

CITY OF PALM COAST  
COUNCIL BUSINESS MEETING  
160 LAKE AVENUE  
PALM COAST, FL 32164  
TUESDAY, AUGUST 3, 2021  
6 P.M.

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

MINUTES

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.

All pagers and cell phones are to remain OFF while City Council is in session.

A. CALL TO ORDER

Mayor Branquinho called the meeting to order at 6:00 pm

B. PLEDGE OF ALLEGIANCE TO THE FLAG

C. ROLL CALL

City Clerk Virginia Smith called the roll. Council Member Barbosa was absent.

D. 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.

Members of the public may make comments during the public comment portion of the meeting. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting.

Mr. Jim Potachick-Cimmarron Drive issues and thanked Council, staff and the school for assisting in this issue. The City provided signage, the school district rerouted school bus stops so the children do not have to cross the street. This shows the City is listening to the residents. Thank you. And you are increasing awareness for vehicles keeping safe distances.

Al Krier-safety on Cimmaron Drive Petition update-2 petitions submitted and the third is being provided tonight, which is attached to these minutes.

Chief of Staff Strobridge of Flagler County Sheriff's Office congratulated the Mayor on his election. The City has done a good job of fire safety and medical safety. He encouraged the Council to consider law enforcement as a primary concern not an afterthought. Thanked Mayor Branquinho for his service in the interim position. Hopes to build a growing relationship with Mayor Alfin.

Cornelia Downing Manfre-Congratulated Mayor Alfin and City Council Members. Keep preparing for the future. Be a collaborative team to move the City forward.

Denise Calderwood-thanked Council for allowing her to speak and congratulated Mr. Alfin, Mayor Branquinho and Ms. Bevan and Ms. Johnston as well for keeping us afloat during this time. Spoke of the homeless population here in Flagler County.

David Willis-invalidated of Article VII of the City Charter election issue.

Responses to Public Comments  
Election issue will be under the item for that issue.

## E. ELECTION CERTIFICATION RESOLUTION

1. RESOLUTION 2021-XX APPROVING THE FINAL 2021 SPECIAL MAYORAL ELECTION RESULTS  
R20210107

Attorney Reischmann read the title of the resolution into the record.

Public Participation

There were no public comments.

Pass

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

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

F. OATH OF OFFICE

2. OATH OF OFFICE – NEWLY ELECTED MAYOR, DAVID ALFIN

City Clerk Smith provided the oath of office to Mayor Alfin. Mayor Alfin thanked the community by introducing himself to the community and shared his commitment to the City of Palm Coast.

G. MINUTES

3. MINUTES OF THE CITY COUNCIL:

JULY 20, 2021 BUSINESS METING

JULY 27, 2021 SPECIAL WORKSHOP BUDGET

Pass

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

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

H. PRESENTATIONS

4. PRESENTATION – COVID-19 UPDATES

Chief Berryhill provided Council with an update on COVID-19. Locations of where you can obtain vaccines were provided to the public.

Council Member Klufas-please make your decisions wisely.

Mayor Alfin pleaded with the community to either vaccinate, mask up or think about what you can do for the community. How you can protect your neighbor and your friends and family.

I. ORDINANCES FIRST READ

5. ORDINANCE 2021-XX APPROVING A REVISION TO THE LAND DEVELOPMENT CODE CHAPTER 10.02 FLOODPLAIN MANAGEMENT-CONTINUED TO TIME CERTAIN DATE TO SEPTEMBER 14, 2021 CITY COUNCIL WORKSHOP WITH FIRST READ ON SEPTEMBER 21, 2021 BUSINESS MEETING

Pass

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

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

Attorney Reischmann read the tilte into the record.

Public Comments:

There were no public comments.

6. ORDINANCE 2021-XX APPROVING THE AMENDMENT OF THE CITY OF PALM COAST 2035 COMPREHENSIVE PLAN, AS PREVIOUSLY AMENDED, PURSURANT TO CHAPTER 163, FLORIDA STATUTES; CREATING CHAPTER 10-PROPERTY RIGHTS ELEMENT

Pass

Motion made to Approved on first reading by Vice Mayor Branquinho and seconded by Council Member Klufas

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

Mr. Ray Tyner and Mr. Jose Papa provided a presentaiton to Council.

Mayor Alfin asked if everyone in the state will adopt this language. Ans: Mr. Papa-explained this is for City of Palm Coast. Each could have their own language to adopt.

Public Comment:

There were no public comments.

7. ORDINANCE 2021-XX APPROVING REZONING OF 10.85 +/- ACRES FROM HIGH INTENSITY COMMERCIAL (COM-3) TO MULTI-FAMILY RESIDENTIAL-2 (MFR-2) FOR PROPERTY KNOWN AS THE TRIBUTE – APPLICATION # 4738  
Attorney Reischmann read the title into the record. This is a quasi-judicial item and called for any ex-parte communication. Mayor Alfin received an email and attachment but stated he will base his decision on what is presented this evening.

