



**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 Ed Danko  
Council Member Nick Klufas**

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**Tuesday, March 15, 2022**

**9:00 AM**

**COMMUNITY WING**

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**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.
- 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.

**A. CALL TO ORDER**

*Mayor Alfin called the meeting to order at 9:00 AM*

**B. PLEDGE OF ALLEGIANCE TO THE FLAG**

**C. ROLL CALL**

*City Clerk Virginia Smith 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. portions of the agenda at the times indicated by the Chair during the meeting.

*Marsha Corvi-representing the Realtors Association, representing the many in Palm Coast, supports affordable housing. And opposes a moratorium.*

*Mike Martin-sneaky underhanded business-Council compensation. We expected better and deserve better from you Mayor.*

*Sue Urban-Council compensation. This should go to the ballot. Asking for that amount of a raise is ridiculous. Ask for a reasonable amount.*

*Eugene Holland-shocked to learn that Council was going to vote themselves a raise. I calculated it to be a 400% increase. It is un-American. It is excessive and offensive. Place it on the ballot.*

*Terry Maggot-Council compensation. Opposes this increase.*

*Lisa Perkins-ballot on raise-good but opposes increase and growth of the City and with rezoning. Stop the rezoning.*

*Council Member Klufas shared comments on the Charter section relating to the proposed Council salary increase.*

*Mayor Alfin requested the City Attorney clarify Council Member Klufas' comments regarding ballot measure. Attorney Jenn Nix clarified that the motion approved was for the Attorney's office to draft an ordinance for an agenda, not for the ballot.*

*Paula Lewis-questions unanswered from October 2021-put in by herself and her husband and has never received a response. Salt water canals. City owns canals and needs to assume that responsibility.*

*Janet Castaneda-living in hard times. Increases to Council's salary-opposes. We are in a state of inflation in every aspect.*

*Tony Subiglio-new zoning for storage unit. 2 lane road for over 12 years. Facing trouble getting out of the subdivision. You do not plan for the traffic. When I95 is closed, all the traffic backs up. Council compensation, never have I heard of that type of increase.*

*Wages you give yourselves is ridiculous. It is not right.*

*Joy Cook-Bench dedication for a Flagler School teacher who passed away last year. Justin Nicholas Russell is the welcoming wagon in Seminole Woods, who has autism. Requesting a bench in his honor.*

*James Fisk-moratorium issue. Active applications. Were any of the building locations checked for historical sites? What happen to tree city? Is a moratorium necessary? Yes.*

*Steve Carr-traffic on PC Pkwy backed up past Wal-Mart. Florida Park Drive traffic and health concerns.*

*Dennis McDonald-Council compensation issue. You are trying to compare state jobs with your jobs. It is completely different scenarios. It is unfair to compare.*

*Sims Jones-a new house was built next door and his house floods. Engineer came out and stated he could put in dirt. Now he has a lake from all the rain in his back yard. Was told he was on a 2 year wait list.*

*Darlene Shelley-February 25 there were four fatalities in Flagler County and 2 more on Old Kings Road.*

*Consider of moratorium on the undeveloped area on OKR for the health, safety and welfare of the residents. Adding more demand will increase traffic fatalities. Must perform studies. Please consider this moratorium.*

*Eugene Walker-do we have any Council meetings in the evenings? Moved here because I could afford it. Council compensation-We need to think here. Put a raise on the ballot. Reasonable. Housing development. Business is your money. Business does not cost you money. We have enough housing and development. Look to ordinances to make it easier for them to come here.*

*Christopher Scarteri-Council compensation issue. Public safety-caring for the children is utmost importance. Children wait in the dark on the side of the road. Retirement community-won't be the same with all the building development.*

*Cindi McDowell-Council compensation. Opposes. Do a study for a City your size.*

*Dan Brien-safety on Cimmaron. Traffic is getting concerning as the weather warms up. Looking for permanent speed indicator on Cimmaron. Anxiously awaiting the next report on Cimmaron.*

*Celia Pugliese-appreciates Vice Mayor Branquinho' s moratorium. Offended by Mr. Blose's speech in response to Vice Mayor Branquinho's suggestion on a moratorium.*

