



**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*

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**Tuesday, July 11, 2023**

**9:00 AM**

**COMMUNITY WING**

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**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 9:00 a.m.*

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

**C ROLL CALL**

*City Clerk Kaley Cook 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.

*Mayor Alfin provided the rules and procedures of public comment.*

*Peter Johnson spoke about feral cats and environmental concerns.*

*Steve Carr spoke about traffic related health concerns and provided printed materials to Council.*

*Dani (no last name provided) spoke about chickens in Palm Coast and support for the initiative. Dani shared about efforts thus far and asked who pilot program information can be directed to.*

*Jeffrey Seib spoke about the image of Palm Coast as a small town and that it is rapidly morphing. Mr. Seib spoke about challenges that need immediate attention and shared recommendations.*

*Robert MacDonald requested the total cost of the new contract with FCC, cost for recycle bins, to know who distributed them, and who paid for them. Additionally, Mr. MacDonald spoke about public records requests and receiving responses to his questions during Council.*

*Mayor Alfin provided a response to Mr. MacDonald.*

*Nicole Darber spoke about Airbnb and issues with garbage. Ms. Barber suggested a trash can requirement.*

*Josh Fabian spoke about the backyard chicken item recently brought to Council and shared about a pilot program that was shared with Council members. Mr. Fabian shared that the group is interested in Council feedback.*

*Mayor Alfin asked Ms. Bevan to bring a presentation at a future workshop regarding feral cats.*

*Mayor Alfin shared about the upcoming comprehensive plan initiative which is open to all residents of Palm Coast to provide input and interaction.*

*Mayor Alfin asked Ms. Bevan to help facilitate information to Mr. MacDonald.*

*Ms. Bevan shared details of the communication thus far with Mr. MacDonald.*

*Council Member Pontieri asked to receive information regarding the backyard chicken pilot program.*

*Mayor Alfin provided suggestions to get the backyard chicken information to Council within the sunshine laws.*

## **E PRESENTATIONS**

### **1 PRESENTATION - PROPOSED FISCAL YEAR 2024 GENERAL FUND BUDGET AND TRIM RATE OPTIONS**

*Helena Alves, Director of Financial Services, Raelene Bowman, Budget Coordinator, and Gwen Ragsdale, Budget & Procurement Manager, presented the topic to Council.*

*Topics presented included; budget presentation timeline, presentation overview, TRIM process timeline, ad valorem tax history, millage rate and property tax history, ad valorem taxes by taxing authority, 2023 maximum millage rate, general fund budget and revenue projections, and expenditures, Administrative Services budget, Financial Services budget, Construction Management & Engineering budget, Community Development Budget, Economic Development Budget, Fire Department budget, Streets Maintenance budget, Parks & Recreation budget, Non-Departmental, millage rate options, next steps, and where to access budget information.*

*Council held discussion on the following topics: holding 4% of the ad valorem taxes, delta between other revenues, budget transfers, decrease in collection of permits and fees, City Council budget, prior Council priorities including SAP funds, request to know which items are in the appropriated fund balance, general fund, how to meet priorities, fully burdened cost for a Planning Manager position, collection rates, personnel, reasoning for transfer of positions, reduction in chemical costs for the aquatic center, Southern Recreation Center revenues, zip line repairs, and fleet repairs.*

*Mayor Alfin reminded everyone that the budget information is available online.*

**2 PRESENTATION - FLAGLER COUNTY HOUSING SERVICES ON THE RESULTS OF THE FLAGLER COUNTY HOUSING FORUM HELD ON APRIL 21, 2023**

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

*Topics presented included: background of the forum, Live Local Act and selected provisions.*

*Council held discussion on the following topics: review of the new legislation, recommendations to be brought to Council, timeframe for bringing workforce housing to the City of Palm Coast, proper zoning, and smart managed growth.*

**3 PRESENTATION - FRANCHISE FEE AGREEMENT WITH FLORIDA POWER & LIGHT (FPL)**

*Helena Alves, Director of Financial Services, presented the topic to Council.*

*Topics presented included: a background of the item, unrestricted major revenue sources, locations, cities with franchise agreements, agreement details, and next steps.*

*Council held discussion on the following topics: use for funds, diversifying revenues, added uses of electric car charging and solar, burden that falls on residential homeowners, and comparison to other cities.*

*Attorney Borkert provided details of the draft agreement details.*

*Representatives of Florida Power & Light responded to Council questions.*

*Mayor Alfin requested to see a representative city to see what percentage of the gain is paid by commercial properties.*

**4 PRESENTATION - PAVEMENT MANAGEMENT PROGRAM UPDATE**

*Carl Cote, Director of Stormwater & Engineering, and Craig Shorling, representative of Transmap, presented the topic to Council.*

*Topics presented included: presentation overview, roadway network, resurfacing history, lack of funding, rejuvenation, microsurfacing, cape seal, proposed implementation plan, and Council actions.*

*Council held discussion on the following topics: changes in roadway conditions, life of the road, endorsements from other cities, priorities determined by the software, options available and goal of the program options, and funding.*

**5 RESOLUTION 2023-XX APPROVING THE AMENDED INTERLOCAL AGREEMENT BETWEEN THE CITY OF PALM COAST AND FLAGLER COUNTY SCHOOL DISTRICT FOR JOINT USE OF REAL PROPERTY AND FACILITIES AND COORDINATION OF PROGRAMS AND SERVICES**

*Attorney Borkert read the title into the record.*

*James Hirst, Director of Parks & Recreation, presented the topic to Council. Joshua Walker, from the Flagler County School District, was available for questions.*

*Topics presented included: details of the interlocal agreement, facilities, insurance within the agreement, and request to add language.*

*Attorney Borkert provided additional details of this item.*

**6 RESOLUTION 2023-XX APPROVING A CONTRACT FOR MANAGEMENT OF THE RALPH CARTER PARK CELL TOWER WITH DIAMOND COMMUNICATIONS, LLC**

*Attorney Borkert read the title of items 6 and 7 into the record.*

*Doug Akins, Director of Information Technology, presented items 6 and 7 together.*

*Topics presented included: details of the towers and agreements.*

*Council held discussion on the following topics: revenues, wireless master plan and focus on service within the City, and changes to the agreement.*

*Attorney Borkert shared that the details of the contract are still in negotiation and there may be changes when it is brought to Council again.*

**7 RESOLUTION 2023-XX APPROVING AN AMENDMENT TO THE COMMUNICATIONS SITE LEASE WITH T-MOBILE AT BELLE TERRE PARK**

*The item was presented with item 6.*

**8 RESOLUTION 2023-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT**

*Barbara Grossman, Code Enforcement Manager, and Liliana Filipe, Code Enforcement Clerk, presented the topic to Council.*

*Council held discussion on the potential of including damaged sea walls.*

*Attorney Borkert shared details regarding nuisance abatement and fines for seawalls.*

**F PUBLIC PARTICIPATION**

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

*There were none.*

**G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA**

*Council Member Pontieri thanked staff for the Independence Day event. Additionally, Council Member Pontieri thanked the representative from Transmap, and also provided thanks to colleagues for the respectful discussion.*

*Council Member Klufas shared that he will attend an upcoming Tourist Development Council (TDC) meeting and will provide a report at the next Council meeting.*

**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 12:42 p.m.*

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