



**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, June 13, 2023

9:00 AM

COMMUNITY WING

City Staff

Denise Bevan, City Manager

Neysa Borkert, City Attorney

Kaley Cook, Deputy 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 9:02 a.m.

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

C ROLL CALL

Kaley Cook, Deputy City Clerk, 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.

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.

Robert MacDonald requested the total cost of the stormwater bill and asked how many single-family houses, duplexes, single-use commercial properties, multiple use properties, schools, churches, and nonprofits are in Palm Coast. Mr. MacDonald shared about the anniversary of the Pulse shooting.

Jerzy Misztal spoke about stormwater drainage issues.

Gene Dowd thanked all first responders and spoke about the 49th anniversary of D-Day. Mr. Dowd also spoke about the Memorial Day event and thanked City staff.

E PRESENTATIONS

1 PRESENTATION - OVERVIEW OF PROPERTY TAXES AND MILLAGE (TRIM) RATE

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

Topics presented included: budget presentation timeline, property taxes, market value versus taxable value, TRIM Notices sent by the Property Appraiser, 2023 Ad Valorem Taxes by taxing authority, 2023 Ad Valorem and State Taxes by use, millage rate and property tax history, millage rate comparison, and where to find more information.

Council held discussion on the following topics: TRIM notice, maximum cap of 10% for homes that are not homesteaded, renters and taxes, any future exemptions, encouragement to start looking at ways to save money monthly, and legislation for new exemptions in the state of Florida.

2 PRESENTATION - BROWN & BROWN INSURANCE OVERVIEW

Renina Fuller, Director of Human Resources, provided a background of the item. Danielle Boyle, Senior Vice President of Brown & Brown, presented the topics to Council.

Topics presented included: agenda, City insights, marketing summary, self-insured health plan cost, and renewal projection.

Council held discussion on the following topics: cause of the increase, cost of pharmaceuticals and cost of drugs versus demand, services offered by Brown & Brown, and competitive solutions as presented.

3 RESOLUTION 2023-XX APPROVING A CONTRACT WITH JBROWN PROFESSIONAL GROUP INC., FOR PLANNING SERVICES TO UPDATE THE COMPREHENSIVE PLAN

Jose Papa, Senior Planner, presented the topic to Council.

Attorney Borkert read the title into the record.

Kathie Ebaught, Director of Planning with JBrown Professional Group, presented the topic to Council.

Topics presented included: background of the item, presentation outline, background of the team, process keystones, community vision, in-person and online events, other engagement forms, community engagement and participation, overarching principles, and comprehensive plan components.

Council discussed the following topics: inviting in neighboring municipalities, community feedback, updates provided to Council, suggestion to give a lot of attention to outreach in the community, and demographics.

Ms. Ebaught provided responses to Council questions and comments.

4 ORDINANCE 2023-XX ADOPTING PROCESSES AND PROCEDURES FOR RECALL, CITIZEN INITIATIVE, AND REFERENDUM, PROVIDING PROCEDURES FOR PETITION AND ORGANIZING A POLITICAL COMMITTEE

Neysa Borkert, City Attorney, and Virginia Smith, Land Management Administrator, presented the topic to Council. Item E 4 and 5 were presented together.

Attorney Borkert read the title into the record.

Kaiti Lenhart, Supervisor of Elections, was available for questions.

Topics presented included: history of the item, procedure for recall, initiative and referendum process, petition process, submission to elections, and election result actions.

Attorney Borkert read the title of item E 4 into the record and presented the details of the interlocal agreement.

Council held discussion on the following topics: Council discussion and action, the need for this item, and petitions and their potential for being digitized.

Ms. Lenhart shared information regarding petitions and State legislature.

5 RESOLUTION 2023-XX APPROVING AN INTERLOCAL AGREEMENT WITH THE FLAGLER COUNTY SUPERVISOR OF ELECTIONS RELATING TO THE INITIATIVE/REFERENDUM PROCESSES

This item was presented with item 4.

6 PRESENTATION - BACKYARD CHICKENS

Barbara Grossman, Code Enforcement Manager, Virginia Smith, Land Management Administrator, and Ray Tyner, Deputy Chief Development Officer, presented the topics to Council.

Topics presented included: findings/history, benefits, risks and negative impacts, effects on city and services, comparison results, current chickens and coops, sample chicken coops, options, and sources.

Council held discussion on the following topics: support for the comparison result requirements presented, considering additional animals as a group, neighbor complaints and code enforcement capabilities, noise concerns, increase or decrease in home values, gathering information from Flagler County Association of Realtors (FCAR), community chicken garden, support for a pilot program, next steps, and the suggestion to bring additional details on a pilot program to Council.

