



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, May 10, 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.

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

Excused: 1 - Council Member McGuire

D. PRESENTATIONS

1 [16-197](#) PRESENTATION BY THE FLAGLER COUNTY SHERIFF RELATING TO CRIME PREVENTION

Item 2 was discussed before this item (Sheriff Manfre was slightly delayed).

Mr. Landon gave a brief overview of this item. Flagler County Sheriff James Manfre gave a PowerPoint presentation (attached to these minutes) assisted by Senior Commander Mark Carman.

Mayor Netts - How do we know the vehicles were unlocked? Sheriff Manfre - Most of them admit they left their cars unlocked.

VM Shipley - Is there any law against leaving your gun in your car unoccupied?

Sheriff Manfre - No, you can't be driving with a gun in plain sight; it has to be locked up in a lock box or glove compartment.

The Presentation was Received and Filed.

2 [16-190](#)

**RESOLUTION 2016-XX APPROVING EXPENSES NOT-TO-EXCEED
\$100,000.00 FOR FIRE STATION 22 IMPROVEMENTS**

Mr. Landon gave a brief overview of this item. Mr. Carl Cote, Manager of Construction & Engineering Management, and Fire Chief Michael Beadle gave a PowerPoint presentation (attached to these minutes).

Mayor Netts - Will these renovations significantly extend the life (of Fire Station 22) or will this just bandaid a bleeding wound? He looked at the size of the bays and they are narrow; difficult to find trucks to fit in them. You spend \$100,000 on this, do we still have a building that ought to be replaced at some time in the near foreseeable future? Mr. Landon - In an ideal world, you would tear this fire station down and build a new fire station right at this location. It is an excellent location except we don't have enough property. Second choice, is to build a new building on Colbert Ln. Third option, is to make the changes to extend the life of this building; this would be a 10-15 year bandaid.

Mayor Netts asked about a design for a second floor that was mentioned earlier.

Chief Beadle - It was designed in the mid 1970's and was built in 1977 and it was conceptual that it would have a second floor. There is a lally column supporting the middle of the bay that supports the main beam up there. We looked into it 2007 and raising the roof and building a second floor, but it wasn't feasible financially.

Mayor Netts - Was the lally column part of the original design or afterwards? Chief Beadle - Part of the original design.

Mayor Netts - In the current utilization, the County EMS personnel have their own separate bunk room; under the revised plan they will all be together. That is how it is established in the other EMS locations, correct? Chief Beadle - No, the other stations 21 (by Kohl's) they have their individual bunk rooms; 23 in the north end has the open bunk room such as this; in 25, the main station, it was built with individual bunk rooms.

Mayor Netts - During the County fire chief's presentation the other day, he intimated that there was a lack of harmony between County personnel and City personnel; that we didn't get along, etc. Is this going to create a problem with the County employees?

Chief Beadle - Personally, he doesn't think it is going to cause a problem with the working crews on the street.

Mayor Netts - Is the County familiar with this proposal? Chief Beadle - We have talked to them; we told them it is coming. We haven't sat down until we get further direction of where we are heading. Last August, the County and City Deputy Chiefs spoke, since then they have emailed back and forth regarding this. Mr. Landon stated staff wanted to present to Council for direction before it is presented to the County.

CM DeLorenzo - The growth patterns in the area; the central area right around the fire station 22 where it currently sits, but in the near future we are going to see growth on the southern end of Colbert Ln. Does this station cover all the way down Colbert

Ln. or is that 92. Chief Beadle - No, that is our area, Flagler Beach and the airport also covers it.

CM DeLorenzo - So when we talk about 10-15 years, are we taking growth into consideration? Chief Beadle - We have five pieces of property for growth within the City; for things like that or work with developers to get property for that future growth.

Mayor Netts - What is the status of the existing roof? Chief Beadle - The roof is not in bad shape; just having some issues with soffits. We are keeping an eye on that.

CM DeLorenzo - You have two pieces of equipment here generally? Chief Beadle - Typically, there is a County ambulance and one of the engines; we have put jump trucks in there; we relocated others; it depends; three can fit in there tightly.

CM DeLorenzo - Would it make sense to make it truly two bays; is the lally column truly in the middle? Chief Beadle - Yes, directly in the middle; worst spot.

VM Shipley - If we usually separate the County and the City, is that a rule on the books somewhere that they are supposed to separate or that is just the way it was designed? Chief Beadle - It just kind of evolved and happened.

VM Shipley - That is the way it is in the other fire stations? Chief Beadle - The other stations were designed with seven bunk rooms and this worked out well for a lot of reasons. Mr. Landon - They all share a day room and kitchen.

Mayor Netts asked that the future Mayor and Council Members plan for a future fire station because this one has a limited lifespan.

CM Nobile - Why couldn't the ambulance be moved to another station? Mr. Landon - It can.

