



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 Heigher
Council Member Nick Klufas
Council Member Theresa Pontieri

Tuesday, July 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.
- 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.

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 procedure for public comment.

Jeffery Seib discussed an ongoing situation regarding vacation rentals in residential neighborhoods, terms and requirements that should be stated, and resident complaints.

Council Member Heighter agreed with Mr. Seib's comments and supported protecting the peace of neighborhoods.

Council Member Klufas discussed the public comment and funding for the possible solutions.

E PRESENTATIONS

1 PRESENTATION - PROPOSED FISCAL YEAR 2025 GENERAL FUND, IT OPERATIONS, AND FACILITIES BUDGET AND TRIM RATE OPTIONS

Lauren Johnston, Acting City Manager, opened the item.

Helena Alves, Director of Financial Services, Gwen Ragsdale, Budget & Procurement Manager, and various department directors presented the topic to City Council.

Topics presented included: presentation overview, TRIM process timeline, millage rate & property tax history, General Fund revenues and expenditures, Administration Services budgets, Communications & Marketing budget, Human Resources, Financial Services, Non-Departmental, Public Safety and the Flagler

County Sheriff's Office contract, Construction Management & Engineering, Community Development and Economic Development, Business Tax, Fire Department, Parks & Recreation, Public Works, Information Technology, requests not currently funded, Millage Rate options, and where to find the budget information.

City Council held discussion on the following topics: increase in health insurance, Strategic Action Plan priorities and the link to the budget to show the ongoing connected process, general fund revenue projects and listed decreases, COLA increase, request for details of impact fees that are provided to the County, Planning staffing requests, ranking compared to other municipalities in the region, current number for Code Enforcement staff, Economic Development Coordinator position details, business incentives and annual economic development updates, expenses for the Comprehensive Plan and Land Development Code, pension costs, cultural arts grant process, Parks & Recreation revenues per facility, support for expanded hours at Parks & Recreation facilities, recommendation for cool zones at the Southern Recreation Center, groundskeeper duties, difference between equipment operators and grounds maintenance workers, position requests that are most in line with Strategic Action Plan priorities, decrease in millage rate in dollars for homesteaded properties, and support for increased personnel.

Various staff members provided a response to Council comments and questions.

City Council provided their thoughts on the available funding options and millage rates.

Mayor Alfin recommended an interview with each City Council Member to explain the net effect of what will not be done due to a decreased millage and/or a rollback rate.

Council Member Pontieri asked for Ms. Johnston to explain whether each of the requested positions is attached to a Strategic Action Plan priority.

Ms. Alves shared that staff would bring Item 2 on the agenda back to City Council at the next business meeting for adoption.

Public Comment:

Peter Johnson agreed with prioritizing public safety, rollback rate posing future issues, and threats to financial stability.

2 RESOLUTION 2024-XX SETTING A PROPOSED MAXIMUM MILLAGE (TRIM) RATE AND SETTING THE FIRST (TENTATIVE) BUDGET HEARING DATE, TIME, AND LOCATION FOR THE FISCAL YEAR 2024 BUDGET

Ms. Alves provided a brief description of the item and discussions held during Item 1.

3 RESOLUTION 2024-XX APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT

Barbara Grossman, Code Enforcement Manager, and Yvonne Robinson, Administrative Code Supervisor, presented the topic to City Council.

Topics presented included: background of the item, public nuisance abatement violations, and nuisance abatement assessments.

City Council held discussion on the following topics: vacation rentals, number of short-term rentals in Palm Coast, options of short-term rentals falling into nuisance abatement situations, timeline for bringing short-term rental information, and accumulated fees.

Ms. Grossman, Ms. Robinson, and Attorney Duffy provided a response to City Council comments and questions.

4 PRESENTATION - ELECTED OFFICIALS AND USE OF SOCIAL MEDIA

Mayor Alfin opened the item.

Attorney Duffy presented the topic to City Council, topics presented included: Supreme Court Decisions, facts of the Lindke v Freed case, details of the law, decision, test, and specific inquiries.

City Council held discussion on the following topics: experiences of City Council Members, details of the examples provided, quasi-judicial items, and public versus private posts.

Attorney Duffy provided a response to City Council comments and questions.

5 PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #2: HOUSING, PARKS, CONSERVATION, AND INFRASTRUCTURE

Discussion was held on when to recess the meeting for a break.

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

Brittany McDermott, Deputy Director of Parks & Recreation, Jose Papa, Senior Planner, Dylan Rodriguez, Planner, and Phong Nguyen, Senior Planner, presented the topics to City Council.

Topics presented included: agenda, update from previous meeting, public recreation and open space, conservation and coastal management, and infrastructure.

City Council recessed at 11:23 a.m.

City Council reconvened at 12:15 p.m. Vice Mayor Danko was absent for the remainder of the meeting.

City Council held discussion on the following topics: appreciation for the change in tracking the requested updates, concern for level of service and planning for schools, capacity issues at schools, request for a description of a referenced committee, resources for parks acreage per persons, quality of life, awareness of

donations of land which may come to the City, measuring proximity from residents to the park, electric bikes, eco-tourism, request for details of maximum usage for Parks, proactive approach to tourism and economic development, linking trails to neighborhoods, inclusion for special needs individuals, inclusion of sports tourism, collaboration with the Historical Society, request to see a Gold Star family marker within Palm Coast, language reference for a continuous 5 year CIP, list of Parks that cannot be improved and seeking consensus for broader language, impact fees and uses, ability to leverage infill lots, prioritizing funding mechanisms, nearing buildout and plans, conservation, storm preparations, quality of life and prioritizing funding, minimizing impact to ecological systems, saltwater canals and environmental protection, historical homes, surface water quality, budgeting for infrastructure needs, urban sprawl, potable water, potential surveys, incentives for infill development, LDC enforcement of all policies, discussion on infill lot construction, and residential collection.

Mr. Tyner, Ms. Johnston, and various staff members provided a response to Council comments and questions.

Council Member Klufas and Council Member Heighter departed during the item.

Discussion was held on continuing the remaining topic of housing at the July 23, 2024, Workshop Meeting. Council Member Pontieri and Mayor Alfin concurred.

F PUBLIC PARTICIPATION

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

Sandra Shank, member of the Planning & Land Development Regulation Board, discussed Council's comments on the Comprehensive Plan and provided recommendations.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Pontieri extended thanks for recent events and was proud of the City and her colleagues.

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 she was Palm Coast proud of the team and City Council. Ms. Johnston encouraged checking the City's Facebook page for updates.

J ADJOURNMENT

The meeting was adjourned at 3:21 p.m.

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