



**City of Palm Coast  
Minutes  
COUNCIL BUSINESS  
MEETING**

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

**Mayor David Alfin  
Vice Mayor Eddie Branquinho  
Council Member Victor Barbosa  
Council Member Ed Danko  
Council Member Nick Klufas**

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**Tuesday, December 7, 2021**

**6:00 PM**

**COMMUNITY WING**

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**City Staff**

**Denise Bevan, Interim 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 streamed live on YouTube at <https://www.youtube.com/user/PalmCoastGovTV/live>.
- All pagers and cell phones are to remain OFF while City Council is in session.

**CALL TO ORDER**

*Mayor Alfin called the meeting to order at 6:00 pm.*

**PLEDGE OF ALLEGIANCE TO THE FLAG**

**ROLL CALL**

*Records Coordinator Kaley Cook called the roll. All members were present.*

**PUBLIC PARTICIPATION**

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes. And pursuant to the City Council's Meeting Policies and Procedures:

- (1) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (2) The Public may provide comments to the City Council relative to matters not on the agenda at the times indicated in this Agenda. Following any comments from the public, there may be discussion by the City Council.
- (3) When addressing the City Council on specific, enumerated Agenda items, speakers shall:
  - (a) direct all comments to the Mayor;
  - (b) make their comments concise and to the point;

- (c) not speak more than once on the same subject;
  - (d) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;
  - (e) obey the orders of the Mayor or the City Council; and
  - (f) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.
- (4) Any person who becomes disorderly or who fails to confine his or her comments to the identified subject or business, shall be cautioned by the Mayor and thereafter must conclude his or her remarks on the subject within the remaining designated time limit.

Any speaker failing to comply, as cautioned, shall be barred from making any additional comments during the meeting and may be removed, as necessary, for the remainder of the meeting.

*Mark Lewis spoke in favor of saltwater canal dredging. Mr. Lewis requested maintenance and a dredging schedule with funding.*

*Cornelia Downing Manfre discussed the City Manager position. Ms. Manfre read a letter from a resident that was sent to her supporting a City Manager applicant. Ms. Manfre asked Council to consider moving forward with the local candidates they've already selected in the process.*

*Dave Taylor shared support for applicant Jim Manfre for City Manager and shared the importance of selecting someone with knowledge of the area.*

*Mike Cochiola endorsed candidate Jim Manfre for the City Manager position. Mr. Cochiola cautioned against wasting time and money in continuing the search and urged Council to find someone who has a good understanding of the city.*

*Mike Martin thanked Council for acting on his request in a previous meeting to add neighborhood signs.*

*Jane Castaneda spoke about canal dredging and build up in the canal and the impact to sea life and sea walls. Ms. Castaneda suggested starting with a study to determine options and potential funding. Ms. Castaneda stated that turning a blind eye to the maintenance of canals exposes us to environmental concerns.*

*Robert MacDonald was not in favor of the City covering canal expenses. Mr. MacDonald stated that he will start a petition to stop the City from spending it's money on canal dredging and projects not supported by citizens. Additionally, Mr. MacDonald commented on the earlier public comments in support for a City Manager candidate.*

*Vladimir Anichkin requested that a menorah be included in holiday festivities at City Hall.*

*Bob Beck spoke of sport field concerns, especially the lack of soccer fields across various City facilities. Mr. Beck requested additional fields at Indian Trails Sports Complex for youth in Palm Coast.*

*Alan Hendry spoke about the canal system stating that the City owns the canals not the home owners. Mr. Hendry shared that the topic is not much different than other Palm Coast infrastructure-all maintained by the City for the benefit of the*

*residents, open to everyone. Mr. Hendry also spoke about the City advertising the canals as an asset and therefore, is the City's responsibility to maintain.*

*Gary Cunis spoke of funding for canal dredging and spoke about mowing and construction debris that ends up in the canal system. Mr. Cunis shared that Palm Coast advertises the canals to new residents and would like for the City to start maintaining them.*

*James Vincent shared observations from previous meetings he has attended; According to the Citizen's Survey preserving natural environment, workforce development, and job opportunities scored highly. Recently Council converted 200 acres of land from commercial to residential. Our roads cannot handle more. Additionally, Mr. Vincent shared that Council does not consider resident concerns or oppositions for projects.*

