



**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, September 12, 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. 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 spoke about his questions at the previous Council Meeting to share that he thinks the questions may have been misunderstood. Mr. McDonald requested to know what the actuary is doing for the City and the cost.

Attorney Borkert provided information in response to Mr. MacDonald's comments regarding an item that was approved at the September 5, 2023, Council Meeting. Ms. Borkert explained the confidentiality of labor negotiations.

Jeffrey Seib spoke about the Land Development Code and the process of requesting a variance for changes. Mr. Seib discussed projects that have come to Council for approval which increase density and provided suggestions.

In response to Mr. Seib's comments, Mayor Alfin shared about the upcoming Comprehensive Plan review and encouraged participation.

E PRESENTATIONS

1 PRESENTATION - CELLULAR COVERAGE IN THE CITY OF PALM COAST

Doug Akins, IT Director, opened the item.

Representatives from Diamond Communications presented the topic to Council. Topics presented included: project overview, carrier coverage in Palm Coast, explanation of RSRP, Palm Coast coverage areas, unreliable coverage areas, current carrier assets, comparison of all cities, Florida city coverage assessment,

best in class suburban coverage, Florida city coverage assessment, and a best-in-class city example.

City Council held discussion on the following topics: geographic location and reliable coverage, wireless calling, consideration of areas within wetlands, undeveloped area, best in class coverage and square mile coverage, locations and improving service, disguises for towers, public health, and timeline on building.

Diamond Communications representatives provided a response to Council questions and comments.

Mayor Alfin asked Ms. Bevan to get the Flagler County Sheriff and Fire together to understand their sore spots. Mayor Alfin shared concern that there was no information related to first responder communications.

Mayor Alfin spoke about Starlink satellites and asked the representatives if the City should look for a similar network in the future.

Diamond Communications representatives provided a response on satellite communications.

Mayor Alfin asked if the current lease, or future lease negotiation, include increasing value of land that is leased.

Diamond Representatives provided a response regarding the lease agreement.

Attorney Borkert provided a response on the terms of the lease.

2 RESOLUTION 2023-XX APPROVING A CONTRACT WITH AQUATIC MANAGEMENT PLUS, LLC FOR WEED CONTROL OF THE FRESHWATER STORMWATER DRAINAGE SYSTEM

Lynn Stevens, Deputy Director of Stormwater & Engineering, and Andy Hyatt, Stormwater Maintenance Manager, presented the topic to Council.

Topics presented included: current system, control strategies, staff training, information available on the City's website, spray contract, and next steps.

City Council held discussion on the following topics: regulatory agency, properly working swales and water percolation, average water table in conjunction with swales and water retention, chemical price increases, dead weeds and potential of impacts to the canals, concern for wildlife, requirement of treatment frequency, determining factors for treatment or harvesting, success of using carp, checks and balances for new homes and development, cost for carp, coverage and effectiveness of carp versus chemical weed control, addition of canals, breakdown of cost increase, comparable cities, and fertilizers and the effect on wildlife.

Ms. Stevens and Mr. Hyatt provided a response to Council questions.

Mayor Alfin asked for a condensed version of the presentation to be presented to the Flagler County Association of Realtors (FCAR).

3 PRESENTATION - ELECTRIC VEHICLES & EV CHARGING INFRASTRUCTURE

Maeven Rogers, Chief Sustainability & Resiliency Officer, presented the topic to Council.

Topics presented included: current landscape, national sales, benefits of alternative energy and mobility, State proactive steps, state legislation, funding opportunities, workforce development, EV charging infrastructure, long range travel, Palm Coast locations, and EV fee structure.

City Council held discussion on the following topics: total vehicle registration and percentage of electrical vehicles, full electric vehicles versus hybrid vehicles, cost of repairs or replacements, environmental impacts, recyclability of batteries, average cost of batteries, FDOT data basis, encouragement to use chargers within cities if they are along I-95, FDOT phases, national or federal incentive for States that implement this type of plan, private sector charger installations, timeline for state legislations, return on investment, location of fast chargers, and cost of purchasing and installing chargers.

Ms. Rogers provided a response to Council questions.

Council Member Klufas shared a response on replacement of battery packs.

City Council held discussion on sourcing of batteries.

Mayor Alfin discussed a State legislative topic on the taxation of electric vehicles and encouraged Council to understand as much as they can on the topic.

Council Member Pontieri requested that Ms. Rogers keep Council apprised of any legislation regarding electric vehicles.

Mayor Alfin shared interest in setting a precedent for the City of Palm Coast. Mayor Alfin discussed not interfering with the private sector if there are locations that they are interested in and offering a land lease. Mayor Alfin requested to know if any cities in the state have considered a permit fee for installation.

Vice Mayor Danko discussed not interfering with free market.

Council Member Pontieri requested to know the need and long-term ROI. Council Member Pontieri was in favor of a calculated approach and not interfering with private businesses.

Council Member Heighter agreed with Vice Mayor Danko and Council Member Pontieri on not interfering with private businesses.

