resolution was Continued.**

Enactment No: R2016-42

- 8 [16-143](#) RESOLUTION 2016-XX APPROVING PIGGYBACKING THE CITY OF ORLANDO CONTRACT #IFB15-0017 WITH LAYNE INLINER, INC., IN THE AMOUNT OF \$32,655 FOR STORMWATER PIPE LINING PROJECT ON PIN OAK DRIVE

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

*CM McGuire - This is an experimental program, is it not, to see if it works? Mr. Abreu - No, we did it a few years ago; same process, same situation; successful.*

*CM Nobile - How does the liner work? Mr. Abreu - It is a sleeve that hardens with chemicals; it is a perfect option; really the only option. Mr. Landon - It is in the budget; we plan on doing a few of these a year.*

**The Resolution was Continued.**

Enactment No: R2016-43

#### F. 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.**

*Jack Carall - Vac-Con, we are using another piece of equipment instead of what is down; we are using something else; using one to replace another so that one will be used up now; what is to consider; you either lose two or gain one. Acknowledging the high tech industries; if you don't have the personnel, how are you going to bring them in? They will turn around and say who is going to work for us? Can't you do something like what the Fire Dept. is doing; set aside studies so they can come in closer and quicker? You are not going to get the businesses. Buxton, all we are getting is small type retail where wages aren't that high.*

*Steve Carr - Florida Park Dr. - He understands what was said about resurfacing but some of the things that need to be looked at is that some of the homes were built before SUVs and heavier and wider tires; noise is considerably more, also the traffic fumes. We need some help, if you can't resurface please do something to reduce the amount of traffic on Florida Park Dr., protect us.*

*Carmichael McMillan - Corrected Jack, 80% is not retired; we have 33,000 working-age people and 13,000+ young people. He loves what CM Nobile said about bringing high tech industry here; whether it is home built or bringing some here; helping the young people here. He would like to see more opportunity, same effort, for nonretail industry here, higher paying jobs. The argument is always made that we are missing the educated people for the workforce. However, there are a lot of other*

components that are missing when other cities try to do this and we have a lot of them. We have FiberNET; every city with a fiber optic backbone, most have thriving IT industry. We have a great environment for programmers; this is an environment they would love to live in and we have 1,000 young people coming out of school and most of them are running off to college. They would be grateful to the City Council for support.

Responses:

Mayor Netts - Vac-Con, he understands Jack's comments about the Vac-Con issue; that is why the Mayor asked the question how long would it take to get delivered; if it was 2 years, yes you don't want to put 2 years of excessive work on the existing truck; 2 weeks we can manage. The Stormwater Vac-Con is used on almost a daily basis whereas the Utility Vac-Con is not. We have enough backup for a short period of time.

Mayor Netts - High tech industry versus staffing. You are right, you don't have the businesses, therefore you don't have the employees and you don't have the employees because you don't have the industry. It is a chicken and the egg kind of thing. That is what he think CM Nobile is recommending, a gradual process; start small, small start up business that requires two or three, we may have those and as those industries grow and there is a synergy for one another it will grow. Mr. Landon - It is a lifestyle too, their housing expectations are different, entertainment system they are looking for is different. CM Nobile the office space, the Starbucks downstairs, the sports bar, etc. Mr. Landon - It starts with the retail and then you are more likely to attract others; this is a big picture; it is building relations; building that next level of the community; yet stay Palm Coast. CM DeLorenzo - It was not his intention that Buxton bring in jobs; the strategy is based on something else. We get low survey results for shopping inside the community so this is one strategy to help that. The point is not to have more low paying jobs it was to have more people stay in the community. Mayor Netts - The additional sales tax revenue will help fund the kind of programs that CM Nobile is talking about; it all kind of ties together.

Mayor Netts - Florida Park Dr., he is curious to see how quickly we can get the next section of Old Kings Rd. widened to see whether that alleviates some of the Florida Park issues. Mr. Landon - Clarified that the change in asphalt was not going to be significant enough (to reduce noise). Mayor Netts - Mr. Carr is not talking about just noise, or just fumes or just traffic; it is a combination of all. We need to push our friends at Dept. of Transportation because Old Kings Rd. widening and improvements may have a very significant reduction of traffic on Florida Park Dr.

Mayor Netts - We are not 80% retirees and retail is absolutely a worthwhile investment. Buxton is one piece of the pie and it deals exclusively with retail. Yes, we would welcome with open arms a nonretail business. Helga Van Eckert met this week with a site selector looking for a nonretail location here in Flagler County, wherever that may be in Flagler County, it benefits all of us; it is all part of economic development.

