



City of Palm Coast Minutes City Council Workshop Meeting

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Mayor David Alfin
Vice Mayor Ed Danko
Council Member Cathy Heighter
Council Member Nick Klufas
Council Member Theresa Pontieri

Tuesday, February 13, 2024

9:00 AM

City Hall - Community Wing

City Staff

Denise Bevan, City Manager

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 9:01 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.

Assistant Manager Lauren Johnston was present on behalf of Ms. Bevan.

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.

Ken McDowell discussed the history of discussion on a forensic audit, need for an audit, and urged Council to move forward with an audit.

Celia Pugliese wished everyone a happy Valentine's Day, discussed parcel clearing debris, asked the City to consider an Ordinance banning parcel clearing burning by developers, and discussed the wireless plan.

Steve Carr asked the City to dig deeper into traffic calming methods and urged Council to protect our neighborhoods.

Donald Clemente discussed drainage, new builds and infill lot drainage, efforts with a developer to resolve the issue, and discussed potential resolutions.

Candace Stevens, with Flooded in Flagler, discussed additional properties with flooding, her review of properties, asked who approved differing lot heights, and supported a forensic audit.

Jeremy Davis discussed a survey team at his home the day prior and requested the report. Additionally, Mr. Davis discussed potential conflicts of the Mayor.

Ms. Michael, W section, discussed credentials of staff, new builds in her neighborhood, asked when City Council will complete their Form 6, and supported a forensic audit.

Gary Kunnas discussed cleaning the house from the top down, permit requirements, inspections, electrical requirements and updates, and gas tax funds.

Ed Fuller wished everyone a happy Valentine's Day and thanked Public Works and Customer Service staff.

Marilyn Mack agreed with reviewing staff, discussed lot issues, a recent forensic audit RFP, and supported a forensic audit.

Mayor Alfin asked Ms. Johnston to provide details of the Request for Proposal (RFP) for the forensic audit.

Ms. Johnston discussed the opening of the RFP per City Council's direction, closing date, review and evaluation, and presentations, if needed.

Council Member Klufas asked if staff could bring forward additional information related to open burning in Florida.

Mayor Alfin responded that the direction has been provided to staff and asked Ms. Johnston if the topic has been scheduled for a future Council meeting.

Ms. Johnston responded that a date is not currently scheduled but staff is working with legal.

Council Member Pontieri provided comments on the forensic audit to discuss the purpose, process, and funding, and responded to comments about staff.

Mayor Alfin asked for information regarding the Citizens Advisory Committee as discussed in recent meetings.

City Council concurred to hear item 2 as the first presentation.

E PRESENTATIONS

1 PRESENTATION - SPORTS ACTIVITIES CENTER

This item was heard after item 2.

Lauren Johnston, Assistant City Manager, opened the item.

Jason Boudrie, Founder and CEO of Synergy Sports, presented the topic to Council. Topics presented included: background of the consultant, summary of the item, feasibility study assessment, feasibility study review, revised site plan, funding options, municipality lease, case study, financial model, tournament

potential, economic impact, visitor impact, development process, roles and responsibilities, questions and answers, and next steps.

City Council held discussion on the following topics: facility examples, funding, connection to scholarships, healthcare initiatives, prior requests of Council and response received, naming rights, revenue generation, alternative revenue streams, Special Olympics, and youth and senior population accommodations.

Public Comment:

Celia Pugliese shared support for the presentation, asked about the cost of the presentation, where the funds are coming from to pay for the presentation, discussed the cost for the facility, and asked where the money will come from.

Mayor Alfin asked for consensus for the City Manager to move forward with describing an organizational initiative on how to move forward according to the flow chart. Consensus was provided.

James Hirst, Director of Parks & Recreation, shared support for the project.

Mayor Alfin asked Mr. Boudrie to provide a response to Ms. Pugliese.

Ms. Johnston provided a response to the Ms. Pugliese funding.

2 PRESENTATION - INFILL LOT DRAINAGE

This item was heard after public comment.

Carl Cote, Director of Stormwater & Engineering, Lynn Stevens, Deputy Director of Stormwater & Engineering, Carmelo Morales, Stormwater Engineer III, and Jonathan Lord, Flagler County Emergency Management Director, presented the topic to Council.

Topics presented included: agenda, history of the item, emergency management, flooding from an emergency management perspective, flood management, looking forward, Flagler County local mitigation strategy, community rating system, vulnerability assessment, modeling, task force, infill lots, technical manual updates, Codes & Ordinances, Citizen Committee, potential grants, potential mitigation strategies, and information needed from City Council.

