



City of Palm Coast Minutes COUNCIL WORKSHOP

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

Mayor David Alfin
Vice Mayor Ed Danko
Council Member Theresa Carli Pontieri
Council Member Cathy Heighter
Council Member Nick Klufas

Tuesday, December 13, 2022

9:00 AM

COMMUNITY WING

City Staff

Denise Bevan, City Manager

Neysa Borkert, 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.
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- It is proper meeting etiquette to silence all electronic devices, including cell phones while meeting is in session.
- Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A CALL TO ORDER

Mayor Alfin called the meeting to order at 9:00 A.M.

B PLEDGE OF ALLEGIANCE TO THE FLAG

C ROLL CALL

Present and responding to roll call were the following:

Council: Cathy Heighter
Theresa Carli Pontieri
David Alfin
Ed Danko

Absent
Council: Nick Klufas

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 on any matter, including those on this Workshop agenda. Following any comments from the public, there may be discussion by the City Council. Citizens' comments in this Workshop are limited to the times noted on the agenda.
- (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.

Joe Newman-resident for 20 years; welcomed all the new members; first time coming to a meeting. Asked Council how many live in an area of a one way in and one way out? Lives in the E section - East Hampton dead ends. Make it a one way out with a right hand turn onto SR 100.

Robert MacDonald-how long will the project take for building of the bridge near Buddy Taylor Middle School? Cost factor of new project and how long will it take. The problem is that it is a sidewalk, especially children, can't walk on the sidewalk as there is no longer a sidewalk.

Jason Cowan 121 Cimmaron-Safety on Cimmaron Drive. Due to the lack of a sidewalk, it is dangerous without a sidewalk. Witness this morning a woman wearing reflective gear as she walks, kids riding bikes and I was almost hit the other day.

Gene Dowd-Happy Holidays to everyone. Merry Christmas, Happy New Year. I try to be consistent every time, so thank you to all who have served. Welcome to the new Council and would like to thank Virginia Smith, City Clerk for her and the City employees for assisting at canvassing to save the City dollars. She was very professional as reported by the County and the Supervisor of Elections canvassing over 20,000 ballots.

Michael Sukanik-shared about his history and concerns regarding Flagler Mosquito Control pesticides.

E PRESENTATIONS

1 RESOLUTION 2022-XX APPROVING A MASTER SERVICES AGREEMENT WITH BERRYDUNN FOR THE DEVELOPMENT OF A COMPREHENSIVE PARKS & RECREATION MASTER PLAN

Ms. Brittany McDermott presented this item to City Council.

*Mayor Alfin would like clarification on the timeline for the development steps.
Ans: Ms. McDermott: Contract this month; January stakeholder interviews and one on ones with Council then Community feedback in February/March then the survey will be posted and mailed to select residents.*

Mayor Alfin- Is part of the intent of this process to better collaborate with the County? Ms. Bevan-Yes, we have a great working relationship with the County.

VM Danko-Nothing, you asked what I was going to ask.

CM Carli Pontieri-further breakdown of these numbers; grants to pay for these.

CM Carli Pontieri-current facilities cost benefit analysis to continue to do maintenance band-aiding vs. new facility.

CM Heigher was happy to hear of the good relationship working collaboratively with the County.

2 RESOLUTION 2022-XX APPROVING A CONCESSION LEASE AGREEMENT WITH LOOPERS AT PALM HARBOR GOLF CLUB, LLC, FOR FOOD AND BEVERAGE CONCESSIONS AT PALM HARBOR GOLF COURSE

Mr. DeLorenzo and Mr. James Hirst presented on this item.

Mayor Alfin thanked staff for their hard work and dedication in completing this. It has been a long process. Is there some work to be done during the transition period? Ans: Mr. DeLorenzo-yes, that will be presented by James at the business meeting.

Mayor Alfin-I want to make sure it is very clear who is responsible for what? Ans: Mr. DeLorenzo-Loopers has been meeting on site with our Superintendent, Mitch.

VM Danko-thanked Jason for the work he did on this.

CM Carli Pontieri-knows how contentious this was and applaud you for your work. When do you anticipate the City being in the black? Ans: Mr. DeLorenzo--I can bring a chart back to you at the business meeting. We are positive cash flow from year 1.

CM Heigher-transition period where they are moving from Green Lion to Loopers, possible changes and who will cover those costs, so it does not affect

the taxpayers. I believe Beach Front Grill will be a great establishment for that area.

Mr. DeLorenzo-I think it will be helpful to address a few of these things: flooring- looking at sub flooring to make sure it is good; Loopers has drafted their own plans that we are reviewing. They will be doing aesthetic changes and moving in their own equipment.

