



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 Ed Danko
Council Member John Fanelli III
Council Member Nick Klufas

Tuesday, June 14, 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.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting 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>.
- 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

Deputy City Clerk Kaley Cook called the roll. Council Member Klufas was excused.

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.

Mayor Alfin provided the rules and procedures for Public Comment and shared about the purpose of Council workshops.

Celia Pugliese spoke the closure of Forest Grove which remains closed. The residents affected by the closure were not notified and it is a waste for the road to remain closed.

Ed Fuller thanked staff and employees for their efforts and congratulated Sheriff Staly on his appointment of President of the Florida Deputy Sheriff's Association. Mr. Fuller also spoke about an Ordinance in the City of Miramar for candidates which requires that candidates complete a criminal background check. Mr. Fuller suggested that Council discuss this topic.

E PRESENTATIONS

1 PRESENTATION - FLAGLER COUNTY SHERIFF

Rick Staly, Flagler County Sheriff, presented this topic to Council.

Topics presented included Sheriff's Office priorities, a look back on 2021, calls for service and calls for service by zone, court & detention services, population trends, staffing analysis, and fiscal year 2022-23 budget request details.

Council held discussion on time to requirements to fully train employees, public safety as a priority, fee structures for public safety in future years, discussion with County partners, increased population, and thanks to the Sheriff and his staff.

2 PRESENTATION - PEDESTRIAN FEASIBILITY STUDY

Mark Manwell, England-Thims & Miller, presented to Council on the topic.

Topics presented included a project background and history, roadways evaluated, project objectives, identifying challenges and concerns, reasonable solutions, proposed improvements, project disclaimer, prioritization criteria, and public meetings.

Council discussion included the amount of miles, prior studies, suggestion to consider this for future City expansion, existing right of way and easements, potential resident response, cost and funding, accessibility concerns, and property types that require different levels of improvement.

3 RESOLUTION 2022-XX APPROVING THE SECOND AMENDMENT TO THE INTERLOCAL AGREEMENT WITH FLAGLER BEACH RELATING TO POTABLE WATER SALE AND SHARED UTILITY CUSTOMERS

City Attorney Neysa Borkert read the title into the record.

Steve Flanagan, Utility Director, presented the topic to Council.

Topics presented included history and location relating to the agreement.

Attorney Borkert provided additional details regarding the agreement and the project timeline.

Council discussion included project timeline, usage fees, impact to priorities, and wastewater servicing.

Council directed staff to amend the contract to include language allowing the City Manager to extend the contract if necessary.

4 PRESENTATION – OVERVIEW OF PROPERTY TAXES AND MILLAGE (TRIM) RATE

Helena Alves, Finance Director, and Gwen Ragsdale, Budget & Procurement Manager, presented the topic to Council.

Topics discussed included budget presentation timeline, description of TRIM, market value vs taxable value, TRIM notices sent by property appraiser, 2022 ad valorem taxes by taxing authority, ad valorem taxes by use, millage rate and tax history, millage rate comparison, and information on accessing the budget information.

Council discussion included funds from new construction and possibility of low tax rate as a cause for increased growth.

Ms. Bevan shared information about the budget process.

5 RESOLUTION 2022-XX APPROVING A LAND EXCHANGE AGREEMENT BETWEEN KINGS BUSINESS CENTER LLC AND THE CITY OF PALM COAST

Attorney Borkert read the title into the record.

Ray Tyner, Deputy Chief Development Officer, and Jordan Myers, Environmental Planner, presented the topic to Council.

Topics presented included a background of the item, details of the land exchange agreement, and staff recommendation.

6 RESOLUTION 2022-XX APPROVING OPTION AND GROUND LEASE AGREEMENTS WITH DIAMOND TOWERS V LLC, FOR CONSTRUCTION OF TELECOMMUNICATIONS TOWERS AT ROYAL PALMS FL297 AND CLUBHOUSE DRIVE UTILITY SITE FL 162

Attorney Borkert read the title into the record.

Doug Akins, Information Technology Director, presented the topic to Council.

A representative of Diamond Towers was available for questions.

Topics discussed a history of the item, improving cell coverage, wireless master plan, coverage needs, and proposed cell towers.

Council discussion included potential to renew the contract with Diamond Towers, coverage issues in the Colbert area, approval of the wireless master plan, locations previously discussed, potential to contract with private property, potential revenue for the City, safety concerns due to coverage drops, public meetings and notice, and procedure.

Ms. Borkert provided additional details on the topic.

The Diamond Towers representative shared that they would be amenable to a termination clause relating to the Club House Drive proposed location. Council concurred.

7 RESOLUTION 2022-XX APPROVING THE FISCAL YEAR 2023-2025 LOCAL HOUSING ASSISTANCE PLAN (LHAP) FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) PROGRAM

Attorney Borkert read the title into the record.

Jose Papa, Senior Planner and Devrie Paradowski, Flagler County Housing Program Manager, presented the topic to Council.

Topics presented included planning for housing and details of the local housing assistance plan.

Council discussion included funding, potential number of people that the program can assist, program in relation to other cities, and information provided to residents about the program,

8 PRESENTATION - HARDENING FACILITITES

Carl Cote, Stormwater & Engineering Director, presented to Council on the topic.

Topics presented included an overview of the City Hall security and safety plan, future considerations, and plans moving forward.

F PUBLIC PARTICIPATION

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

Celia Pugliese shared opposition to the Diamond Cell Tower proposed locations as discussed today. Ms. Pugliese spoke on behalf of her home owner's associaiton and the proximity to their properties. Respectfully asked Council to reconsider.

Ed Fuller commended Mr. Cote, Ms. Johnston, and Ms. Bevan regarding the Safety on Cimmaron. Mr. Fuller spoke about the pedestrian feasibility improvements presentation today and suggestion of utilizing grants.

Dennis Mcdonald spoke about the Cell Tower on FL Park Drive and shared about location alternatives that were provided to planning staff.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Mayor Alfin shared about the School District Oversight concurrency Committee. Mayor Alfin asked what the best way would be for Council to get up to speed on the topics.

Ms. Borkert provided additional details.

Jason Delorenzo, Chief Development Officer, shared that staff will present the information that they have at this point and Council can discuss further at the July 5, 2022 Council meeting.

Additionally, Mayor Alfin shared about an upcoming event on July 8, 2022 - Food A Thon.

Council Member Danko asked if there is any information regarding an annual Tower to Tunnel event. Ms. Bevan provided additional information.

Council Member Fanelli shared a response to Mr. Fuller regarding grant monies and shared happy Father's Day wishes.

Vice Mayor Branquinho thanked staff for the Portuguese flag raising event.

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

There were none.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Ms. Bevan shared that today is Flag Day. Ms. Bevan also shared about the launch of the new City website, palmcoastgov.com, which launches Monday June 20, 2022. City Offices will be closed June 20, 2022. Successful job fair on June 3 with 77 visitors and 25 new applications following the event.

Vice Mayor Branquinho requested that we leave the flags up until July 4th.

Ms. Bevan will follow up with staff.

J ADJOURNMENT

The meeting was adjourned at 12:06 p.m.

Respectfully submitted by: Kaley Cook, Deputy City Clerk