Mr. Ray Tyner and Mr. Hoover presented to Council on this item.

Applicant, Charlie Faulkner and the Developer presented to Council on this item.

Dana St Clair-unofficial archeologist for past 30 years also presented to Council.

Public Comments:

\*\*\*Charlie Bowman-thanked the Clerk for all her quick responses to his FOIA requests. Regarding the ex-parte communications were the communications received personal? Would you like to elaborate on this? SE Cline Construction. FOIA request possible on this? Mr. Reischmann stated yes it is a public record.

Carol Bacha-address the situation of the building of the Tribute complex. Open to consideration of historical input that could partnership within the community to make this building have some things that are not in the plan. Ms. Bacha has experience with a grant from the Florida Historical Division. She shared historical information.

Mark Lewis-campaign and how we are no commercial and all residential; and we keep chipping away at converting commercial to residential. How can a gated apartment complex be an historical tribute to the history of Old Kings Road?

Denise Calderwood-recognized Charlie Faulkner. He is a very responsible developer and puts good teams together. Supports this project.

Leslie Johnson-quality is excellent but her concern is about low income and work force housing. Where are all these people going to work. What about the average Joe and those that cannot live there? Let's put them in low income housing-great, but where are they going to work?

Mark Langello-congratulated the Mayor and thanked Vice Mayor Branquinho for filling in as Mayor. Would like more information on this development. Provided his thoughts on multi-family building and urban sprawl.

James Vincent-nice project but the problem is traffic. Roads cannot handle the traffic. Need more businesses and jobs. Need better roads before we build.

Greg Blose, Chamber President-did not plan on speaking on this project, but it is worth saying that traffic has been studied. He commended the developing team and has met this team once; we do need affordable housing, but this is not the project for that. Costs are increasing dramatically. Supports the project and urges Council do the same. Switching from commercial to residential is a part of the grand scheme.

Tobi Tobbin-strong advocate for workforce housing. Apartments are not always affordable housing. Try to find a way to build less expensive housing. What is happening here in Town Center with JU and Mednexus is very exciting. This is going to be a beautiful place to live. Supports the project whole heartedly.

Paula Lewis-moved here and saw a beautiful community to live and grow in. I need to go shopping and there is not much shopping. We have to leave the City. We need more facilities to shop. I do not like this. There are no residents in the downtown area-a lot of shopping-kind of.

Lisa Burkins-I do not agree with this project. There are needs to be addressed in our community. The water smells and is discolored and costly. Where are the jobs? We need the commercial tax base from them; from the commercial development.

#### Rebuttal

Jay Livingston-clearing up a couple of things for the record. History of the land use. It is not a 10 acre project nor is it an affordable housing project. It is a high end project. It is an addition to what was supposed to be an affordable housing, but that developer was unable to acquire funding. This project is adding additional land with public access and historical amenity. The gate is where the two roads go in. There is a parking area for the public to access the public park. The historical amenity will be accessible to the public. The owner of the land is Flagler Pioneer. They would like nothing more than to have commercial on their property.

Walmart ownership and building-Walmart was considering selling but because of the roof tops that have been put in they are considering putting it back on their building list.

Traffic in Palm Coast-he has seen how the traffic has changed over the years. The way that Phase 2 of Old Kings Road will be funded, unless the City raises taxes, is by developing Phase 1. Phase 1 needs to be developed to get the funding for the project for Phase 2. This project will help contribute to solving traffic and not make it worse.

Attorney Reischmann provided an overview to what the item is and what Council's duty is -- to approve or deny this item. The Council had no questions.

Pass

Motion made to Approved on first reading by Council Member Klufas and seconded by Council Member Danko

Approved - 3 - Mayor David Alfin, Council Member Ed Danko, Council Member Nick Klufas  
Denied - 1 - Vice Mayor Eddie Branquinho

8. ORDINANCE 2021-XX VOLUNTARY ANNEXATION OF 141.5 ACRE AREA 3,000' NORTH OF STATE ROAD 100 ON THE EASTSIDE OF ROBERTS ROAD  
Attorney Reischmann read the title into the record. Mr. Tyner and Mr. Papa presented to Council on this item.

Mr. Livingston spoke to Council on behalf on his clients for this annexation.

Public Comments:

There were no public comments.

Pass

Motion made to Approved on first reading by Vice Mayor Branquinho and seconded by Council Member Klufas

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

## J. RESOLUTIONS

9. RESOLUTION 2021-XX SETTING A PROPOSED MAXIMUM MILLAGE (TRIM) RATE AND SETTING THE FIRST (TENTATIVE) BUDGET HEARING DATE, TIME, AND LOCATION FOR THE FISCAL YEAR 2022 BUDGET

Attorney Reischmann read the title into the record. Ms. Alves presented to Council on this item.

