



City of Palm Coast Minutes City Council Special Workshop

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 25, 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

Recording Secretary Irene Schaefer 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 discussed the impact of flickering streetlights on drivers and timing issues with traffic lights.

Bruce Stone, C section, discussed traffic and speeding issues, and dangerous roads.

Cornelia Manfre objected to communications from the City via social media relating to the Mayor's townhall meetings.

Risa Pabst expressed disappointment in City infrastructure, and asked why backup documentation for the agenda is not made public.

Jeffery Seib discussed preserving green spaces and protecting natural resources.

Mike Slurra discussed Airbnbs in his neighborhood, and code enforcement issues with Airbnbs.

Steve Carr thanked staff and Council for the thorough traffic study and encouraged traffic calming devices for the City.

Helen McWilliams discussed long-standing maintenance issues in the F section and asked for those streets to be repaired.

Council Member Klufas discussed the 2021 Safety on Cimarron study and requested that the study be distributed to the public, and inquired about the possibility of service fees for Airbnbs.

City Attorney Duffy stated that he would research and advise Council.

Council Member Heigher asked if Airbnbs are required to be registered as a business.

Ms. Johnston stated, no they are treated as rental property and not required to register as a business.

Council discussed Airbnbs, impending State legislation, code violations, and a memo previously prepared by the City Attorney.

Council Member Pontieri encouraged residents to report violations, and to email Council directly with issues.

Vice Mayor Danko discussed receiving questions about the Mayor's use of City resources for townhalls.

Mayor Alfin discussed townhalls and transparency.

Vice Mayor Danko asked for a legal opinion and case law from the City Attorney regarding townhall meetings close to an election.

Mayor Alfin asked for consensus, and for the opinion to be provided to the City Manager and Council in a timely manner.

Ms. Johnston provided an update to public comment: Staff is working on the dip in the road on Fernwood, and Mr. Johnston's request about lights on Belle Terre Boulevard at Palm Coast Parkway.

E PRESENTATIONS

1 PRESENTATION - CAPITAL PROJECTS AND FUNDING CHALLENGES

Ms. Lauren Johnston, Acting City Manager, introduced the item. Helena Alves, Director of Financial Services, Carl Cote, Director of Stormwater & Engineering, and Ms. Johnston presented on the topic.

Topics presented included: funding matrix, major capital projects, unfunded programs, public-private partnerships (P3), emergency event recovery, economic development, and comparable cities.

City Council held discussion on the following topics: fire prevention and impact fees, funding, project costs, construction cost increases, the interest rate on City loans, refinancing, SFR loans, millage, unfunded and underfunded projects, pavement management, and public/private partnerships.

Mayor Alfin asked for examples of public/private partnerships (P3 projects). Mr. Cote will provide examples to Council.

Council continued discussion on economic development and incentives. Mayor Alfin suggested Council meet individually with the Economic Development Manager. Council Member Pontieri provided information on economic development, which is attached to this record.

Ms. Johnston discussed comparable cities and their City Charters, and the differences among the City Charters in terms of debt policy.

Mayor Alfin asked for consensus for staff to draft a charter amendment regarding City Council contractual authority, to be submitted for voter approval in the next general election. The amendment should clearly define the scope and limitations of Council authority to enter into contracts. Staff should present this draft charter amendment to Council at the next available Business meeting.

2 PRESENTATION - BROWN & BROWN INSURANCE OVERVIEW

Ms. Renina Fuller, Director of Human Resources, and Ms. Danielle Boyle, Brown & Brown, presented the item.

Topics presented included: self-insured health plan costs, a 2023 renewal recap, claims vs. budget, and renewal projections and options.

City Council held discussion on the following topics: demographics, how often the City shops for better rates, City vs. employee costs, public vs. private sector, stop loss, and health benefits in the current labor market.

Mayor Alfin inquired about communicating this information to employees. Ms. Johnston shared that this information will be communicated during open enrollment in August.

Council discussed the options presented and gave direction to move forward with Option 2.

3 DISCUSSION - CITY LOBBYIST CONTRACT

Ms. Johnston introduced this agenda item, and introduced Laura Boehmer and Oscar Anderson of the Southern Group.

City Council held discussion on the following topics: prior notice about funding issues, the appropriation process, state grants for water quality and management projects, and how best to communicate with Council.

