



**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 John Fanelli III  
Council Member Nick Klufas**

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**Tuesday, September 6, 2022**

**6:00 PM**

**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 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 6:00 PM*

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

**C. ROLL CALL**

*City Clerk Virginia Smith called the roll. All members were present.*

*Mayor Alfin changed the order of the agenda to hear the Proclamations and Awards prior to public comment.*

*Agenda moved to item 2.*

#### 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.

*This item was heard after item 1.*

*Alan Lowe-agrees with Council in how well the staff put together the budget. Potential tax increases-requested council take a step back and revisit the tax increase to take the burden off the taxpayers.*

*Anna Sedaju-moved here from Michigan. Taxes increased from \$2,100 to \$5,300. Has to either adjust her spending or sell her home. Discussed the TRIM rates of multiple properties.*

*Mike Cochiola-discussed the 'egregious' act of one of the Council members using the Council room for partisan political purposes. Commented that if this political ad is used, he will use his pen to discredit both the candidate and the Council Member. Taxes-invest in the future. Find a way to equitably invest in the future.*

*Celia Pugliese-resident since 1991. Opposes the 5G tower next to the golf course. Homes in Carlson Park Estates, Lake Forest and Courtney Lane and C Section will be affected by a decrease in values. The City Manager is the Land Use Administrator responsible for this special exception.*

*Sissy Kita-Congratulated Council on salary increases. Discussed checks and balances on projects. Comments that it does not seem like these projects are managed well. Widow on fixed income. Lives here because the rates were good, taxes were good. Homeowner's insurance is up 90%. Gasoline is up, utilities are*

*up, food is ridiculously high. Notes that every Council Member is voting for a 15% tax increase, except CM Danko. Comments that she will fight the 15% tax increase. Shame on you.*

*Ken McDowell-vehemently opposes the 15% tax increase. This is unconscionable. Proposes each Council Member hold meetings with their districts. Nobody represents their districts. All are at large. This is wrong. Listen to the people instead of the developers.*

*Jim Guggenheim-Resident of Palm Coast, disabled veteran. Opposes tax increase and Council pay raise. You work for us. There are many speeders on Wynnfield Drive, kids play on that street.*

*Ken Johnson-lived here for 8 years. Tax increase is ridiculous. Redo this budget. Start with employees, every one of them drives around in F150s. Will vote against each one of you. Cut your salaries.*

*James Vincent-multi-family properties are adding to the traffic. Roads cannot handle the increase in traffic. Looks like Ft. Lauderdale. Now, with cracks and potholes, it is starting to look like Philadelphia. Why raise our taxes 15%? Retirees are hurting. No justification for this increase. No more increases please.*

*Declan MacNeil-just moved here and is newly retired. Opposes tax increase. Sorry he moved here. Please make concessions for the positions people are in. Please reconsider and think of the people of Palm Coast.*

*Bruce Stone-does not care that you voted yourself a raise, you deserve it. He does care about the traffic that is not being dealt with. His mailbox was knocked down again. Elections-stop letting corrupt people run. Do a background check on candidates. The corruption needs to stop.*

*Greg Korem-purchased a home in March of 2020 just before the pandemic. Comments on a loophole in the taxes and assessment process. Could not homestead for over a year and a half. Was told there was a 10% max but when you apply, the appraised value is current market value. Taxes doubled.*

*Susie Shaffer-moved to Palm Coast in 2020 because it was lovely and affordable. Property tax was \$1900, did not expect it to go up to \$2900. Discussed the Capital Projects and the increased budget. The Maintenance Complex keeps increasing. A detailed list would help people understand where the money is going. When the numbers go up and you are asking for an increase in taxes, it makes us wonder what you are doing with our money.*

*Greg Kilpatrick-reading prepared comments. Regional Racquet Center is going to cost \$6 million; current tennis center operates at a loss of \$50K per year; maintenance for the parks is provided through the General Fund. Mentions a crowd at Holland Park playing pickleball, 50 people there. We will have to pay for the maintenance of these facilities.*