Council Member Klufas-Thanked Ms. Alves for her presentation and asked for the current strategy for funding options. Will the City dip into reserves? Ms. Alves explained that the current budget does not dip into reserves other than to create a contingency.

Vice Mayor Branquinho had no questions.

Council Member Danko had no questions.

Mayor Alfin-I am playing catch up due to the timing of the special election. Council will do their very best to reduce the tax burden. Look at each line item through the budget process. Public safety is paramount. Funding the sheriff's is a secondary priority. We will look at every line item to see how we can reduce.

Council Member Klufas-Please provide the line items of those items not being funded. Ans: Ms. Alves provided Council with the unfunded items not included in the budget.

Council Member Klufas-how will we fund FTE's this year and next year? Will we need to tap into the reserves or does funding have to come from the millage rate? Ans: Ms. Alves-Council is above the fund balance in reserves; however, reserves are typically used for one time capital outlay, not recurrent like adding staff.

Council Member Klufas-Street maintenance-does it include FTE's? Ans: Ms. Alves-The street maintenance would be \$1 million funding the need for fiscal year 2022.

Public Comments:

Chief Strobridge-restating what he said a couple of weeks ago; Sheriff Staly does not believe the millage should be increased to fund the sheriffs. Dive deep into the budget to see where it can be cut.

Mark Lewis-in my experience, budgets are put otgether annually just like Palm Coast. If you did not spend it last year, you are not getting it this year; has Palm Coast have a reduction in staff. We need to cut cost. He does not agree with an increase. Encouraged to roll back and sharpen your pencils.

Jessica Mollman-do not agree with the increase; would like to see why there is an additional need for 15 deputies in the County and 10 in the City of Palm Coast. Can we shift code enforcement to share these duties.

Charles Bowman-our properties are soaring; how can you not find the money in anything you want to do. Give us a break-sharpen the budget. Look for somewhere to take the money. Manage the money and be good stewards.

Council provided additional comments on the millage and taxes.

Pass

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

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

10. RESOLUTION 2021-XX AMENDING THE CDBG FFY2019 ANNUAL ACTION PLAN TO ADD \$340,392 FROM THE CARES ACT FOR A PUBLIC SERVICE SUBRECIPIENT ASSISTANCE PROGRAM

Attorney Reischmann read the tilte into the record.

Public Comments:

There were no public comments.

Pass

Motion made to approve by Council Member Klufas and 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

K. CONSENT

11. RESOLUTION 2021-XX APPROVING PIGGYBACKING THE OSCEOLA COUNTY CONTRACT WITH MILLER ELECTRIC COMPANY FOR VIDEO SURVEILLANCE AND ACCESS CONTROL REPAIR & MAINTENANCE CITY WIDE USAGE

Pass

Motion made to Adopt on consent by Council Member Klufas and seconded by Vice Mayor Branquinho

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

12. RESOLUTION 2021-XX APPROVING A CONTRACT WITH MILLER PIPELINE, LLC, FOR THE CONSTRUCTION OF THE 2021 SANITARY SEWER LINING PROJECT

Pass

Motion made to Adopt on consent by Council Member Klufas and seconded by Vice Mayor Branquinho

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

13. RESOLUTION 2021-XX APPROVING USE OF STATE OF MINNESOTA SOURCEWELL CONTRACT RFP 032521 WITH GENUINE PART COMPANY DBA NAPA AUTO PARTS FOR THE PURCHASING OF AUTO PARTS AND SUPPLIES FOR THE CITY'S FLEET

Pass

Motion made to Adopt on consent by Council Member Klufas and seconded by Vice Mayor Branquinho

Approved - 4 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas

L. PUBLIC PARTICIPATION

There were no public comments.

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

Council Member Klufas-congratulated Mayor Alfin and thanked Vice Mayor Branquinho for filling in as Mayor.

Vice Mayor Branquinho-congratulated Mayor Alfin; saving the life of the young adult-saved her again. U-Haul truck with 17 dogs and cats dying. There was a good samaritan that heard something and said something and we were able to save the animals and charge the ex-owners. Requested we find a way to recognize the good samaritan.



Council Member Danko-congratulated Mayor Alfin and thanked Vice Mayor Branquinho for a good job filling in as Mayor; agrees with the proclamation recognizing his efforts. Sent Council Member Barbosa get well wishes.

Mayor Alfin-thanked the residents who came out to the meeting-always welcomed to attend our meetings. Thanked the City staff for providing hope and a sense of accomplishments through their efforts.

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

Nothing at this time.

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

Congratulated Mayor Alfin.

Hurricane preparedness reminder to all our citizens.

P. ADJOURNMENT

The meeting was adjourned at 9:10 PM

Respectfully submitted by: Virginia A. Smith, MMC  
City Clerk