



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 Cathy Heigher
Council Member Nick Klufas
Council Member Theresa Pontieri

Tuesday, October 10, 2023

9:00 AM

COMMUNITY WING

City Staff

Denise Bevan, City Manager

Neysa Borkert, City Attorney

Kaley Cook, 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 a.m.

B PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

C ROLL CALL

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

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.

Members of the public may make comments during the public comment portion of the meeting. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting.

Mayor Alfin provided the rules and procedures of public comment.

Leon McLaren, Trustee Chair of the Mount Calvary Baptist Church shared about problems with water pipeline infrastructure. Mr. McLaren stated that peak demand for water causes the water pressure to drop and shared conversations had with the City thus far. Mr. McLaren shared about efforts taken by the Church and requested that the City expedite handling the proposal provided.

Gina Weiss spoke about 175,000 airport operations and asked how many flight school operations and what percentage of those are touch-and-go. Ms. Weiss shared that this is the first time that the Citizens of Palm Coast have had a meeting with City officials on the topic. Ms. Weiss recommended a committee that will bring transparency which citizens can go to and discuss issues, and which keeps people informed of the decisions being made.

Jeffrey Seib spoke about last week's meeting, discussion on the Cascades Project, and advice provided from City Attorney Borkert on quasi-judicial items. Mr. Seib stated that the people of Palm Coast must have the ability to petition their government and be able to speak freely regarding the state of the construction projects and anything else the Council is considering. Mr. Seib discussed the efforts and process that occur to bring development items to City Council and asked what the public has. Mr. Seib provided suggestions for public comment.

Celia Pugliese, longtime resident of Palm Coast, thanked the Mayor and City Council for the airport presentation, putting bathrooms at Long Creek Preserve, repair of the splash pad, and implementation of electric vehicle charging fee. Ms.

Pugliese shared comments about the Flagler Executive Airport and shared letters to various parties which are attached to these minutes.

Steve Carr spoke about traffic noise and nuisance and health effects.

Council Member Pontieri responded to a public comment and shared about an upcoming Council meeting on the topic of City Council Policies and Procedures and encouraged the public to attend the scheduled meeting on October 24, 2023.

Council Member Heighter shared comments from residents and asked what people need to do to be more informed.

Mayor Alfin asked Ms. Kershaw to share where residents can find information.

Ms. Kershaw shared where residents can find information about items going to City Council.

E PRESENTATIONS

1 PRESENTATION - FLAGLER COUNTY AIRPORT

Lauren Johnston, Assistant City Manager, opened the item.

Roy Sieger, Airport Director, presented the topic to Council. Topics presented included: a background of the item, airport fun facts, airport operation, airport statistics, operations count, operations, airport lease inventory, developable property, completed projects, enterprise car wash facility, FDOT award, old electrical vault, new electrical vault, runway, current projects, progress on the new T-Hanger facilities and taxiways, new GA terminal, airport accomplishments, total Flagler Executive Airport impacts, FDOT District 5 economic impact, flight route map, community noise concerns, noise contours, voluntary fly friendly program, emergency utilization, and events held at the airport.

City Council held discussion on the following topics: study information, voluntary fly friendly program, request to put polite pressure on the individuals not following the voluntary program, lease time constraints and request to have the FAA rule, FPL staging, definition of contract tower, request for information regarding what the airport looks like 10 years from now, lack of radar, concern for expansion of the airport and impacts to residents that surround the airport, funding, bulk of revenues, grant awards and considerations, delineation of operations, FAA regulations, end result of contour study, and a request to tour the airport.

Mr. Sieger provided a response to Council questions.

Mayor Alfin asked Ms. Bevan to have staff find who the City's regional contact at the Federal Aviation Association (FAA) might be so that Council can get additional information.

Council Member Pontieri shared that she would like to see prior documents and information related to the contour study, noise studies, and other information provided by the FAA.

2 RESOLUTION 2023-XX APPROVING THE CULTURAL ART GRANTS FOR FISCAL YEAR 2023-2024

Attorney Borkert read the title into the record.

James Hirst, Director of Parks & Recreation, and Katelyn Anderson, Staff Assistant II, presented the topic to Council.

Topics presented included: an overview of the topic and history of the program, submissions, review and evaluation, review criteria, and recommendations for tier 1 and 2.

City Council held discussion on the following topics on the review, grant criteria, and cuts in grant funding that groups might have faced.

Mr. Hirst provided a response to Council questions.

Council Member Pontieri requested for groups to email her if their organization incurred a cut.

Mayor Alfin agreed with the request from Council Member Pontieri and thought it would be useful for the information to be shared with all of Council.

3 PRESENTATION - PARKS & RECREATION FEE STRUCTURE BACKGROUND AND FUTURE ANALYSIS DISCUSSION

James Hirst, Director of Parks & Recreation, and Brittany McDermott, Deputy Director of Parks & Recreation, presented the topic to Council.

Topics presented included: background of the item, Palm Coast Arts Foundation (PCAF) Facility, The Stage at Town Center, Community Gardens, Palm Coast Aquatic Center, Waterfront Park, Community Center, Palm Harbor Golf Club, and proposed changes.

