



City of Palm Coast Minutes COUNCIL WORKSHOP

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

Tuesday, February 8, 2022

9:00 AM

COMMUNITY WING

City Staff

Denise Bevan, Interim 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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- 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.

A CALL TO ORDER

Mayor Alfin called the meeting to order at 9 a.m.

B PLEDGE OF ALLEGIANCE TO THE FLAG

C ROLL CALL

Deputy City Clerk Kaley Cook called the roll. All members were present.

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.

Alan Lowe spoke about canal dredging and maintenance. Mr. Lowe provided information to Council which is attached to these minutes. Mr. Lowe shared about a local dredging company in Bunnell and shared that he has invited the owner to come speak at Public Comment at the next Council meeting. Mr. Lowe shared information from the company regarding staffing and pricing.

Robert MacDonald shared that he is highly upset about something that happened at the 2/1 Council Meeting. Mr. MacDonald shared that he was disrespected by the security agent- The security guard asked Mr. MacDonald to walk through the metal detector without his walker. Mr. MacDonald requested to know what would happen to someone in a wheel chair. Would they be forced to walk through without their wheel chair?

Al Krier, Committee for Safety on Cimmaron, shared that the committee is going door to door to let residents know about their committee since there are new residents in the area. Mr. Krier thanked City Council, Cimmaron citizens, and City staff for efforts thus far.

Mayor Alfin asked City Manager Denise Bevan to assist with the public comment from Mr. MacDonald.

Council Member Danko agreed that Ms. Bevan should assist Mr. MacDonald and asked Council to review the information submitted during public comment regarding canal dredging.

E PRESENTATIONS

1 RESOLUTION 2022-XX PIGGYBACKING THE PALM BAY CONTRACT WITH STANTEC CONSULTING SERVICES, INC., FOR THE UTILITY RATE STUDY

City Attorney Neysa Borkert read the title into the record.

Steve Flanagan, Utility Director, provided an overview of the item. Andrew Burnham, Stantac Management and Consulting, presented to Council on the item. Topics presented included locations of completed rate studies, goal of the rate study, best practices, and process for the study.

Mayor Alfin spoke about rates and shared with residents that the purpose of undergoing this process is to ensure that we are transparent and methodical in the charges.

Council held lengthy discussion on the benefits of piggybacking a contract, chances of cost reduction following the study, time elapsed since the last study was conducted, average number of years between studies, cost of the study, rate history, timeline to complete the study, searching for energy efficiencies as a cost saving measure, and costs for residents as the City continues to grow.

2 PRESENTATION-PUBLIC WORKS MASTER PLAN UPDATE

Carl Cote, Director of Stormwater & Engineering, presented the Public Works Master Plan Update to Council.

Topics presented included: project team, site visits, organizational changes, enhanced stormwater plan, site options, implementation plan, project funding, and next steps.

Council held discussion on viewing the current facility, funding sources, and potential of future impact fees.

3 RESOLUTION 2022-XX APPROVING A CONCESSION LEASE AGREEMENT WITH THE GREEN LION CAFÉ, LLC FOR FOOD AND BEVERAGE CONCESSIONS AT PALM HARBOR GOLF COURSE

City Attorney Neysa Borket read the title into the record.

Jason Delorenzo, Chief Development Officer, presented to Council on the item. Topics presented included a background of the item, history of food and beverage at the golf course, current agreement details, significant changes to the agreement, considerations in pricing, and staff desired outcomes.

Council held lengthy discussion on rent pricing options, option to terminate the contract, current utility cost, quality of the property to yield market value, termination clause details, and direction for staff to include going out for bid, obtaining a fair market appraisal for the space, and requesting financial information from the current tenant.

4 PRESENTATION-UPDATE TO LEGISLATIVE PRIORITIES

Jason Delorenzo, Chief Development Officer, presented the legislative updates to Council.

Mayor Alfin shared that he attends all TPO meetings and informed Council of the hindrances of getting more Palm Coast projects moving forward.

Vice Mayor Branquinho spoke about traffic delays and priority 3. Vice Mayor Branquinho encouraged additional access points.

F PUBLIC PARTICIPATION

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

Robert MacDonald would like to know why citizens were not able to speak on each item presented today and would like to comment on the Green Lion and Palm Harbor Golf Course item.

Attorney Borkert provided an explanation on the rules and procedures of a Council workshop and public comment.

Sims Jones commented on improving things on the west side of town. Mr. Sims shared that there is a lot of building going on in the City but it is not affordable. Are we going to look at affordable housing? Please consider affordable housing in your planning.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Barbosa shared about recent violent events within the city in the month of February.

Council Member Danko asked a procedural question. Can Council make a motion in Workshops?

City Attorney Borkert provided an explanation on the standard procedure for a Workshop and the option for Council to make changes to the procedure with proper notice.

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

There were no comments.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Ms. Bevan responded to public comment and to let Council know that a canal update will be coming to Council in the next few weeks. The information can be found on the worksheet in the agenda packet.

J ADJOURNMENT

The meeting was adjourned at 10:51 a.m.

Respectfully submitted by: Kaley Cook, Deputy City Clerk