



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, June 11, 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.
- 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 with Vice Mayor Danko appearing virtually.

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.

Celia Pugliese discussed a recent County meeting, road tax, tourists, insurance claims, and timing of traffic lights.

Jeffery Seib discussed a presentation and public comments on Ralph Carter Park from the last meeting, commendable efforts, conditions at parks, need for additional lighted fields with a natural vegetative buffer, and shared that sports fields and community pool would benefit the community.

Greg Blose, President & CEO of the Flagler-Palm Coast Regional Chamber, looked forward to an upcoming presentation, shared concern for infrastructure, and encouraged City Council to consider funding.

Council Member Klufas shared that he serves on the Tourist Development Council (TDC), discussed the maximum tax that can be levied, discussed Flagler County's tax, and differences between Holland Park and Ralph Carter Park.

E PRESENTATIONS

1 PRESENTATION - OVERVIEW OF PROPERTY TAXES (TRIM), REVENUE RESTRICTIONS, AND FINANCING OPTIONS

Lauren Johnston, Acting City Manager, opened the item.

Helena Alves, Director of Financial Services, Gwen Ragsdale, Budget & Procurement Manager, Raelene Bowman, Budget Coordinator, and Joel Tyndall, with Hilltop Securities, presented the topic to City Council.

Topics presented included: budget timeline, looking ahead, Truth in Millage and Property Taxes, process timeline, market value versus taxable value, 2024 ad valorem taxes by taxing authority, notice sent by property appraiser, millage rate comparison for fiscal year 2023, revenue restrictions, capital financing options,

types of debt security, charter guidelines, and where to find 2025 budget preparation information.

City Council held discussion on the following topics: penalties for not adhering to the final deadline for millage rate, millage rate cap, difference in property taxes across areas, exceeding the minimum threshold, streets improvement fuel tax, impact fees and reassessment, increasing capacity at facilities, savings towards the Maintenance Operations Center, franchise fees and a Resolution under legal review, and timeline, consensus to bring the resolution forward, charter language, flexibility on adding provisions to potential changes, protecting the City's bond rating, limitations that City Council could impose on themselves, repayment monies, future workshop on the subject, and refinancing.

Vice Mayor Danko discussed the option of Franchise Fees, prior Council discussions on the topic, and asked Ms. Johnston for an update.

Mayor Alfin shared that the slide is demonstrating things that the City does not do.

Vice Mayor Danko looked to formalize direction on the topic and to know when an item would come to Council for approval.

Ms. Johnston shared that a resolution was prepared and is under legal review.

Vice Mayor Danko asked when the item would go to City Council.

Ms. Johnston asked if there is a time certain that City Council would like the item on an agenda.

Mayor Alfin shared that with consensus from City Council, the item will be on the next agenda following completion of legal review.

Vice Mayor Danko asked what Council Meeting the item will be scheduled for.

Mayor Alfin asked each Council Member for their preference on scheduling the item.

Council Member Pontieri asked for public records to outline which meeting had consensus provided and shared her recollection of the prior discussions.

Council Member Heighter shared that she could not recall all details of the prior discussion and looked to Attorney Duffy for information on when it would be possible to include the item on the agenda.

Council Member Klufas shared his recollection of the discussion.

Mayor Alfin asked for each City Council Member to receive the excerpt from the particular meeting and asked Vice Mayor to bring the item up during the Council comments section of the next business meeting.

Council Member Pontieri discussed the timeline and process of the item to provide transparency for members of the public.

Ms. Alves, Ms. Ragsdale, Ms. Bowman, Attorney Duffy, and Mr. Tyndall provided a response to City Council comments and questions.

Consensus was provided to bring a future discussion on various capital projects that are unfunded, financial tools, introduction details of other municipalities and where they are as an example, refinancing, and rates.

2 PRESENTATION - RESIDENTIAL SPEED STUDY

Ms. Johnston opened the item.

Carl Cote, Director of Stormwater & Engineering, and representatives of Kimley-Horn presented the topic to City Council.

Topics presented included: project scope, speed limit posting study methodology and findings, focus corridors findings, and recommendations.

