



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, April 9, 2024

9:00 AM

City Hall - Community Wing

City Staff

Lauren Johnston, Acting City Manager

Marcus Duffy, 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.
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- 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.

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 opened public comment and provided the rules and procedures of public comment.

Maria Delgado, founder of Culinary Wellness, sought the support of the Council for an upcoming second annual children's business fair at the Palm Coast Community Center. Ms. Delgado shared about the first event held last year, advocating for children of the community, wanting to continue the tradition, and inspiring children to become local business owners. The event will be held on June 29, 2024, from 11-3 p.m.

Jeffrey Seib discussed the Imagine 2050 Comprehensive Plan Update and an email from the city detailing proposed vision statements. Mr. Seib discussed the proposed vision statements and stated that the vision statement must be inclusive of what residents say that they want and provided suggestions.

Celia Pugliese discussed the pool at the Belle Terre Swim & Racquet Club, its ownership and recent School Board vote to close the pool and encouraged the Council to weigh in on the issue. Ms. Pugliese also discussed land clearing burning.

Steve Carr discussed being directed to the Florida Department Of Transportation, increased traffic on Florida Park Drive and lack of effort to prevent it, making a residential street a parkway, traffic count, and impacts to health.

Jeremy Davis asked Council to make it make sense, discussed an elevated home on Perrotti Lane, termination of the City Manager, asked Council to keep digging to see who signed off on the site plan, discussed lack of response from Council, and wanted Council to make Palm Coast somewhere worth living.

Mayor Alfin asked Ms. Johnston if there were any updates she would like to provide.

Ms. Johnston provided a response to the comments from Mr. Davis that the final inspection has not been passed and that the city is still working towards a solution.

Mayor Alfin responded to Mr. Carr to share that he is the liaison to the Volusia-Flagler TPO, and that the City of Palm Coast does not offer the FDOT the statistics, rather, that they are shared and the FDOT does their own study and calculates their own numbers. Mayor Alfin offered to share the information with Mr. Carr at another time.

Council Member Pontieri discussed vision statement and asked when the survey portion would be available for City Council.

Ms. Johnston responded at the May 14, 2024, Workshop.

Council Member Heighter discussed the comments from Mr. Davis.

E PRESENTATIONS

1 PRESENTATION - ANNUAL INVESTMENT REPORT

Helena Alves, Director of Financial Services, opened the item.

Scott Sweden, Senior Managing Consultant with PFM Asset Management, presented the topic to Council. Topics presented included: Investment policy framework, philosophy and public sector goals, current market themes, Federal Reserve projects, interest rates, fixed income markets, account summary, portfolio performance, sector allocation analytics, max maturity analytics, issuer diversification, portfolio earnings, and disclaimer.

City Council held discussion on the following topics: benchmarks and metrics used, profile description, diversification, objectives, current liquidity, effects of an election year, anticipating a credit card crash, liquidity, and yield as a definition of the portfolio profile.

Mayor asked Ms. Johnston to come back to City Council with presentation on another tool related to bonding capabilities. City Council provided consensus.

Council Member Pontieri requested a follow-up presentation on how to use this as a tool.

Ms. Alves offered to provide the transaction activity for the year if Council desired to receive the information.

Mr. Sweden and Ms. Alves provided a response to Council comments and questions.

Public Comment:

Celia Pugliese discussed the liquidity, original source of the funds, line items, and encouraged using the funds to resolve small issues.

Mayor Alfin asked Ms. Pugliese to meet with Ms. Alves and Mr. Sweden.

2 PRESENTATION - PERMANENT CITY MANAGER SEARCH

Renina Fuller, Director of Human Resources, and Timothy Wilsey, Human Resources Manager, presented the topic to Council.

Topics presented included: process phases and timeline, City Council discussion, and options available.