*Curtis Baker-how have we gotten to this point, trust or lack of trust. We expected this Council to look out for the benefits of the people. Taxes are going up and services are going down. You drive and see a whole host of cars and many multi-story complexes being built but no viable infrastructure to support it. There are no jobs to support this. We see the fiasco with WastePro, that was funny, but we had to pay for it. You voted yourselves a tremendous raise, is it to line your pockets or to help us? Trust issues. You're supposed to be working for us, not us working for you. Do the job for the people.*

*Vincent Liguori-discussed Mayor's comments in an Observer article on quality of life, implying that our infrastructure is idyllic. What about the roads, swales, flooding, culverts? Planned expansion west-what about the dollars needed for the roads, etc.? This Administration is the most unresponsive.*

*Steve Carr-is hearing that the 15% tax increase is to preserve quality of life. What about Florida Park Drive? Traffic issues: 8,400 cars drive on Florida Park Drive per day. Our problem grows every year. I have been coming and complaining for 15 years. Our quality of life has been destroyed. Whose quality of life am I paying for? Please do something to fix the problem.*

*David Shank-recognized his fellow veterans in the room, 'Thank you for your service.' Thanked the first responders. I served 30 years in the army. Perplexed at the constant churn of financial discussion that takes place here. Delay the decision on the 15% increase.*

*Paul LaGasse-moved here a year ago, liked the school system, the quality of life, and low taxes. A 15% tax increase has lead him to believe we have an out-of-control system. Have you ever tried zero based budgeting? Look at every line item. I am very sorry we moved here.*

*Bill Buscatch-moved here in 2020, rented for a while, and decided to build. Received a tax notice that his taxes will be either \$4800 or \$5600. Then received a second letter that his taxes would be \$5600 or \$6300. Neighbors are paying 4 to 5 times less. Called the Tax Assessor to ask him some questions. Please do not raise the taxes.*

*Ken McDowell-Proposes that each District retains 5% of their generated tax revenue.*

*Cameron Sedaju-moved here a year ago, agrees with most of the comments heard here tonight. Feels a bit of mistrust regarding the city government. Asks that Council disclose their property tax, and asks if they received any benefits from any of these projects.*

*Marnie Brinley-moved here eight months ago from Oklahoma. The stress from moving halfway across the country had its challenges, and then received proposed tax increase notice. It does not seem rationale. Not everyone can pay these large tax increases. Offensive to get this notice.*

*Mike Sulurra-bigger is not better. Came from Broward County. It seems we are caving into and subsidizing the developers. Code enforcement - if you complain,*

*you must give your name and address. If they see a violation, let the police know. Have Code Enforcement write up the complaint instead of the citizen. Concerned about harassment.*

*Lea Labarge-moved here from Idaho in May. Has never closed on a house and been told that this is not the mortgage, the taxes will be reassessed. City looks horrible. Developers do not pay impact fees, there are no sidewalks. Has worked for Fortune 500 companies and has never received 151% increase in salary. Wish you all the best and will keep in touch.*

*Chantel Preninger-agrees with the lady that spoke about the 5G towers but is here about the salary increase. You said the budget was healthy enough to absorb the increase. Now hears about the 15% tax increase. I do not know how you spend so much money. It's not monopoly money, it's the people's money. I wish we could impeach you. How do we stop you?*

*Charles Hanger-appreciates being able to address Council. The economy is not just here in Flagler County. Appreciates the challenges but concerned about the property taxes. Growth should pay for itself, but it doesn't. Impact fees and tax base. Property values have increased exponentially. Look at special projects.*

*Beatrice Cost-just moved here, has lived in Florida for 50 years. Understands that taxes are different when you move. Asks that Council looks at the demographics. Where is what you are doing advertised? Where is the money going? Where are the spreadsheets? Where is all that information advertised? Please think about what you are doing. Thank you for trying.*