Council Member Klufas was comfortable implementing an 0.18 per kilowatt-hour charge.

Council Member Pontieri agreed and suggested a 0.50 connection charge.

Council Member Klufas agreed with the 0.50 connection charge.

Mayor Alfin asked for a consensus to charge 0.18 per kilowatt-hour and 0.50 as a connection charge. Council concurred.

City Council requested a report in six months.

4 ORDINANCE 2023-XX AMENDMENTS TO THE SPECIAL EVENT ORDINANCE

Brittany McDermott, Deputy Director of Parks & Recreation, and Jared Dawson, Recreation Coordinator, presented the topic to Council.

Topics presented to Council: Special Event Review Team (SERT), history of the Ordinance, and proposed changes.

Council held discussion on the following: time requirements for other venues, insurance, parking requirements, and support for farmers markets.

Council Member Pontieri requested to specifically include language within the Ordinance regarding parking and directing traffic.

Ms. McDermott and Mr. Dawson provided a response to Council questions and comments.

Mayor Alfin spoke about the effort that goes into events and thanked staff for their efforts.

5 RESOLUTION 2023-XX AMENDING THE SPECIAL EVENT FEE SCHEDULE

Attorney Borkert read the title into the record.

Brittany McDermott, Deputy Director of Parks & Recreation, and Jared Dawson, Recreation Coordinator, presented the topic to Council.

Topics presented included: background, applicable fees, comparable municipalities, fee comparison, and current versus proposed changes.

Mayor Alfin asked if an analysis has been done on total revenue on all events versus the expense. Additionally, Mayor Alfin discussed the possibility of losing events.

Council Member Pontieri shared concern for 51% cost recovery and discussed automatic CPI increases until we get to 100% cost recovery.

Council Member Klufas shared support for the events and discussed the effects of the change. Council Member Klufas stated as a Council they need to determine the value of the events.

Vice Mayor Danko agreed with Council Member Klufas on the balance between support for the events and cost to the city.

Attorney Borkert discussed authorization which provides the City Manager with discretion to implement a 3% increase.

6 RESOLUTION 2023-XX APPROVING THE VACATION OF THE FOLLOWING EASEMENTS FOR THE PROPERTY LOCATED AT 5622 STATE HIGHWAY 100 E, PALM COAST, BEING PARCEL IDS 08-12-31-4300-00000-0010 AND 08-12-31-4300-00000-0020, OWNED BY SKUSA PALM COAST, LLC

Attorney Borkert read the title into the record.

Virginia Smith, Land Management Administrator, presented the topic to Council.

Council Member Pontieri commended staff for a business-friendly approach.

7 DISCUSSION – MALA COMPRA PARK AND JOINT WORKSHOP

Council Member Pontieri provided a background of the item and shared thoughts and ideas on the topic.

Council held discussion on the location, accessing the park, annexing in facilities and homes on the road, return on recent improvements, quality of the beach, and other items that are on the joint workshop agenda.

Mayor Alfin stated that he did not want to project that the City is looking to annex the property.

Mayor Alfin spoke about the meeting and shared that he, and Council Member Pontieri, will bring back the minutes and discussion.

F PUBLIC PARTICIPATION

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

Richard Hamilton commend Council for their perseverance and spoke about two issues that struck him regarding electric vehicles and Mala Compra.

Gene Dowd thanked Mr. Dawson, commended two speakers at the recent 9/11 anniversary event, thanked Council, staff, and all first responders.

Jay Livingston discussed a letter that he sent to City Council regarding a budget item since he is not able to attend the 9/20 Final adoption hearing.

Mayor Alfin provided a recommendation should City Council Members have any questions to provide them to legal counsel or the City Manager.

Vice Mayor Danko asked Mr. Livingston to share additional information during public comment.

Mr. Livingston shared additional information and concerns about the topic of his letter.

Vice Mayor Danko stated that he would like a consensus that staff will work with Mr. Livingston on the topic.

Mayor Alfin shared that a meeting has been scheduled.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Mayor Alfin asked Commander Reynolds for an update. Commander Reynolds shared about Flagler County Sheriff's Office efforts following Hurricane Idalia.

Mayor Alfin asked Ms. Bevan to draft a note from all of City Council to thank the Flagler County Sheriff's Office for their effort.

Mayor Alfin invited Mr. Whitson to provide information on the interlocal agreement between the City and other municipalities of Flagler County regarding impact fees and their payment schedule to the school district.

Mr. Whitson shared details of the agreement.

Council Member Pontieri congratulated Lieutenant Cline on his retirement and thanked everyone who contributed to the 9/11 ceremony. Additionally, Council Member Pontieri shared comments received by a resident.

Council Member Klufas stated that he has thoughts on the behavior of this meeting and that he will save it for another time.

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

Ms. Bevan shared the sentiments of the 9/11 ceremony and closed with an invitation to Council Members to meet with her directly about any resiliency efforts that the Chief Sustainability & Resiliency Officer has been directed to achieve.

J ADJOURNMENT

The meeting was adjourned at 12:55 p.m.

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