City Council held discussion on the following topics: pros and cons of piggybacking an existing contract, cost savings, process for Council receiving resumes, process used previously, application requirements, timeline of hiring and allowing the new Council to hire the City Manager, benefits of the current City Council looking for a City Manager, volatility and not wanting to deter applicants, description of services within the piggyback contract attached, recommendation to go to RFP rather than utilizing the piggyback, previous Council discussion on the item, and looking for the best possible City Manager available, process of applying through the firm, terms of the contract, salary requirements, and another review of the RFP to see if it is suitable.

Mayor Alfin asked about the current Acting City Manager contract to ask about residency requirements and asked if there is an associated timeline.

Attorney Duffy shared the residency requirements per the City's Charter.

Discussion was held on residency requirements for an Acting City Manager.

City Council held discussion on the options available.

Ms. Johnston reiterated the request of Council to bring back the piggyback contract, or supplemental RFP for the Town of New Smyrna Beach.

Mayor Alfin sought consensus to ask staff to come forward at the next earliest opportunity to bring a presentation specifically regarding the RFPs that are related to the piggyback contract.

Council Member Pontieri requested confirmation that the piggyback contract could be negotiated.

City Council provided consensus for a future Workshop presentation as discussed.

Ms. Fuller and Mr. Wilsey provided a response to City Council comments and questions.

Public Comment:

Celia Pugliese believed the city needs to write the contract including education and experience requirements for the next City Manager and discussed the City Manager salary.

Mike Norris discussed transparency and Council Members knowing about the firing of Ms. Bevan, elimination of requirements, violation of policies and procedures, and firing with or without cause.

Jeffrey Seib agreed with Council Member Pontieri on putting off the selection of a City Manager until after the next election, discussed a Council break-in period as discussed earlier in the meeting, and that it would be prudent to take a long stretch for the search.

Council Member Klufas discussed consistency across stance on items.

Council Member Pontieri asked to include City Manager salaries in the record. The item has been attached to these minutes.

Council Member Pontieri provided a responded to the comments from Mr. Norris to clarify that she did not know that Ms. Bevan was going to be fired that day and that statements not be made as general knowledge.

3 PRESENTATION - SALTWATER CANAL UPDATE

Ms. Johnston, Acting City Manager, opened the item.

Carmelo Morales, Stormwater Engineer III, presented the topic to Council. Topics presented included: Initial investigation, permit pre-application and canal evaluation, tasks and schedule, design and estimated construction costs, and saltwater canal survey questions.

Discussion was held on the following topics: funding options, upcoming FIND event, possibility of in-house dredging if it makes economic sense, survey questions, responsibility of the canals, consideration of a special assessment, private property, discussion on if the item should become a Strategic Action Plan priority, survey timeline, SAP language, overall costs, sought assurances on contract language, and homeowner versus City responsibility.

Mayor Alfin asked staff to come back to Council in regard to finalizing the survey and projected date for the survey to go out.

Public Comment:

Celia Pugliese discussed responsibility of seawalls, dredging needs, canals as drainage for the whole city, and opposed special assessment for something that benefits the entire city.

Jeffery Seib discussed the survey and thought that the results may be mixed, shared support for consideration of a special assessment, shared his prior comments on the materials dredged out of the canal which may increase the cost, and encouraged State agency involvement.

Council Member Pontieri asked for slides regarding canals as part of the entire system.

Mayor Alfin stated that we are not the only City in Florida that has saltwater canals connected to the system and to be mindful of what others have done, are doing, and funding sources.

Council Member Klufas encouraged clearly distinguishing tidal control canals and freshwater canals, self-sustainability, maintenance, and public misconception.

4 RESOLUTION 2024-XX APPROVING AMENDING RESOLUTION 2009-114 BY INCREASING THE LAND DEVELOPMENT SITE PERMITTING AND INSPECTION FEES; AMENDING RESOLUTION 2004-44 BY INCREASING THE RENTAL REGISTRATION FEES

Attorney Duffy read the title into the record.

Ray Tyner, Deputy Chief Development Officer, opened the item.