*Steve Carr spoke about increased traffic on Florida Park Drive, a residential road being utilized as a thoroughfare. Mr. Carr shared air pollution research and asked Council for help protecting the health of citizens.*

*Roger Zilinek spoke of undermining from homes on the canals that are being washed into the canals. If there were sea walls, this wouldn't happen. The vacant lots need sea walls.*

*Alan Lowe spoke about issues in the canals. Mr. Lowe stated that the City has identified the canals as part of the Stormwater drainage system and the City covers other Stormwater drainage systems, except for the canals. Mr. Lowe urged Council to start a line item now to look for funding options for canal dredging. Additionally, Mr. Lowe spoke of an internal email regarding a Covid phishing email, stating that the email was in bad taste and disregard for those harmed by Covid.*

*George Mayo spoke about ransomware and shared support for the recent phishing email that the City IT staff sent out as a test. Mr. Mayo shared that the IT staff asked a provocative question so that people learn not answer the emails that can be potential ransomware.*

*Anna Stefanyshyn requested more lights on local streets and requested a bus for citizen use to connect to airports.*

*Monique shared about traffic issues and stated that infrastructure needs to be improved to handle the growth.*

*Dean asked Council to consider mandate for builders to use dirt readily available from the canals.*

*Al Krier thanked Council for the progress thus far on Cimmaron, but there is still a lot that needs to be done for safety improvements.*

*Council Comments:*

*Council Member Barbosa thanked Al Krier for coming to the Council Meetings.*

*Vice Mayor Branquinho asked that staff respond to the comment on dredging since they are knowledgeable on the subject. Asked residents to remember that this is costly project.*

*Council Member Danko asked Council to remember that not just residents of the canal areas utilize the canals. This is an amenity utilized by residents all over Palm Coast. First step that we need to take is to get a consulting firm to study the canals and provide suggestions to Council. The sooner we start the process, the sooner we know how to proceed.*

*Interim City Manager Denise Bevan asked for the public speakers to fill out a comment card to receive direct response from staff.*

*Council Member Barbosa asked if there was previously a canal maintenance plan.*

*Council Member Klufas referred to the City Charter for the Council selection of a City Manager.*

## **MINUTES**

- 1 MINUTES OF THE CITY COUNCIL:  
NOVEMBER 16, 2021 BUSINESS MEETING  
NOVEMBER 17, 2021 SPECIAL BUSINESS MEETING**

**Pass**

**Motion made to approve by Council Member Klufas and seconded by Council Member Danko**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Victor Barbosa, Council Member Ed Danko, Council Member Nick Klufas**

## **PROCLAMATIONS**

- 2 PROCLAMATION PALM COAST HOLIDAY BOAT PARADE - DECEMBER 18, 2021**

*Mayor Alfin presented the proclamation to the Palm Coast Yacht Club.*

*Sandra Ullis, chair of the Yacht Club shared information about the parade and thanked City Council, City Staff, and various organizations for the success of the event. Members of the yacht club were introduced and shared about their seasonal boat decor and invited residents to the boat parade.*

*Council Member Barbosa asked how one can join the yacht club. Ms. Ullis provided information.*

## **ORDINANCES SECOND READ**

- 3 ORDINANCE 2021-31 ACCEPTING THE DISTRICTING COMMISSION REPORT AND REVISING THE CITY COUNCIL DISTRICTS**

**Pass**

**Motion made to Adopted on second reading by Vice Mayor Branquinho and seconded by Council Member Danko**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Victor Barbosa, Council Member Ed Danko, Council Member Nick Klufas**

*Mayor Alfin shared Council process and procedure for items on the agenda.*

*City Attorney Neysa Borkert read the title into the record.*

*Mr. Jose Papa, and members of the Districting Commission were available for questions.*

*There were no Council comments or questions.*

*Public Comments:*

*There were none.*

#### **ORDINANCES FIRST READ**

**4 ORDINANCE 2021-XX VOLUNTARY ANNEXATION OF A 30 ACRE PARCEL AT THE TERMINUS OF WHITEVIEW PARKWAY ON THE WESTSIDE OF US-1 - WAM GROUP**

**Pass**

**Motion made to approve by Vice Mayor Branquinho and seconded by Council Member Danko**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Victor Barbosa, Council Member Ed Danko, Council Member Nick Klufas**