*Lisa Perkins-it is your job to serve. Listen to the people, you have widows, retired schoolteachers, veterans, older retirees, and a founding father come before you. I hope you listen to them. Don't spit in our face like you did with your raise. You cannot do this to the people. It is your fiduciary duty to make sure our money is well spent. You need to tighten the belts. Stop pulling it out of our pockets. We should all be getting a little bit of a break. No to the tax increase.*

*Mary Harrah-address a few issues-salary increase, most of the people here only received a 3% or 5% increase, you knew your salary when you came into office. The City is growing by leaps and bounds. No addressing of additional policing, a lot of speeding and traffic lights being run. Go through Town Center you see peel outs, but not a lot of police presence. We are bringing in renters who are not owners and have no accountability. Code enforcement has become a joke when you must state who you are when you complain about your neighbor. This could lead to harassment. Code enforcement should be making rounds and writing up these issues.*

*Susan Fine-taxes were \$5,200, this year tax is \$7,500. That comes out to \$625 per month more in taxes. Increase in gas, food, insurance-how many people can afford \$625 per month in taxes? Her dream was to move to St. Augustine, the taxes would have been \$2000 less. The schools in St. Augustine are better. I think you are making a huge mistake. You will be driving out more people.*

*Robert Myer-Was not planning on speaking. Hopes Council has been sincerely listening to the people.*

*Rita Madeiros-has a son who is 32 who lives here. He makes too much for low income but not enough for rent. No benefits. He struggles to pay for food and rent.*

*Al Krier-Safety on Cimmaron Committee, in the essence of time, our presenter will come back next Tuesday. Thank you very much.*

*Jules Kwiatkowski-resident of Palm Coast for 30 years. Discussed traffic on Belle Terre on Friday afternoon when people are picking up children from school. They have turned Belle Terre Parkway into one lane. Recommends using the road behind Frieda Zamba for drop offs.*

*Mayor Alfin requested the City Attorney provide an overview to property appraising and values.*

*Ms. Borkert explained that property appraisal and values are determined by the Flagler County Property Appraiser. Also explained the millage rate and process.*

*CM Klufas welcomed fellow Council Members to discuss any line items they wish to cut or eliminate.*

*VM Branquinho-I voted against the raise and have been voting against multi-families. There is a scale, there is money we must spend. Most people in Palm Coast are homesteaded. My taxes are going up \$51. Maybe there are people out there that can't afford it, I can afford it. I would love to cut cops and firemen if I could. Capital improvement plan. There is not one single cent being spent, that was not explained. Next year alone, fixing your roads \$7 million, is actually more than that. There are a bunch of other things we can consider. If you think it is bad management, that is done by the rightful departments. They tell us what they need. Every single cent has been explained to us. I want to lower your taxes if I can, but I do not want to lower the quality of life by lowering services. You put me here to bring a good quality of life for you. The price of your properties is going through the roof. I have no idea how a home has gone from \$200K 5 years ago to \$500K now. My house is close to \$600K, I do not know how but it is.*

*Council Member Danko-we do need certain things, police, fire, EMT's, we have suffered a lot this past year. This economy is in the garbage. We can wait for one year. Roll back this millage rate one single year. Once you establish a budget, it is a done deal. They brought us a budget. Hiring freeze, replace those that are promoted or leave, media department a request for \$5K to learn how to use social media. Holland Park disaster dollars. All I am asking is one time, let's have a rollback and send the message to the County. If we set the example, the rest of can follow. I will vote a complete roll back. I will never vote for a tax increase; I would rather drink anti-freeze.*

*CM Fanelli-I hear you; this Council has heard you, we are listening. We are in trying times. But no matter how hard I try I cannot maintain the budget at home*

*and keep the same services. I am looking at what I can eliminate. Do I really need the services I have? There is not fat to cut. We are talking about services, the meat. I have to make hard decisions for you. I have been trying to do that. There is no impact to the budget for the Southern Recreational Facility. Please feel free to email me, I want to be transparent to each of you.*