CM Heighter-Anticipate beginning of lease? Ans: Mr. DeLorenzo-The lease would start on January 16th. It is anticipated that the buildout will take 6 weeks, hoping to have the restaurant open by March 1st. Their lease payments will start once a CO is issued.

Ms. Borkert clarified the lease is January 16, 2023 and payments are either March 1 or when they receive the CO and a letter was sent to the current tenant.

Mr. Boudreau thanked Council for this opportunity. The smooth transition working with the Green Lion staff members. Has a great staff. Going to put in a new bar area and a new kitchen. Plan to be golfer friendly and have a long-lasting relationship with the City.

Mayor Alfin wanted to highlight that this restaurant is open to the public, the entire public.

VM Danko- I understand how hard you work.

CM Carli Pontieri- Looking forward to working with you.

CM Heighter-What would your hours be? Ans: Mr. Boudreau -Will close at nine but will be flexible, if people are there, we will stay open. The lease states 10 pm.

Mayor Alfin-Compliments for utilizing our next generation to prepare your business plan and looking forward to the future.

3 RESOLUTION 2022-XX APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) PROGRAM FFY 2021 (FY 2021/22) CONSOLIDATED ANNUAL PERFORMANCE AND EVALUATION REPORT (CAPER)

Mr. Jose Papa presented to Council on this item.

Mayor Alfin-contracts with Family Cares and Family Life Center but no details for what they are doing. Will that be coming to Council at a later time? Ans: Mr. Papa-We just started those in September, so they will be reported next year.

Mayor Alfin asked for clarification on the Citizens Advisory Committee. How many members? Ans: Mr. Papa-It can float, but the stable population for that board is 7 members.

Mayor Alfin extended an invitation to the public for anyone who would want to participate on this committee, which is very important.

Carli Pontieri-program is vital; take advantage of the funding; high level of \$81K - can we see a breakdown of the funds. Ans: Mr. Papa-yes.

Carli Pontieri-are we reaching out to the elderly of our community with older homes that are breaking down in need of repair?

Ans: Mr. Papa-provided an overview of the HUD rules and regulations to run this program and how the dollars are utilized. I perform a test of demographics of who we serve, majority are over 65 and single persons. We will provide electronic communications as well as paper. County has a parallel program called the SHIP program. We provide referrals to each other for these programs to see if we have anything available to help.

Carli Pontieri-grant less than expenditures, where is the surplus? Ans: Mr. Papa-there is a claw back clause that places a quiet lien on your home. The lien is there so if you sell within the first 5 years; the funds go back to the program for redistribution. Yr. 6 20% forgiven; at year 10-100% forgiven. So, if you keep the home for 10 years, the lien goes away.

CM Heigher-first-time homebuyers' program; can you explain how much is allotted to the first-time homebuyers? Ans: Mr. Papa-there is \$100,000 up to \$35K per household. There are certain requirements that must be met, so this acts as a gap filler for assistance.

CM Heigher-I have a lot of people that ask if there is a first-time homebuyer program. We as a community need to figure out the criteria that will work for our community.

Ans: Mr. Papa-The conversation is constant and consistent with the Citizen's Advisory Taskforce. Mr. Papa shared about the budget and how it is used.

F PUBLIC PARTICIPATION

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

Robert MacDonald-during presentation for the transition between Green Lion and new restaurant. Part of the expenses were that the City would be responsible for 50% of the utility bills. I asked if the meter was accurate. Why should the City be responsible for 50% of the water bill for the restaurant? If tenant is paying electric, why not the water? Before January, the City should go in to determine the usage by the City. The City should not be paying for a tenants water.

Denise Calderwood-thanked the new Council Members for their questions, it is a first to have these questions. Thanked Ms. Bevan for actually putting the budget to this. #6 goal -Volusia has grant funds. Include in the Parks Master Plan a housing program as you will have homeless living in the parks.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

VM-Jason please come and explain why we split the water bill. Ans: Mr. DeLorenzo-we have done several things, there is a single meter at the Club House-it serves the City and we are splitting it in 3 meters. The Rowing Club, the Building and water and ice. There are 54,000 golfers coming in using the bathrooms.

CM Carli Pontieri-urging residents to fill out comment cards. Certain things I would like to assist the residents and would like to be copied on all comment card responses.

CM Heigher-I am new and I look forward to working with each of our staff as we move forward.

VM-two committees Citizens Advisory Committee to our Transportation Planning Organization. We will be publishing an advertisement and we are also searching for new members to the Bicycle Committee-opportunities for residents to volunteer and assist our community.

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

Happy Holidays to everyone.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Nothing at this time.

J ADJOURNMENT

The meeting was adjourned at 10:32 a.m.

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