*Darlene Shelley - asked to speak to Council on a separate topic. Mayor Alfin allowed the additional comments. Ms. Shelley spoke about traffic concerns. Mayor Alfin reminded speakers of the rules of public comment.*

*Mike Voorhs-Council compensation not on ballot, it is an Ordinance. Will it be on the ballot? Will work my best to get you all out of office.*

*Tom Shea-process confusion. You can vote yourself a raise or you can't. Forgive for my misunderstanding. Council compensation issue-opposes compensation increase.*

*Preston Zepp- Palm Coast Historian spoke about ITT sawmill redevelopment and historic sites in Palm Coast.*

*Paula Lewis-discount the citizens were supposed to take part in. Recycling Waste Pro rewards. You need to get the information out to us.*

*Dennis McDonald-paid Jay Gardner to compile a list for all residential properties in the limits for Palm Coast. Almost 30,000 residential locations in Palm Coast. Mr. MacDonald spoke about the lots not yet developed on.*

*Robert MacDonald-Requested to know how much the City has paid in lieu of how much Green Lion has paid. Also requested list of any other businesses that the City might be paying instead of the business owner paying. I have not received a response and I don't understand why.*

*Mark Lewis-phase 1 stormwater fees appropriated for the construction of the maintenance building.*

*Council Member Klufas-apologized for misspeaking regarding the Council's salary.*

*Vice Mayor Branquinho-Council compensation, affordable housing, and stated that he will share additional comments under Council comments.*

## **E. MINUTES**

### **1. MINUTES OF THE CITY COUNCIL: MARCH 1, 2022 BUSINESS MEETING MARCH 8, 2022 WORKSHOP MEETING**

**Pass**

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

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

## **F. PROCLAMATIONS AND PRESENTATIONS**

### **2. PROCLAMATION - MARCH AS "MULTIPLE MYELOMA AWARENESS" MONTH**

*Mayor Alfin presented the Proclamaion to representatives from the local support group.*

### 3. PRESENTATION-EMPLOYEE RECOGNITION

*Ms. Brittany Kershaw presented to Council on the employee recognitions.*

## G. RESOLUTIONS

### 4. RESOLUTION 2022-37 APPROVING THE ANNUAL COMPREHENSIVE FINANCIAL REPORT FOR THE FISCAL YEAR ENDING SEPTEMBER 30, 2021 AS PRESENTED BY JAMES MOORE & CO., P.L.

*Ms. Helena Alves, Finance Director and Ms. Shannon Boone, Chief Accountant presented to Council along with Mr. James Hallaran and Mr. Webb Shepard, of James Moore and Co. presented to Council the Annual audit.*

*Mayor Alfin asked for clarification of the auditors if they check the calculations of monies received from Federal government and County government.*

*Representatives responded that they can perform that verification but it was not part of the audit procedures as they received the information directly from the State.*

*Council shared compliments to the Finance staff.*

*Public Comments:*

*There were none.*

**Pass**

**Motion made to approve 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**

### 5. RESOLUTION 2022-41 APPROVING AN ADDITIONAL APPLICANT FOR THE CULTURAL ARTS GRANT FOR THE FISCAL YEAR 2021-2022

*Mr. James Hirst presented to Council on this item.*

*Public Comments:*

*Gary Lubi-presented Council with a brief overview of the Songwriters Festival.*

*Mayor Alfin asked how big can the festival get? Ans: Mr. Lubi-right now we are at 500 and we are getting nationwide recognition. It could be 700 to 1000 people.*

*Greg Blose-attended last year's event. It was a great event. Encourage residents to attend.*

**Pass**

**Motion made to approve 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**

**6. RESOLUTION 2022-40 APPROVING THE ST. JOE CANAL PARTIAL RIGHT-OF-WAY VACATION, APPLICATION # 5052**

*Mr. Bill Hoover presented to Council on this item.*

*Public Comments:*

*Celia Pugliese-read about this vacation and what I perceive here is that maybe they are planning to sell the property. That area of PC Pkwy is very busy. The traffic is horrendous. The area of PC Pkwy and Clubhouse Dr. floods with minor rain. Concerned about what a new property owner will do to develop.*

*Mayor Alfin asked for the process of what would be considered for any site? Ans: Mr. Hoover explained the process.*