*CM Klufas-spoke about budgeting process and strategic planning. The budget is available on Palmcoastgov.com. I think we can cut the dredging of the canals this year, if we really want to be responsive to these citizens.*

*VM Branquinho-Let's cut our salaries back to where they were. I challenge Councilman Danko to cut our salaries.*

*Mayor Alfin-Council Member Klufas I appreciate your challenge. I suggest to each Council Member to provide a line item cut and get with the City Manager by Thursday's meeting.*

*VM Branquinho made a motion regarding Council salaries. Motion died for a lack of a second.*

*The sign language interpreter was released as the residents requesting the accommodation left for the evening at 8:10 pm.*

*The agenda then moved to item G 5.*

## **E. MINUTES**

### **1 MINUTES OF THE CITY COUNCIL: AUGUST 16, 2022 BUSINESS MEETING AUGUST 30, 2022 SPECIAL BUDGET MEETING**

**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 Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

*This item was heard after item 4.*

## **F. PRESENTATIONS AND PROCLAMATIONS**

### **2 PROCLAMATION - HALF CENT FOR FLAGLER SCHOOLS**

*Mayor Alfin presented this proclamation to representatives of Flagler Schools. The Superintendent of Schools, Ms. Middlestat thanked Council and introduced her staff.*

**3 PROCLAMATION - SEPTEMBER AS NATIONAL RECOVERY MONTH**

*VM Branquinho presented this proclamation to representatives from Flagler Open Arms and Flagler County Drug Court.*

**4 PRESENTATION - PHOTO CONTEST WINNERS & AWARDS**

*Ms. Brittany Kershaw presented the winners of the 2022 Photo Contest.*

*The agenda then returned to D. Public Participation.*

**G. ORDINANCES SECOND READ**

**5 ORDINANCE 2022-XX ESTABLISHING THE LANDINGS COMMUNITY DEVELOPMENT DISTRICT - APPLICATION # 5110**

**O20220017**

*City Attorney Borkert read the title into the record. Ms. Borkert reminded Council this is a quasi-judicial item. Mayor Alfin, CM Klufas and CM Fanelli disclosed receiving emails, but those emails will not affect their decision tonight.*

*Public Comment*

*Lea Laberge-I have not seen anything regarding this development. There are no sidewalks. Would like to see the CDD put in sidewalks and on Belle Terre there is no left turn lane onto Citation. Have not seen the plans for this development but if that developments ingress/egress is there, will there be a left turn lane there?*

*Mayor Alfin requested to the City Manager obtain contact information.*

*Robert Myer-I feel like I am in the ninth inning losing to pitcher Douglas. I am not against the CDD. Pitcher Douglas leaves the gates open so he can sell more homes. Once you ok this, there is no oversight to this CDD. Anything you think needs to be fine-tuned, must be done now or we will be stuck. Requesting before this development starts, that the gates are closed. Provided a handout to the Clerk to mail it back to him, which is attached to these minutes.*

**Pass**

**Motion made to be adopted on second reading by Council Member Klufas and seconded by Council Member Fanelli III**



**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**H. ORDINANCES FIRST READ**

**6 ORDINANCE 2022-XX AMENDING THE VOLUNTEER FIREFIGHTER RETIREMENT SYSTEM**

*City Attorney Borkert read the title into the record.*

*Ms. Alves and Mr. Tim Wilsey, Chair to the Volunteer Firefighter Pension Board presented to Council on this item.*

*Council held a discussion on the item.*

*Public Comment*

*Patrick Juliano-spoke on behalf of the Professional Firefighters. He is the President of the Union for the Firefighter. The Union has been in negotiations with the City to change from the 401a plan to the Chapter 175 Defined Benefit Plan.*

*Mayor Alfin asked the City Manager if this assists in her plans. Ms. Bevan provided a brief overview.*