City Council held discussion on the following topics: cocktail tables, comparative fees for current and proposed fees, cost recovery, recommendation for golf course pricing and cost recovery, concern for raising golf course prices, reviewing the fees annually, request to see what the change will do for overhead costs, market rate, and potential impacts.

Ms. McDermott and Mr. Hirst provided a response to Council questions.

Mayor Alfin recommended eliciting feedback from the golf community on the Palm Harbor Golf Course fees.

Mayor Alfin asked when the item comes back to Council and asked staff to make a suggestion regarding the Palm Harbor Golf Course fees.

Ms. Bevan provided a response on time constraints to receive feedback from golfers.

Mayor Alfin shared the Council consensus to move forward with what was presented today but to revisit the golf course fees.

4 RESOLUTION 2023-XX APPROVING AN AMENDMENT AND PARTIAL RELEASE OF RESTRICTIVE COVENANTS

Attorney Borkert read the title into the record.

Lauren Johnston, Assistant City Manager, presented the topic to Council. Topics presented included: background of the item, Palm Coast Arts Foundation (PCAF) transition, and next steps.

City Council held discussion on the responsibility of marketing the facility location and operational expenses.

5 RESOLUTION 2023-XX EXCEPTION TO COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) COST FEASIBILITY LIMIT

Attorney Borkert read the title into the record.

Jackie Gonzalez, Site Development Coordinator, and Jose Papa, Senior Planner, presented the topic to Council.

Topics presented included: background, objectives of the program, rules and guidelines for the program, scope of work, structural damage, exterior work, and request for exception to the Community Development Block Grant (CDBG) program.

City Council provided a consensus to bring the item forward at the next business meeting.

6 ORDINANCE 2023-XX AMENDING CHAPTER 35, NUISANCES, OFFENSES, AND MISCELLANEOUS PROVISIONS, ARTICLE III OF THE CODE OF ORDINANCES, DIVISION 2, CONCERNING DOOR-TO-DOOR SOLICITATION LICENSES

Attorney Borkert read the title into the record.

Mike Giuliano, Local Business Tax Inspector and Barbara Grossman, Code Enforcement Manager, presented the topic to Council.

Topics presented included: details of Section 35-163, findings, application requirements, processing application, license fees, City application processing fee, criteria for approval modeled from Section 501.22, Florida Statutes, license issuance and right to appeal, appeal process, Section 35-168 through Section 35-171 of Division 2, penalties, and recommendation.

City Council held discussion on the following topics: enforcement of penalties, number of applications annually, guidance provided to applicants, and recommendations for the public on safety precautions.

Council Member Pontieri discussed Florida Statute 501.022 and deniable crimes and asked if crimes of violence can be included. Additionally, Council Member Pontieri discussed the requirement of the solicitor to be wearing a badge.

Mayor Alfin asked how many applications are processed per year.

Mr. Giuliano responded roughly 100.

Mayor Alfin deferred to the question for crimes of violence to City Attorney Borkert.

Attorney Borkert stated that she would need to research the language and shared details of the proposed Ordinance.

7 RESOLUTION 2023-XX APPROVING A CONTRACT WITH MIE, INC., FOR CITY HALL INTERIOR MODIFICATIONS

Attorney Borkert presented the topic to Council.

Eric Gebo, Architect III, presented the topic to Council.

Topics presented included: security safety plan, and scope of work.

Council Member Pontieri asked if building enterprise funds could be used.

Jason DeLorenzo, Chief of Staff, provided a response regarding building fund uses.

Mayor Alfin asked Ms. Bevan if this addresses safety concerns for staff.

Ms. Bevan shared that it is a great stride towards making sure staff and the public feel safe.

Mayor Alfin shared that there was no reference to anything outside and asked Ms. Bevan if she is okay with the outside of the building security.

Ms. Bevan provided a response and shared about partnership with the Flagler County Sheriff's Office.

Mayor Alfin asked why it will take so long to complete the process.

Mr. Gebo provided a response on the timeline.

F PUBLIC PARTICIPATION

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

Robert MacDonald spoke about last week's meeting, accessibility of parks for children with special needs, and shared that he has not received a response and would like information. Additionally, Mr. MacDonald shared an approximate number of vacant lots, public works mowing, and how much the taxpayers are paying for the mowing.

Mayor Alfin asked Ms. Bevan to provide a response.

Ms. Bevan shared that staff would like more information on which property the speaker is referencing.

Steve Carr spoke about growth in the city and increased traffic, infrastructure, and traffic calming devices.

Celia Pugliese agreed with the comments of Mr. MacDonald and spoke about costs of managing vacant lots.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Mayor Alfin wished Council Member Klufas' family a speedy recovery.

Vice Mayor Danko shared safe wishes to our Sister City, the USS Gerald Ford, headed towards the Middle East.

Council Member Pontieri thanked staff for the contributions to events from the past weekend

Council Member Heigher shared thanks for wonderful events over the past weekend and shared a reminder about Veteran's Day and upcoming events.

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

There were none.

J ADJOURNMENT

The meeting was adjourned at 11:26 a.m.

Respectfully submitted by: Kaley Cook, CMC, FCRM
City Clerk