CM Nobile - So, why doesn't it so that this station can be comfortable and more suitable for the engine? Mr. Landon - We have proposed that to Flagler County and they believe they want to stay here. Mayor Netts - The County's explanation is that whereas Fire Station 22 has a particular fire response radius; the ambulance has a much larger and different response radius, etc.

CM Nobile - What is the difference between (fire stations) 22 and 24, a couple of miles? Mr. Landon - Probably 2-3 miles.

CM Nobile - Between 24 and 92 for ambulance, shouldn't they be able to cover? Mr. Landon - Ambulances don't have to be at a fire station; the only reason why they are there is because the crews sleep at night.

The Resolution was Continued.

Enactment No: R2016-45

3 [16-189](#)

PRESENTATION ON DEFINED BENEFIT PENSION PLANS VERSUS DEFINED CONTRIBUTION PENSION PLANS

Mr. Landon gave a brief overview of this item. Mr. Christopher Quinn, Finance Director, presented a worksheet (attached to these minutes) and explained the difference between a defined benefit (pension) and contribution benefit plans.

CM DeLorenzo - All firefighters or some in Public Works (14 left on Florida Retirement System-FRS)? Mr. Quinn - All firefighters and one non-firefighter in

administration. Mr. Landon - The numbers are different for non-firefighters in both our plan and the State plan.

CM Nobile - The FRS plan, after 30 years they can start drawing; what about the 401a? Mr. Quinn - You really couldn't draw at 52 without penalties (not until 59-1/2).

CM Nobile - So, in 10 years what if someone put in 3% and then goes to work for the private sector, what happens to that money in the FRS? Mr. Quinn - As long as you worked 8 years (vested), you will still get some benefit when you retire.

CM DeLorenzo - Our unfunded portion, at what point will we have to contribute that when the employee retires or when their portion runs out? Mr. Quinn - Basically, during their working career. The State looks at the pool as a whole and then they say okay everybody has to pay this much more now so every year those rates go up to help fund this amount that is not currently paid for. Mr. Landon explained, we only contribute to the plan while they are working; the State has to make up the difference. So, as far as having to come up with \$1.6 mil. in the future, no we won't have to do that.

CM DeLorenzo - What are we providing to employees that help them make good decisions? Mr. Quinn - About two years ago, which is part of our retirement benefit with no additional cost to the City for this, we have brought in a group called the Participant Effect; part of our fiduciary work. Every employee has free access to an unbiased, independent financial planner that will sit down with them in person or on the phone as much as they want to go over their personal financial situation and help them plan the path to their future retirement. That is provided free of charge to employees, we encourage them to take advantage of that. They come here quarterly for a couple of days for individual employee meetings. The next one is coming up in a few weeks. We also do retirement educational seminars by the same group, etc. Mr. Landon expressed they helped us go out to bid, renegotiate a contract and reduce costs of the plan (fees) by \$300,000 and those dollars are going back into the individual employee's pockets.

The Presentation was Received and Filed.

4 [16-174](#)

RESOLUTION 2016-XX APPROVING A WORK ORDER TO MARQUIS HALBACK, INC., FOR DESIGN AND CONSTRUCTION MANAGEMENT ADMINISTRATION OF THE TOWN CENTER AND INDIAN TRAILS SPORTS COMPLEX RESTROOMS PROJECT

Mr. Landon gave a brief overview of this item. Mr. Cote gave a PowerPoint presentation (attached to these minutes).

CM DeLorenzo - So, \$250,000 for a bathroom seems pretty expensive, so is the expense getting the infrastructure to the location? Mr. Cote - Part of it is, because they do serve a lot of people so they comply with code requirements and number of fixtures. They are going to be much larger than the standard bathrooms in a park.

CM DeLorenzo - So, like we have in Central Park - two stalls, it will be significantly bigger? Mr. Cote - Yes, significantly bigger; 12 water closets in the women's room; 8 in the men's; family restroom, single-user restroom as well.

CM Nobile - Are we prepared with this new transgender stuff, etc.? Mr. Landon - Yes, we are very sensitive to that, now in any of our facilities they will have private stall, single-type restrooms.

The Resolution was Continued.

Enactment No: R2016-50

5 [16-171](#)**RESOLUTION 2016-XX APPROVING THE THIRD AMENDMENT TO LEASE WITH PALM COAST ARTS FOUNDATION**

Mr. Landon gave a brief overview of this item. Ms. Sam Perovich, Palm Coast Arts Foundation President gave an update on the project and spoke about their recent event (Picnic and Pops Concert in Town Center), and she passed out color copies of renderings of the future cultural arts center (attached to these minutes).

Mr. Beau Falgout spoke about the lease amendment which is the subject of this item.

No Council questions.

The Resolution was Continued.