*Mike Martin-will the sidewalk be protected and remain available? Ans: Mr. Hoover explained yes that will be part of the easement.*

*Steve Carr-Level of service but what about the quality of life for those in that area? Please consider the people.*

*Eugene Walker-former Planning Board member where he came from, after watching this and the video, you have to understand that everything they are asking for does not affect you. It is all at the expense of the land owner. You are restricted on what you can put there. The planning board must approve a rezoning. That is a good plan.*

*Pat Erwin-6 lane highway expansion? Ans: Mr. Hoover-there is nothing in the plans right now but we do have to plan for the future-50 years from now. Believes Palm Coast is getting a little too big.*

*City Council and the City Manager recognized Mr. Bill Hoover in that this was his last presentation to Council before he retires.*

**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**

**7. RESOLUTION 2022-38 APPROVING THE SUBMISSION OF A FLORIDA INLAND NAVIGATION DISTRICT (FIND) GRANT APPLICATION FOR THE CONSTRUCTION OF PHASE A, PART 3 PROVIDING WATER ACCESS AT WATERFRONT PARK**

*Mr. Carl Cote presented on this item.*

*Public Comments:*

*Mark Lewis-I assume this is a floating dock? It will be destroyed by the large boats and expensive to maintain.*

*Ans: Mr. Cote provided information regarding the dock.*

*Celia Pugliese-great projects.*

*Preston Zepp- Has an archeological survey been done there? Ans: Mr. Cote- advised it should have been looked at by the State's requirements but will verify. Mr. Zepp-Good Long Creek plaque as part of the grant? Ans: Mr. Cote-provided an overview to what was required and conditioned in future phasing.*

**Pass**

**Motion made to approve 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**

## **H. CONSENT**

*Public Comments:*

*Ceila Pugliese-East/West extension, how much will this cost? We are spending now for vacant lands yet to be developed and impact fees have not been paid yet. Why? We have problems on the east side that we need to have fixed. Address the current issues first and have common sense. We want happiness and safety. Ans: Carl Cote explained why the study is important to conduct at this time.*

*Sims Jones-East side needs attention too. Matanzas is an east/west corridor that needs widening. More traffic is coming.*

*Greg Blöse-thanked staff and advised the Chamber supports their forward thinking. England Thims and Miller is an excellent vendor for the City.*

*Eugene Walker-Master planning-you have to look to the future and be smart. Matanzas Pkwy has plenty of room to widen. This is smart. We have to control growth and be smart about it. Limit the problem-stop with condos and apartments that makes expenses go up.*

**Pass**

**Motion made to be adopted on consent by Vice Mayor Branquinho and seconded by Council Member Danko**

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

## **8. RESOLUTION 2022-44 APPROVING A WORK ORDER WITH ENGLAND-THIMS & MILLER, INC., FOR ENGINEERING SERVICES FOR EAST-WEST EXTENSION FEASIBILITY STUDY**

9. RESOLUTION 2022-45 APPROVING AMENDMENTS TO THE FACILITY DESIGN CONTRACT AND CONSTRUCTION SERVICES CONTRACT FOR THE PUBLIC WORKS FACILITY
10. RESOLUTION 2022 -46 APPROVING A WORK ORDER WITH DRMP, INC., FOR ENGINEERING DESIGN SERVICES FOR MATANZAS PARKWAY WEST EXTENSION
11. RESOLUTION 2022-47 APPROVING A WORK ORDER WITH ENGLAND-THIMS & MILLER, INC., FOR ENGINEERING SERVICES FOR WHITEVIEW PARKWAY FINAL DESIGN
12. RESOLUTION 2022-39 APPROVING A WORK ORDER WITH CPH, INC., TO PROVIDE SERVICES TO REPLACE THE OXYGEN GENERATOR WITH A LIQUID OXYGEN (LOX) SYSTEM
13. RESOLUTION 2022-42 APPROVING THE ASSESSMENT OF FAIR HOUSING
14. RESOLUTION 2022-43 APPROVING THE AFFORDABLE HOUSING INCENTIVES REPORT FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

**I. PUBLIC PARTICIPATION**

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

*Mike Martin-question to attorney regarding the compensation Ordinance that will be written - it would not affect those already serving?*