*City Attorney Neysa Borkert read the title into the record.*

*Mr. Jose Papa presented to Council on the item.*

*Mayor Alfin asked for the annexation requirements.*

*Ms. Borkert provided the requirements outlined in the Ordinance for obtaining City utilities.*

*Public Comment:*

*There were none.*

#### **RESOLUTIONS**

**5 RESOLUTION 2021-165 ACCEPTING THE CANCER DECONTAMINATION EQUIPMENT GRANT AND AUTHORIZING THE CITY MANAGER, OR DESIGNEE, TO NEGOTIATE AND EXECUTE THE CONTRACT WITH THE DIVISION OF STATE FIRE MARSHAL**

**Pass**

**Motion made to approve by Council Member Barbosa and seconded by Council Member Danko**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Victor Barbosa, Council Member Ed Danko, Council Member Nick Klufas**

*Ms. Borkert read the title into the record.*

*Chief Forte provided a background of the item and equipment to be provided by the grant.*

*Council thanked*

*Public Comment:*

*Robert MacDonald, retired firefighter, supported the purchase of the equipment Mr. MacDonald wanted to make sure that such equipment will be available for every fire station.*

*Chief Forte provided additional details in response to the public comment.*

**6 RESOLUTION 2021-164 APPROVING A RECAPTURE ENHANCED VALUE GRANT AGREEMENT WITH GUP MOTORS LLC**

*Ms. Borkert read the title into the record.*

*Mr. Jason Delorenzo presented to Council on the item. Topics included a background of the business and REV Grant Agreement Details.*

*Staff requested that Council view one change to the agreement - 120 day payout rather than the proposed 60 day payout previously discussed.*

*Representatives of GUP Motors introduced their family and thanked staff for their efforts.*

*Mayor Alfin shared comments and support for the company wanting to Be Local Buy Local.*

*Public Comment:*

*James Vincent shared support for the grant. Mr. Vincent requested that the company have car shows be on Saturdays and also suggested a shop program for local students.*

**Pass**

**Motion made to approve by Vice Mayor Branquinho and seconded by Council Member Danko**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Victor Barbosa, Council Member Ed Danko, Council Member Nick Klufas**

**7 RESOLUTION 2021-166 APPROVING A LAND DONATION AGREEMENT WITH JDI PALM COAST, LLC AT THE PALM HARBOR GOLF COURSE TO INLCUDE THE DRIVING RANGE**

*Ms. Borkert read the tile into the record.*

*Mr. Jason Delorenzo presented on the item to Council.*

*Council Comments:*

*Mayor Alfin shared about the rounds of golf and revenues received from the golf course last year and shared support for the item.*

*Vice Mayor Branquinho shared about the importance of the donation and thanked JDI Palm Coast.*

*Mayor Alfin asked how long this project has been going.*

*Mr. Delorenzo responded around 2 years.*

*Public Comment:*

*George Mayo asked if there are any plans for the property- expand? Leave natural?*

*Mr. Delorenzo shared that he does not have any additional details at this time.*

*Jay Livingston spoke on the item to explain that the land does not have restrictions to its use, it is at the discretion of the City.*

**Pass**

**Motion made to approve by Vice Mayor Branquinho and seconded by Council Member Danko**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Victor Barbosa, Council Member Ed Danko, Council Member Nick Klufas**

**CONSENT**

*Public comment:*

*There were none.*

**8 RESOLUTION 2021-168 APPROVING A CONTRACT WITH PBM CONSTRUCTORS, INC. AND APPROVAL OF A 10% CONTINGENCY FOR THE EDUCATOR (PNEUMATIC EJECTOR) STATION REHABILITATION FOR STATIONS BU-6 & BB-1 PROJECT**

**9 RESOLUTION 2021-167 APPROVING A MASTER SERVICES AGREEMENT WITH PBM CONSTRUCTORS, INC. FOR THE UPGRADES OF TWO AGING PUMP STATIONS**

- 10 **RESOLUTION 2021-171 APPROVING PIGGYBACKING CITY OF CASSELBERRY FLORIDA CONTRACT WITH ALTERNATIVE POWER SOLUTIONS FOR CITY WIDE GENERATOR MAINTENANCE AND REPAIRS**
  