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

CM DeLorenzo - The school bus stop pads, the prototypes are down so have we started evaluating usage? Mr. Landon - He hasn't received a report back that is ongoing. Mayor Netts asked the public for assistance with this to let us know the prototypes are working out.

CM DeLorenzo - He learned that Dr. McCabe, our Chief Emergency Medical Director,

started a program at the County that does paramedical evaluations in the home for residents that are taking more than 5 medications. They are meeting with them talking to them about their medications, interactions that they may have so they have documentation so they understand what they are taking so if they have a medical emergency, the information is more readily available to the paramedic and the hospital. He didn't know if we are also participating in this or if this is just a County function. Mr. Landon was not aware of the program. CM DeLorenzo - Maybe we could look into it and see if we could assist with this because this seems like a really good, healthy community kind of concept. Mayor Netts spoke of a program of years' past, vial of life program where residents would put a list of medications in a vial in the freezer so paramedics could find it easier.

Mayor Netts - He heard on the radio this morning, Dr. McCabe spoke about infant drowning and they are putting together a program of orientation and life saving techniques at the Belle Terre Swim & Racquet Club (geared toward 0-9 age children).

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

Attorney Reischmann gave an update regarding the upcoming meeting initiated by the Sheriff on the topic of decriminalization of marijuana. There are a lot of municipalities discussing it. Simply put, it adds to your list of civil citations - possession misdemeanor of marijuana or drug paraphernalia. Such that enforcing officer or agent would have the opportunity, flexibility to choose not to arrest someone and charge them with a first degree misdemeanor but in lieu of that, issue a citation. From the standpoint of unintended consequences, others have their own police dept. and this is a civil citation so right now what you would be doing is you could have your code enforcement officers out there. He is not saying pro or con. How does the City of Palm Coast do this, is this really something we want to do? Or, do we use our criminal justice system for this type of illegal activity, and if not what are the options.

VM Shipley - She read about how code enforcement might get involved. How would they even catch someone? Mr. Landon - Similar to red light cameras, it is no longer a criminal citation, it is a civil citation similar to what code enforcers enforce. People that are involved with drugs carry guns and our code enforcement officers are not prepared to deal with this, etc. This is not about code enforcement officers in the City. Mayor Netts - This is about law enforcement. Mr. Landon - Correct.

Mayor Netts - He had a meeting yesterday with the chairman of the County Commission on a different issue and we talked about this. If you recall, every time we have done something significant, we are sure to share it with other communities, such as: pill mills and adult entertainment. He believes this would be much better handled by our State Legislature, etc.

Attorney Reischmann - That is the misnomer, it is not decriminalizing it, but giving an additional option to the police officer to not invoke the criminal aspect of it but to issue a citation. We cannot decriminalize it, because it is a State statute; Legislature could change the State statute to make possession of a misdemeanor amount no longer a misdemeanor.

Mayor Netts will be at the meeting and he encourages that it should be done Statewide.

Mr. Landon - County has asked that we let them know what elected official(s) they can expect to be there. It is a public meeting.

*Mayor Netts - He has his second meeting with Chairman Revels about the EMS issue, unlike what we have heard in the past, she suggests that the County Commission will be dealing with this issue at a workshop and City Council will be invited as a group to attend if we wish to hear a unified discussion so we are all hearing the same thing at the same time. She will let us know the date.*

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

*Opening up Palm Harbor Pkwy. has made a huge change in traffic patterns.*

*Old Kings Road extension is going nicely; scheduled to open in June.*

*VM Shipley thinks the trucks are going to reroute onto Palm Harbor rather than Florida Park Dr.*

*CM DeLorenzo had a suggestion, because they moved the road closed sign onto the path, he thinks it is confusing drivers. Mr. Landon - Yes, that is a great idea we will put a sidewalk closed sign up instead.*

*Arbor Day celebration is coming 5/7/16 starts off with a run at 8:00 a.m. at Central Park in Town Center and the celebration is from 9:00 a.m. - 2:00 p.m.*

*Our Utility water plant operators again won Top-Ops in the State of Florida. There is a lot of chemistry and questions involved; says a lot for our team.*

*Wastewater Plant 2 groundbreaking; we are going to get started with that.*

#### **J. ADJOURNMENT**

*The meeting was adjourned at 12:31 p.m.*

*Respectfully submitted,  
Barbara Redline*

#### **Calendar and Worksheet**

[16-177](#) MEETINGS CALENDAR AND AGENDA WORKSHEET

[16-178](#) ATTACHMENTS TO MINUTES