Enactment No: R2016-51

E. WRITTEN ITEMS**6** [16-144](#)**RESOLUTION 2016-XX APPROVING A CONTRACT WITH MCG SERVICES, LLC, FOR THE SEGMENT OF THE SEMINOLE WOODS MULTI-USE PATH FROM SESAME BLVD. TO US-1**

Mr. Landon gave a brief overview of this item.

CM DeLorenzo - How does the cost per linear foot compare to when our crews were able to do it? Mr. Donald Schrager, Stormwater System Specialist - It includes labor costs. When we constructed the other segments we basically paid for materials. Mr. Landon suggested that we can look at how much we paid for concrete and in-house labor.

CM DeLorenzo - After this, what is remaining? Mr. Schrager - Sesame. Mr. Landon - Sesame and Citation, both of those.

The Resolution was Continued.

Enactment No: R2016-47

7 [16-187](#)**RESOLUTION 2016-XX APPROVING PRICE AGREEMENTS FOR VARIOUS UTILITY MATERIALS FOR THE UTILITY DEPARTMENT**

Mr. Landon gave a brief overview of this item.

No Council comments.

The Resolution was Continued.

Enactment No: R2016-48

8 [16-191](#)**RESOLUTION 2016-XX APPROVING 2016 FIND GRANT FOR WATERWAY CLEANUP**

Mr. Landon gave a brief overview of this item.

No Council comments.

The Resolution was Continued.

Enactment No: R2016-46

9 [16-192](#)

RESOLUTION 2016-XX APPROVING THE 2016 LOCAL MITIGATION PLAN

Mr. Landon gave a brief overview of this item.

No Council comments.

The Resolution was Continued.

Enactment No: R2016-49

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.

Mr. Lewis McCarthy - On Boulder Rock, when do you think it will be completed? Also, something he observed going through there - speed, that some driver's don't take into effect the turn; they come in at a fast speed and if they are in a wide vehicle, it is an accident waiting to happen; maybe need signs out there.

Mr. Jack Carall - As far as the fire station house, why do we have to consult with the County, unless of course they are chipping in; why do they have to approve something in the City? He would like to know how many arrests were made for the burglaries.

Responses:

Mr. Don Schrager - Boulder Rock - 3 month project; moving along quite quickly; shifting in another week or two. Mr. Landon - 60 days it should be finished.

Mayor Netts - Do we need to put in an additional warning sign? Mr. Landon - We will look into it.

Mayor Netts - As to the fire house, no the County is not contributing to the cost, no the County is not paying us rent. It is to avoid midstream complications; it costs us nothing to advise them and to get their input; it makes good sense to deal with them as best we can.

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

CM Nobile asked for an update about contract issues that we are having right now. Mr. Landon - Fire union negotiations are proceeding slowly but he hears they are making progress. Hopefully, we will get that wrapped up some time soon. The other unit is the Blue Collar group that we don't have a contract with. They voted to organize July 14th. We made a contract proposal October 2015; had some sessions back and forth. Last week, we took the contract and updated it to our pay plan. They won't accept it, they are going to take it to the group to ratify; quite surprising. Mr. Landon explained the contract in further detail.

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

City Attorney had no comments.

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

Mr. Landon reported that the Arbor Day event and 5K run was very successful.

We have had some recent events regarding the Flood Insurance Program; good news is that we are one of the few cities that has a low ranking of 5 through the Community Rating System; which results in 25% discount homeowners' and businesses' flood insurance. He was told #5 ranking is cream of the crop.

Town Hall meeting about the new maps FEMA has come out with that tries to update flood areas based on new technology and information; they held a briefing for staff and City officials. There are areas where the floodplains are going to change; very little change to structures; most common are those along the saltwater canals, a portion of where their bulkhead is may now be in a floodplain. Mortgage companies make look at that. This all occurred last week. In a few months, we will have new floodplain maps. On our website we have live overlay maps to compare the existing floodplain map with the future floodplain map.

Part of our strategic action plan is to recognize and keep the workforce talent. It is an employee market now, we took a hard look at our pay plan. This past week, we announced the new pay plan. If we are going to stay competitive, we need to make adjustments; allowing employees to gain knowledge and advance in the organization. In the Fire Dept. they can be certified as paramedics; when they get certified, now they are going to get paid the higher rate. Similarly, with the water and wastewater plants there are tests that they can take and obtain licenses and certain skill levels. They will get raises as soon as they get their new certifications (auto-promote), etc., to recognize the talent. This will have an impact on the budget.

Beau Falgout has been promoted to directorship of administration and economic development.

Human Resources (HR) is being recognized it as a department and Wendy Cullen as the director.

J. ADJOURNMENT

The meeting was adjourned at 11:33 a.m.

*Respectfully submitted,
Barbara Redline*

Calendar and Worksheet

[16-194](#) MEETINGS CALENDAR AND AGENDA WORKSHEET

[16-199](#) ATTACHMENTS TO MINUTES