City Council held discussion on the following topics: summary form on the emergency management information, sources for sea level rise, rating and how to achieve such ratings, wetland impacts, enforcement, Emergency Management Director involvement in the Comprehensive Plan review, thanks to staff for the efforts in achieving the rating, accounting for infill lots and removal of greenery, tree removal, qualifications needed to identify the predominant cause, categorization of cases, composition of the task force, enforcement of codes, suggestion to codify exceptions into the technical manual, gutters, discussions with the property appraiser and increase of just values, include that the members are able to visit properties with homeowner permission, legal counsel,

time commitments, selection of members, appointment of a chair person, and any vetting process to be appointed to the board.

City Council provided direction on committee goals, number of members and alternate members, meeting frequency, appointment of a staff member to complete meeting minutes, dissolution of the committee, and term limits.

Attorney Nix provided details and recommendations to City Council.

Barbara Grossman, Code Enforcement Manager, provided a response to Council questions.

Public Comment:

Ms. Michaels shared problems with swales.

Celia Pugliese discussed blame for flooding and read a section of the Code regarding drainage.

Candace Stevens discussed grants, lack of trees, and insoluble dirt.

Jeremy Davis discussed problems at his home and Pirotti Lane.

Donald Clemente, Woodside Drive, discussed high grass in swales and flooding.

Ken McDowell congratulated the idea of an ad-hoc committee and encouraged anonymous whistle-blowers.

Gary Kunnas discussed a neighbor's new driveway, cleaning of drains, and asked if Mr. Cote is on a board.

Marilyn Mack responded to discussion points of City Council to include staff follow-up, responsibility of flooding, tree removal, and creation of a committee.

Steve Hobbs discussed flooding and efforts taken and history of City Codes.

Council Member Klufas discussed the cause for the creation of a committee.

Council Member Heigher thanked the residents for continuing to come to City Council.

Vice Mayor Danko looked forward to making progress on the item.

City Council moved to item 1 on the agenda.

3 RESOLUTION 2024-XX APPROVING A PIGGYBACK CONTRACT WITH HERNANDO COUNTY, FLORIDA, AND ASPHALT PAVING SYSTEMS, INC., AND EXPENSES RELATED TO GLOBAL TREATMENT SERVICES

Carl Cote, Director of Stormwater & Engineering, presented the topic to Council.

Topics presented included: presentation overview, roadway network, pavement network, milling and resurfacing history, pavement management program, roadway conditions, looking forward, implementation criteria, 5-year Capital Improvement Plan, 5-year Pavement Management Plan, and Council actions.

City Council held discussion on the following topics: criteria used by Transmap and selection of roads, funding sources, classification of roads, Florida Department of Transportation condition of roads, and encouragement for a data driven approach.

Mr. Cote provided a response to Council questions.

Public Comment:

Celia Pugliese discussed FDOT at a County meeting, information from the County Engineer, and encouraged the City to work with the County on grant funding for roads.

Mayor Alfin asked Ms. Johnston to work with the County on potential funding opportunities.

Mr. Cote provided the next steps.

City Council provided consensus to move forward with the next steps.

4 ORDINANCE 2024-XX - REVISING THE RATES OF THE CITY'S UTILITY SYSTEMS

Steve Flanagan, Utility Director, and Eric Grau, representative of Stantec Consulting, presented the topic to Council.

Topics presented included: agenda, review of utility infrastructure, rate study summary, water and wastewater capital project highlights, Environmental Compliance Division, proposed actions, best practices to ensure sustainable and equitable rates, revenue sufficiency analysis, conclusions and results, cost of services analysis, rate design analysis, current rate structure, recommended structure updates, single-family residential bill impacts, recommended rate structure updates, monthly bill survey, capacity fee analysis, contribution in aid of construction fees, and recommendations.

Mr. Flanagan and Mr. Grau provided a response to Council questions.

Council Member Heigher left the meeting at 1:55 p.m.

City Council held lengthy discussion on the topic including cost increases, consumer price index, capital projects, a request for a summary of information for the first reading of the item, cost share for grants, and cost recovery for expenses related to growth.

Council Member Klufas left the meeting at 2:22 p.m. and discussed the importance of the order of items on the agenda.

Public Comment:

Celia Pugliese encouraged the increase and provided suggestions to reduce usage.

Mr. Flanagan shared closing comments on the item regarding fiscal position, credit rating, compliance with rate covenant requirements, working capital, and supporting the issuance of future needed debt to increase capacity.

F PUBLIC PARTICIPATION

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

George Mayo discussed item 4 on the agenda and asked if the percentage increase is the same for residents and non-residents and suggested charging non-residents higher rates due to lack of capacity.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

There were none.

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. Johnston sent well wishes to Ms. Bevan and discussed legal services which is a topic for the February 20, 2024, Special Workshop.

J ADJOURNMENT

The meeting was adjourned at 2:28 p.m.

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