Council Member Pontieri suggested that Council members attend meetings in Tallahassee to further SAP and better represent residents. Council Member Pontieri also requested that when staff go to Tallahassee to advocate for appropriations, Council is notified.

Council Member Klufas requested that Ms. Boehmer and Mr. Anderson discuss why the Southern Group should represent the City.

Ms. Boehmer and Mr. Anderson provided a response.

F PUBLIC PARTICIPATION

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

Peter Johnson discussed Fire department funding, and the appropriation priorities put before the legislature.

Celia Pugliese commented on the audio quality of Council meetings on the City website. She also stated that elected officials should accompany the lobbyist to Tallahassee to ask for appropriations.

Mike Norris asked questions about the Mayor's calendar, recent news articles, and prior City Council meeting agenda items.

Mike Slurra asked if the Southern Group discussed Airbnbs with Tallahassee.

Mayor Alfin asked the Southern Group if direction is needed from Council regarding state legislative action on Airbnbs. Mayor Alfin also requested that the City Manager be kept informed of the pending legislation.

Steve Carr addressed Council about traffic calming and asked if that could be funded by Tallahassee.

Ms. Johnston responded to public comment about the SAP process, legislative and appropriation priorities, and coordination with the City's lobbyist.

Council Member Pontieri addressed legislative priorities and a traffic calming plan being developed by staff.

Council Member Klufas addressed traffic calming, the Belle Terre Swim and Racquet Club, the "loop" road and proposed sports facility, and local emergency response teams.

Council Member Pontieri encouraged the public to stay involved in the Comprehensive Plan process as the City looks west, and discussed the potential for economic development.

Council Member Heigher asked the lobbyist to continue addressing the legislature about Airbnbs.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Heigher thanked staff for a well-attended and informative Comprehensive Plan presentation on June 20th and mentioned the Culinary Wellness Business Fair event happening this weekend.

Council Member Klufas praised Tommy Paul, US Men's Tennis Champion, and discussed his career in Palm Coast tennis.

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 discussed the Flagler Schools Civic Camp event at City Council and the Planning and Pizza Comprehensive Plan meeting scheduled for June 26th.

J ADJOURNMENT

The meeting was adjourned at 11:18 a.m.

*Respectfully Submitted by:
Irene Schaefer, Recording Secretary*



Project Lead History

Requests for 50,000-100,000 Sq. Ft. Buildings

June 23, 2024

Summary: From October 2022 to Present, Flagler County and Palm Coast received approximately 29 project leads seeking either an existing building or a site to construct a building between 50,000 – 150,000 square feet in size. Since October 2023, Palm Coast received 10 manufacturing project leads. Four of the leads required either an existing building or the land to build facilities ranging from 50,000 – 150,000 square feet in size.

Palm Coast Manufacturing Leads Received October 2023 – June 2023				
Industry	Building Sq. Ft.	CapEx	FTE	Salaries
Food & Beverage	150,000	\$10,000,000	50	\$55,000
Solar Manufacturing	150,000		300	\$59,299
Defense Manufacturing	150,000	\$40,000,000	125	
Aerospace	125,000	\$40,000,000	400	\$65,000
Manufacturing	75,000	\$3,000,000	238	
Waste Processing	60,000	\$40,000,000		
Aerospace	50,000			
Food & Beverage	50,000	\$10,000,000	100	
Average FTE			202	

Sample of Announced Southeast Manufacturing Projects in the Past Year					
Company	Industry	State	Sq. Ft.	CapEx	FTE
Columbia Vehicle Group (Relocation from FL)	Electric vehicle manufacturer	SC	154,480	\$12 Million	180
Leonardo DRS	Manufacturing and test center for US Navy Submarine	SC	140,000	\$120 Million	58
Chick-fil-A Supply	Chick-fil-A Distribution Center	NC	120,000	\$58 Million	85
Ascend Elements, SK Ecoplant	Lithium-Ion Battery Recycling Facility	KY	100,000	\$66 Million	60
Amrep Manufacturing Company	Manufacturer of waste handling equipment.	NC	80,000	\$21 Million	170
Vista Metals	Manufacturing of specialty aluminum products primarily supporting aerospace, commercial aircraft, defense, automotive	KY	75,000	\$60 Million	50
Average FTE					100.5