- 11 **RESOLUTION 2021-169 APPROVING A PURCHASE FROM ALPHA GENERAL SERVICES, FOR THE PURCHASE OF MISCELLANEOUS REPAIR PARTS FOR PEP SYSTEMS ON AN AS NEEDED BASIS**
  
- 12 **RESOLUTION 2021-170 APPROVING PIGGYBACKING THE CITY OF WINTER HAVEN CONTRACT WITH ENVIRONMENTAL OPERATING SOLUTIONS INC. FOR THE PURCHASE OF MICRO C**

**Pass**

**Motion made to adopt on consent by Council Member Danko, seconded by Vice Mayor Branquinho.**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Victor Barbosa, Council Member Ed Danko, Council Member Nick Klufas**

#### **PUBLIC PARTICIPATION**

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

*George Mayo shared about small home villages built to support the homeless. Mr. Mayo asked the City to consider this type of project.*

*Bob Beck spoke about sport fields being locked with no access to kids in the community. Mr. Beck asked Council to consider unlocking the fields.*

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

*Council Member Klufas shared about reviewing City Manager applications and Council's selection of candidates to move forward in the process with. Mr. Klufas shared about the Council's prior experience utilizing an external search firm and the difference between potential applicants during that process and now.*

*Mr. Klufas made a motion to go out for a City Manager Search Firm. The motion was second by Vice Mayor Branquinho.*

*Mayor Alfin asked for clarification of the motion.*

*Mr. Klufas clarified the motion to state that the motion is to have staff go out for an RFP for a City Manager Search firm, while not eliminating the current short listed candidates.*

*City Attorney Borkert clarified the motion to state that the motion is to direct staff to go out for RFP to find a search firm for the City Manager Search, while retaining the candidates that have previously applied.*



*City Attorney Borkert asked Council Member Klufas if there is a timeline that should be provided for staff.*

*Council Member Klufas responded that he would like staff to start the RFP process upon approval or denial of the motion.*

*Vice Mayor Branquinho seconded the clarified motion.*

*The motion moved to Council discussion.*

*Vice Mayor Branquinho stated that Council received 81 candidates, and that they are now down to 4. Vice Mayor Branquinho shared comments from candidates that he spoke with and was concerned for pay offered for the position.*

*Council Member Danko reminded Council the decision was made unanimously to do the internal search. Council Member Danko disagreed with going to an outside search firm and suggested going forward with interview of the candidates already in the process before moving forward with the motion.*

*Council Member Barbosa shared concern for additional costs and thinks we should continue with the plan we're on.*

*Ms. Renina Fuller answered Council questions about the applicants who have rescinded their applications.*

*Vice Mayor Branquinho reminded Council the decision is about getting the best for the City and urged the current applicants to reapply if interested.*

*Mayor Alfin shared about Florida League of Cities comments to state that we are missing the mark on salary. If we are not offering a competitive salary, we may not have reviewed the best of the best candidates that might be available. What would the delay be if going to a firm?*

*Ms. Fuller shared the timeline in obtaining an RFP and selecting a firm.*

*Mayor Alfin shared criticism received from Florida League of Cities that we did not have a thorough list of qualifications. The best and most transparent process is to agree on finite set of qualities and characteristics and match those to the candidate. The candidate matching those the most would be the pick. We dug the process backwards and need to make sure the process is correct. Mr. Alfin concluded in stating that the best process delivers the best candidate.*

*Mayor Alfin called for a roll call vote. Motion passes 3-2 with Council Member Danko and Council Member Barbosa voting no. Council continued with their comments.*

*Vice Mayor Branquinho shared with Council that he will be unavailable to attend the meeting on 12/14 in person and asked to attend via zoom. Council concurred.*

*Council Member Barbosa spoke about a recent ethics complaint on a Council Member which he witnessed and asked who decided that the ethics complaint was finished without interviewing him as a witness.*

*Council Member Barbosa shared concern for any other complaints and asked if Council is here for the safety of the workers.*

*Council Member Danko shared that he was not found guilty of 3 ethics complaints.*

*Mayor Alfin shared that University of North Florida graduated today with a white coat ceremony for its first semester class at Town Center.*

**DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA**

*There were none.*

**DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA**

*There were none.*

**ADJOURNMENT**

*The meeting was adjourned at 8:22 p.m.*

*Respectfully submitted by: Kaley Cook, Records Coordinator*