*James Fisk-confused on consent agenda-did the consent take are of 8-14? Ans: Mayor Alfin-Correct.*

*Where is smart and managed growth? When are we taking care of the east side? When are we going to take care of the historical sites in the northern west section? A historical site was destroyed which was approved by you people? Where will the east west extension go? What will happen to the Brick Road? Why cause you will extend the road. Does anyone care about history anymore? There is the largest sugar mill under the shopping center. Hope you are proud of what you are doing.*

*Greg Blose-update on 3 things-1. unemployment for Jan. 2022 3.9% up a full point; 2. Sat. March 26 Small Business Expo-here at City Hall. Shop local businesses. 3. Business Boot Camp Monday March 28-leveraging the internet for business growth, will be virtual as well.*

*Anna Maria Long-Flagler Home Builders Association -comments on affordable housing. We are middle aged at best. Spoke on growth here in Palm Coast. Is Palm Coast open for business?*



**J. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA**

*Mayor Alfin passed gavel to Vice Mayor Branquinho. Mayor Alfin made a motion to add the City Council's review of the City Manager's contract to the special meeting. Seconded by Council Member Danko.*

*Public Comments*

*There were none.*

*Motion passed unanimously.*

*Gavel passed back to Mayor Alfin.*

*Vice Mayor Branquinho-last week I looked forward to bring a moratorium regarding multi-family homes that was not received by the Flagler County Chambers. I was accused of being anti-everything. I am only saying to control growth. The phone calls that I had, people showed what they are about. If my colleagues do not think I am proper bringing up this moratorium, then ask the people with a survey what they want? I do not want to hurt anyone. I am not anti business. I only vote against multi-family. If you confuse affordable housing with workforce housing, then we have a bigger problem. We have the best place in the US to retire. That is a beauty. Additionally, Vice Mayor Branquinho discussed conflicts of interest regarding Council seats on the Board for the Chamber of Commerce. There are people out there wanting to start a petition to bring here to this room. We are intelligent enough to discuss things. I would like to have a survey to the people answer it.*

*Mayor Alfin- Corrected statement with all due respect, resigned my board position with the Palm Coast-Flagler Chamber of Commerce prior to being sworn in as Mayor. You made an excellent suggestion for the PC Council to review the Comprehensive Plan to see if still current or if we should revise. As you know the Strategic Action process has begun. So you have already made that suggestion for the future and I thank you for that. We need to be very cautious when we throw out the words like moratorium. I will suggest to myself and to each of us on City Council that we weigh our words before speaking. I agree with your suggestion. It is now time to review the Comprehensive Plan and see what future begins.*

*Council Member Danko-well spoken Mayor and agrees. Looking for consensus to take the plastic dividers down between Council. Mayor Alfin asked the City Manager to review all around City Hall regarding restrictions to be removed.*

*Council Member Klufas-agrees with everything spoken by Mayor Alfin and Council Member Danko. Our words have repercussions. What we say up here is amplified. We have to be responsible up here. Reilly Opelka congratulations. Tomorrow he plays the best tennis player of all time. Food Truck Tuesday-still a go? Ans: Ms. Johnston-we are cautiously optimistic. Usually makes decision after lunch to allow time for the trucks to prepare.*

*Vice Mayor Branquinho apologized for the misinformation regarding the Mayor's position on the Chamber Board.*

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

*Ms. Nix provided Council with an overview to the vacant seat process at the March 22, 2022 Special Meeting.*

*Council Member Danko questioned timing of the vacant seat. Is it possible that the seat may only be through August 2022 at the primary if there is a candidate who wins at the primary? Ans: Ms. Smith let Council know the elected Council Member would be sworn in at the 2nd meeting in November, not after the primary election.*

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

*Ms. Bevan announced the Emergency and Sole Source expenses.*

*Succession planning update presented by Chief Forte. Chief Forte announced his retirement effective October 14, 2022.*

*Council provided accolades to Chief Forte.*

**15. REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR FEBRUARY 2022**

**M. ADJOURNMENT**

*The meeting was adjourned at 12:45 p.m.  
Respectfully submitted by: Virginia A. Smith, MMC  
City Clerk*