



**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 Theresa Carli Pontieri
Council Member Cathy Heighter
Council Member Nick Klufas**

Tuesday, February 14, 2023

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 MOMENT OF SILENCE

D ROLL CALL

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

E 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 opened public comment and requested that public speakers complete a comment card. Additionally, Mayor Alfin provided the rules and procedures for public comment.

Howard Holley publisher of various magazines headquartered in Palm Coast, wished a happy Valentine's Day and welcome to the new Council Members. Mr. Holley shared the purpose of the Art's Efficacy Group and shared support for the Art's Master Plan Presentation item on the agenda. Mr. Holley left Council with the following comment "If not now, when?"

Lisa Love shared the mission of United We Art and quoted the Strategic Action Plan for resiliency to support the Art's Master Plan Presentation item on the agenda.

Sam Perkovich, President of Palm Coast Arts Foundation and Broker/Owner of Park Side Realty Group, shared support for the Arts District and Innovation District.

Jay Scherr, Jay Scherr Business Consulting, Co-Chair of Flagler County Cultural Council, shared that Council has the opportunity to take a step towards creating something great that enhances the vibrancy and quality of life for our City. Mr. Scherr spoke in support of the Town Center Cultural & Arts Master Plan item on the agenda.

Amelia Fulmer, Flagler Auditorium, thanked Council for their willingness to take on this item. Ms. Fulmer spoke about the history of Flagler Auditorium and building a creative community.

Chelsea Barney-Herbert, long time Flagler County resident, shared that she supports the enrichment of our community. Will you be the Council that future generations can thank for creating a place in our community?

John Kearney spoke about the Flagler Playhouse and repertory theater. Mr. Kearney shared support for the Town Center Cultural & Arts item on the agenda.

Mark Stancel appreciated all of the lights that have gone up on Seminole Woods Boulevard. Mr. Stancel spoke about various issues in the area of Sesame including lighting, lanes, and a turn lane.

Gary Lubi shared support for the Town Center Cultural & Arts item on the agenda. We all hope that you will take the next step forward.

Mayor Alfin asked Ms. Bevan to respond to the comment from Mr. Stancel.

Ms. Bevan shared details and referred the commenter to Carl Cote, Director of Stormwater & Engineering.

F PRESENTATIONS

1 PRESENTATION - TOWN CENTER CULTURAL & ARTS MASTER PLAN FROM JOHNSON CONSULTING

Lauren Johnston, Assistant City Manager, and James Hirst, Parks & Recreation Director, presented the topic to Council.

Topics presented included a background of the item, a map of the Palm Coast Arts District, mission statement, value and vision, timeline, programs and special events, partners, and current status.

Charlie Johnson, President of Johnson Consulting, presented the study to Council.

Council held discussion on the following topics: support for the project, funding and impact to the community, timeline, possibility of sports utilization, surrounding infrastructure, thanks for the presentation, request for additional examples of cities who have done this successfully, clarification for market capacity, breaking-even point and funding, partners and local academic institutions, grants, and advertising.

2 PRESENTATION - STORMWATER BIENNIAL UPDATE

Carl Cote, Stormwater & Engineering Director, and Don Schragger, Deputy Director of Stormwater & Engineering, presented the topic to Council.

Topics presented included: background of the item, goals, stormwater overview, level of service, and program highlights.

Henry Thomas, Vice President of Raftelis, presented the rate study to Council. Murray Hamilton, representative of Raftelis, was also available for questions.

Council held discussion on the following topics: resident swale complaints, requested information on homeowner responsibility, explanation of how the swale system works, congratulations on the program and being proactive, cross-training across the swale and ditch crew, Blair and Woodlands impact, backlog and contributing factors, request to see this presented to the Flagler County Association of Realtors and title companies to help their understanding of how these things work, impacts from new construction, history of rate increase, potential cost savings due to having this done in-house, number of employees on new crews, request to see cost breakdown to ensure cost savings, definition for right-of-way mowing, proposal of user mowing fees, request for equipment and increased staff pricing versus continuing to contract out the work, mock expenses drop off timeline, difference in the priority options, cost of having to train employees and related issues with staff retention, change in the average rate over the last 3 years, and inclusion of a Governor's initiative.

Mr. Cote clarified Council requests made throughout the presentation.

Mayor Alfin added a follow up for a process to consider a fee structure.

3 PRESENTATION - STORMWATER RATE STUDY

Items 2 and 3 were presented together.

4 PRESENTATION - COUNCIL PRIORITY COMMUNITY CENTER PARKING

James Hirst, Parks & Recreation Director, and Kyle Berryhill, Fire Chief, presented the topic to Council.

Topics presented included: progress to date, projected outcomes, public-private opportunities, priority goal updates, analysis of City owned land, total number of spaces after the proposed change.

Council discussion included: how many additional spaces would be available, support for the additional spaces, memorializing Fire Station 22 in that area, need for the additional spaces, and repurposing the building.

5 RESOLUTION 2023-XX APPROVING CONTRACTS FOR CONSTRUCTION MANAGEMENT SERVICES, PROFESSIONAL DESIGN SERVICES WITH

MULTIPLE VENDORS, AND PROJECT CONTINGENCY FOR DESIGN AND CONSTRUCTION OF NEW FIRE STATIONS AND BAY DOOR REPLACEMENT

Carl Cote, Director of Stormwater & Engineering, and Eric Gebo, Architect III, presented the topic to Council.

Topics presented included: fire station design and construction, replacement of Fire Station 22, design and construction timeline, and Council actions.

Council discussion included: timeline for the future needs assessment, understanding Fire staff needs, and description for costs associated with the projects presented.

G PUBLIC PARTICIPATION

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

Gene Dowd thanked all military, first responders, law enforcement, City employees, and those involved in the Tunnel to Towers event. Mr. Dowd spoke about last week's lengthy agenda and recommended that when children are involved, the item be moved before public comment. Mr. Dowd asked for the results of a study in the area of Cimmaron and for information on how many miles the City maintains.

Mayor Alfin asked Ms. Bevan to follow up on those questions.

Richard Hamilton spoke about references to old bones in a new City and the potential linkage of stormwater and parking items. Mr. Hamilton shared interest in looking at potential solutions.

H DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Vice Mayor Danko thanked staff, City Manager Bevan, and Mayor Alfin for the State of the City address.

Council Member Carli Pontieri commented on the address and spoke about the Harborside item previously discussed. Council Member Carli Pontieri urged Council to reconsider the language for the Resolution to reflect the goals that the City is looking for from the applicant.

Council Member Heigher thanked the Mayor and City Manager. We are moving in the right direction.

Council Member Klufas commented on the amendments to the Harborside item.

Mayor Alfin spoke about resiliency and asked if staff can weave that into presentations. Mayor Alfin asked for Council concurrence to vote electronically due to medical conditions. There was Council concurrence for approval of the request.

I DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

Neysa Borkert, City Attorney, provided details of a motion to reconsider per Council policies and procedures.

Ms. Borkert provided a timeline update on the amendment for Council Policies and Procedures and an Invocation Policy.

J DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Ms. Bevan, City Manager, thanked Council for their words of support for staff.

Ms. Bevan commented on Mayor Alfin's request for resiliency and introduced a new staff member.

Ms. Bevan commented on the Fire Station and grants.

Ms. Bevan requested excusal for a vacation in March. There was consensus from City Council.

Mayor Alfin commended Palm Coast for having a resiliency position.

K ADJOURNMENT

The meeting was adjourned at 12:31 p.m.

Respectfully submitted by: Kaley Cook, Deputy City Clerk