City Council held discussion on the following topics: 10 mile per hour pace, speed data collection tools, residential collector roadways, ongoing projects, traffic calming measures and potential of delaying emergency response time, plan for future roads, support for speedbumps, request to see a proposed traffic calming plan, plan implemented by Ormond Beach, support for continued discussion on traffic calming measures, cost breakdown, encouragement for additional traffic enforcement on residential roads, decreased speed limit, and collection of revenue from fines and tickets.

Mr. Cote, the consultant, and Fire Chief Kyle Berryhill provided a response to Council comments and questions.

Public Comment:

Steve Carr discussed the speed on Florida Park Drive, percentage of people over 40 miles per hour, how many days was there no speeding, and judging how often and bad the speeding is.

Mayor Alfin shared that the information presented will be made available to Mr. Carr.

Mr. Carr continued his comments to share that traffic calming measures reduce the traffic.

Celia Pugliese discussed traffic speeds, and traffic on Florida Park Drive and Clubhouse Drive.

Peter Johnson asked if there is a major difference between speed humps and reduced speed limit, and the importance of ISO ratings.

Mike Norris discussed his communication with Traffic Logix on traffic calming devices and shared that he will provide the information to the City Clerk to be shared with City Council.

3 PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #1: INTERGOVERNMENTAL COORDINATION, PUBLIC SCHOOL FACILITIES, AND PROPERTY RIGHTS

Lauren Johnston, Acting City Manager, opened the item.

Ray Tyner, Deputy Chief Development Officer, and Kathy Ebaugh, Consultant with JBPro, presented the topic to Council.

Topics presented included: overview, final draft vision statement, property rights, intergovernmental coordination, public school facilities, and next steps.

City Council held lengthy discussion on the following topics: comments from the Planning & Land Development Regulation Board, support for the vision statement, question regarding the statement "live, work, and play" in Palm Coast, macro-economics, respecting property rights, objections, protecting rights of residents, request for redline version of comp plan revisions, timeline set in place for goals and objectives, determining updates to the LDC, looking at Countywide impact fees and appropriations, memorializing goals, internal review of the Comp Plan on a more frequent schedule, appropriate opportunity to identify transportation opportunities, initiatives from the State, affordable housing, terms used for housing that is affordable for working residents in the area, intergovernmental coordination, removing subjectivity, reviewing the state of public schools, items that qualify as a service level, capacity at schools, city authority versus the school district, and defining capacity.

The meeting recessed at 12:44 p.m.

The meeting resumed at 1:09 p.m.

*Public comment:
There were none.*

4 PRESENTATION - EXTERIOR COLORS

Ms. Johnston provided a brief background of the item.

Tracey Doak, Zoning Supervisor, Barbara Grossman, Code Enforcement Manager, and Richard Picatagi, Landscape Architect, presented the topic to City Council.

Topics presented included: house color regulation, history, light reflectance value, glossary definitions, regulating colors, prohibited and permitted colors, challenges faced today, and photos of approved houses of Palm Coast.

City Council held discussion on the following topics: driveway colors, history of the light reflective value (LRV), standards in other cities and Home Owners Associations, adjusting the LRV and how many colors would become available, listing prohibited colors rather than an approved pallet, request to know the LRV of the homes currently in question, equal enforcement, consensus to include driveway colors in a future presentation, and request for staff to review neighboring cities and Home Owners Associations.

Public Comment:

Mindy Melendez, discussed earth tones, studies, selective enforcement, and examples of homes in violation.

Mr. Tyner shared about the process to bring City Council the information requested and asked for a bit of time to be able to do so.

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 shared that she was honored and lucky to be introduced to a non-profit which recently opened in the community, Internal Matters Favored.

Council Member Heighter encouraged people to come out to an upcoming 2050 Comprehensive Plan event scheduled for June 20, 2024.

Council Member Klufas encouraged finding a solution for cooling at the Southern Recreation Center pickleball zone.

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 shared that staff understands the importance of the comprehensive plan, that staff is getting creative for seeking public input, and shared about upcoming events and social media posts.

J ADJOURNMENT

*The meeting was adjourned at 2:01 p.m.
Respectfully submitted by: Kaley Cook, CMC, FCRM
City Clerk*