**Pass**

**Motion made to be approved on first reading by Council Member Danko and seconded by Vice Mayor Branquinho**

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**I. RESOLUTIONS**

**7 RESOLUTION 2022-XX APPROVING EXPENSES RELATED TO THE HOLLAND PARK SPLASH PAD REPAIR**

*City Attorney Borkert read the title into the record.*

*Mr. Carl Cote provided an overview to this item.*

*Council held a discussion on this item.*

*Mayor Alfin looking for a consensus cost recovery for that differential in mediation for current costs. There is a way to quantify loss of use to the community.*

*Public Comments:*

*Chantel Preninger-earlier we were wondering where all the money went. The ocean is ten minutes away. Splash all they want there. Sometimes you must count your losses.*

*Mayor Alfin also does not want to pay legal fees so requests that the City Manager underscore that during mediation.*

*Mediation settlement agreement discussion to be brought back to Council for the terms of the settlement agreement.*

**Pass**

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

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**8 RESOLUTION 2022-XX APPROVING AN INTERLOCAL AGREEMENT WITH FLAGLER COUNTY FOR COUNTYWIDE PARKS & RECREATION MASTER PLAN**

**R20220108**

*City Attorney Borkert read the title into the record.*

*Ms. Lauren Johnston, Assistant City Manager presented to Council on this item.*

*Public Comments:*

*There were none.*

**Pass**

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

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**9 RESOLUTION 2022-XX APPROVING THE PURCHASE AND SALE CONTRACT WITH ROBERT D. ALBERT AND GAIL B. ALBERT, TRUSTEES OF THE ROBERT D. ALBERT AND GAIL B. ALBERT REVOCABLE TRUST DATED MAY 8, 2018, FOR THE PROPERTY LOCATED AT 350 PALM COAST PARKWAY NE**

**R20220109**

*City Attorney Borkert read the title into the record.*

*Chief Berryhill presented to Council on this item.*

*Public Comments:*

*Chantel Preninger-this is one project that puts a smile on my face.*

**Pass**

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

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**10 RESOLUTION 2022-XX CERTIFYING THE 2022 PRIMARY ELECTION RESULTS**

**R20220113**

*City Attorney Borkert read the title into the record.*

*Public Comments:*

*There were none.*

**Pass**

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

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**J. CONSENT**

**11 RESOLUTION 2022-XX APPROVING MASTER PRICE AGREEMENTS WITH FERGUSON WATERWORKS AND FORTILINE INC., TO PURCHASE VARIOUS UTILITY SUPPLIES**

**R20220110**

**Pass**

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

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**12 RESOLUTION 2022-XX APPROVING THE INSTALLATION OF FIBER AND PURCHASE OF EQUIPMENT TO CONNECT THE I-95 WATER TANK**

**R20220111**

**Pass**

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

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**13 RESOLUTION 2022-XX APPROVING A CONTRACT WITH UNITI FIBER LLC TO PROVIDE DATA TRANSPORT SERVICES**

**R20220112**

**Pass**

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

**Approved - 5 - Mayor David Alfin, Vice Mayor Eddie Branquinho, Council Member Ed Danko, Council Member Nick Klufas, Council Member John Fanelli III**

**K. PUBLIC PARTICIPATION**

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

*Chantel Preninger-Is the Landings an HOA Community? Mayor Alfin suggested the City Manager provided contact information regarding the question.*

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

*Mayor Alfin appreciates everyones efforts tonight. Appreciates their input and engagement with the public.*

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

*Nothing at this time.*

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

*Ms. Bevan-Very proud to announce Mr. Jason DeLorenzo is appointed to his new role of Chief of Staff. Jason will take on more responsibilities. His team in Community Development will be spreading their wings.*

**O. ADJOURNMENT**

*The meeting was adjourned at 9:37 PM*

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

**14 AGENDA WORKSHEET AND CALENDAR**