Attorney Borkert shared details regarding permitting and inspections.

Mr. Tyner requested to bring this item back to Council in August. Council and Ms. Bevan concurred.

7 PRESENTATION - CITY COUNCIL PRIORITY UPDATE ON LAND ASSETS

Estelle Lens, Planner, presented the topic to Council.

Topics presented included: City Council priority, land asset evaluation team, map created, inventory of City-owned land assets, parcels, use, and opportunities.

Council held discussion on the following topics: description of 2%, Tract 17, marketing to create more commercial, parcels of land available for workforce housing and finding ways to provide workforce housing, and the potential to use these locations for cell towers.

Council Member Pontieri asked about next steps.

Ms. Bevan shared about an upcoming meeting, on June 27, which includes a presentation on economic development.

Ms. Bevan provided additional information regarding the properties presented.

8 PRESENTATION - LEADERSHIP INTERN TRAINING EXPERIENCE (LITE) TEAM PROJECTS

Ms. Bevan provided a background of the program.

Ms. Kershaw shared a project recap video with Council.

Ms. Bevan presented certificates to the graduates of the program.

9 RESOLUTION 2023-XX APPROVING A LAND PURCHASE AGREEMENT WITH THE PROPERTY OWNERS OF 266 BIRD OF PARADISE DRIVE FOR FUTURE ROADWAY USES

Attorney Borkert read the title into the record.

Virginia Smith, Land Management Administrator, and Carl Cote, Director of Stormwater & Engineering, presented the topic to Council.

Items E 9 and 10 were presented together.

Ms. Smith provided a background of the item, locations, and findings.

Council held discussion on the following topics: purpose, impacts to residents in the areas, costs, resident requests, and timeline for 4-laning.

Mayor Alfin asked staff to promote and project these projects.

10 RESOLUTION 2023-XX APPROVING A LAND PURCHASE AGREEMENT WITH THE PROPERTY OWNERS OF 6 LUDLOW LANE E FOR FUTURE ROADWAY USES

Attorney Borkert read the title into the record. This item was presented, and discussed, with item 9.

F PUBLIC PARTICIPATION

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

Andrew (no last name provided) thanked Council for their consideration on backyard chickens and shared thoughts on local government and their representation of citizen requests.

Josh Fabean shared thoughts on Council's discussion on the topic of backyard chickens.

Nathan Phelps shared comments on items that were discussed during the backyard chicken presentation including bird flu, property values, and pilot program versus a community chicken program.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Heigher spoke about traffic hazards and a request for a traffic light on Belle Terre.

Mayor Alfin spoke about Florida Park Drive and a request to mitigate the bad driving and traffic issues to install 3 sets of additional stop signs with proposed locations and speed limit reductions. There was consensus to bring this item to a future workshop.

Council Member Klufas provided a suggestion for a phased approach to the topic just discussed.

Mayor Alfin shared about the River to Sea Transportation Planning Organization (TPO) and appointment as second Vice Chair of the committee.

Council Member Pontieri congratulated the LITE team, congratulated Chief Welker for graduating from the FBI National Academy, and spoke about a Flagler County Education Foundation dinner and congratulations to Ms. Rizzo. Council Member Pontieri asked Council if there are any topics that need to be discussed at the collective meeting hosted by Flagler Beach.

Mayor Alfin shared that he would like an update on their economic development.

Council Member Klufas shared concern about the state of the golf course.

Council Member Pontieri shared about an upcoming presentation on July 11 on the topic of pavement management. Council Member Pontieri requested consensus for staff to bring a presentation on franchise fees. Mayor Alfin concurred.

Council Member Heighter spoke about Memorial Day events that occurred and thanked the Fire Department, Parks & Recreation, and Veteran Services for allowing her to be the guest speaker at the events. Additionally, Council Member Heighter thanked Flagler Volunteer Services.

Council Member Klufas clarified his position on topics discussed in the meeting and spoke about trying to protect the quality of life for residents.

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

Attorney Borkert shared that the applicant for the Palm Coast Park Master Planned Development item from the June 6, 2023, meeting which was continued to a Special Business Meeting on June 27, 2023, has notified staff that they would like to continue the hearing that was set. Attorney Borkert shared about advertisements that are currently out for this item and spoke about procedures for the meeting.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

There were none.

J ADJOURNMENT

The meeting was adjourned at 12:34 p.m.

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