Phong Nguyen, Senior Planner, presented the topic to City Council. Topics presented included: history of fee schedules, proposed new fees, comparison fees with current and a CPI index increase, and staff recommendation.

City Council held discussion on the following topics: timeline of other cities adjusting fees, costs passed down to homeowners, support for annual CPI increase, what funds the fees go into, direct impact to taxes, rental fee registration as an annual fee, potential increase to fees, number of total rentals, add review process to the Resolution before adoption. total impact to General Fund, impacts to building by raising fees.

Mayor Alfin was in support of accepting the fees as proposed including language that the fees be reviewed in the future.

Mr. Nguyen, Mr. Tyner, and Mr. DeLorenzo provided a response to Council questions and comments.

Public Comment:

Celia Pugliese discussed the fee increases proposed, drastic increases and what residents will support, city fees charged versus other cities, and supported charging what other cities are charging.

Council Member Pontieri asked if staff costs would be covered with the proposed increases.

Mr. Tyner responded no, and discussion was held on staff costs and covering the costs through fees charged.

Mayor Alfin asked staff to update the graph with new numbers.

F PUBLIC PARTICIPATION

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

Jeremy Davis requested to know how many rezonings have occurred since 2022.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Heighter provided a response to public comments on the topics of newly elected Council Members and the Belle Terre Swim & Racquet Club.

Council Member Heighter looked to discuss a handbook for incoming Council Members.

Mayor Alfin suggested to start with Council Meeting rules, Charter, and Roberts Rules.

Council Member Klufas complimented the Southern Recreation Center.

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

Attorney Duffy was happy to begin with the city.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Ms. Johnston discussed an upcoming UNF Mednexus innovation challenge.

Mayor Alfin shared details of the challenge given to the students.

J ADJOURNMENT

The meeting was adjourned at 11:54 a.m.

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

Municipality	County	Region	2020 Population	Municipality's annual salary for the position of manager in FY 2020 (October 2019 – September 2020) FY 2022
Daytona Beach	Volusia	Central	70,235	\$247,704.00
Doral	Miami-Dade	Southeast	71,314	\$217,413.00
Lauderhill	Broward	Southeast	72,507	\$290,304.00
Kissimmee	Osceola	Central	75,644	\$194,613.00
Homestead	Miami-Dade	Southeast	76,334	\$208,000.00
North Port	Sarasota	Southwest	77,561	\$185,000.00
Boynton Beach	Palm Beach	Southeast	78,495	\$235,000.00
Deerfield Beach	Broward	Southeast	80,178	\$200,000.00
Melbourne	Brevard	Central	84,402	\$206,460.00
Largo	Pinellas	Central	84,574	\$185,488.00
Palm Coast	Flagler	Central	89,437	\$156,037.00
Plantation	Broward	Southeast	90,802	
Fort Myers	Lee	Southwest	92,599	\$230,000.00
Deltona	Volusia	Central	93,677	\$191,000.00
Miami Beach	Miami-Dade	Southeast	94,161	
Sunrise	Broward	Southeast	94,333	\$245,172.00
Boca Raton	Palm Beach	Southeast	95,139	\$ 303,479.00
Davie	Broward	Southeast	105,050	\$259,509.12
Lakeland	Polk	Central	109,238	\$214,271.00
Pompano Beach	Broward	Southeast	112,941	\$267,249.00 \$ 319,702.00
Miami Gardens	Miami-Dade	Southeast	114,363	
West Palm Beach	Palm Beach	Southeast	116,781	\$261,450.00 \$ 269,294.00
Clearwater	Pinellas	Central	118,017	\$230,000.00 \$ 230,000.00
Palm Bay	Brevard	Central	118,568	
Coral Springs	Broward	Southeast	129,263	\$255,000.00
Gainesville	Alachua	Northeast	135,097	
Miramar	Broward	Southeast	138,873	
Hollywood	Broward	Southeast	151,818	