



City of Palm Coast Minutes City Council Special Budget 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, July 23, 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.

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 procedure for public comment.

Mayor Alfin shared that Ms. Johnston is out for an emergency and that Mr. DeLorenzo, Chief of Staff, will be filling in.

John Furlong, Director of Flagler County for CSPOA, shared that the group has a proposed Ordinance, discussed an adopted Ordinance in Collier County, and shared efforts working on an Ordinance with Flagler County.

Mayor Alfin responded that the initiative is dear to him and his family and asked Mr. Furlong to reach out so that he can gain a better understanding. Mayor Alfin recommended that Mr. Furlong reach out to each Council Member individually so that they may better understand what he is trying to do.

Cathy Saris discussed her comments from the prior Council Meeting regarding actions of the Humane Society, shared about an overwhelming response by the community, meetings with staff, animal behavior, services offered to the humane society, and thanked the City and residents.

Mayor Alfin thanked Ms. Saris for her comments and requested a copy of the existing agreement to be shared with City Council.

Council Member Pontieri requested a copy of the Flagler County and City of Bunnell agreements as well.

Jeffery Seib discussed the prior 2050 Comprehensive Plan presentation, parks as an essential community element, open spaces, property values, need to expand park land, parks per thousand calculations, and provided recommendations.

Steve Carr appreciated Council Member Pontieri's efforts with the traffic study and residential speeding and traffic.

Sharon Demers discussed increases to bills and encouraged the City to tighten their budgets.

Ken Lenning agreed with the comments of the prior speaker, encouraged Council to rethink the budget, discussed development, raising taxes, increased resident home sales in Palm Coast, urged Council to look and think before making decisions, and to reconsider and not raise taxes.

Gina LaPorta was surprised at the lack of attendance, shared concern for tax increases, and encouraged eliminating waste and review of misappropriated funds.

Scott Stapleton discussed his relocation from New Jersey to Florida, out of control increases, and struggling to make ends meet.

Council Member Klufas discussed cutting \$2.5 million from the budget last year through a full millage rollback rate and that Palm Coast has the third lowest tax rate for municipalities of comparable size and provided a response to public comment.

Mayor Alfin shared that every City Council member is doing what they can to lower the tax burden.

E PRESENTATIONS

1 PRESENTATION - PROPRIETARY FUNDS BUDGET

Gwen Ragsdale, Budget & Procurement Manager, and various staff members presented the topic to City Council.

Topics presented included: presentation overview, Water & Wastewater Fund position summary, Stormwater, Collection and Sanitation, Building, IT Enterprise Fund Position Summary, Stormwater Management Funds, Fleet Equipment, Stormwater Capital, Administration, Customer Service, Utility Finance, Construction Management and Engineering, Non-Departmental, Utility Capital, and where to find additional budget details.

City Council held discussion on the following topics: request for recap of spot regrading details, public request for additional swale maintenance, fund details for requested employees, discussion on subcontracting swale maintenance to an outside party, results of contracting lawn maintenance, benefit of staff response on issues, importance of the entire stormwater system, anticipation of a need to

raise rates, request to see regular KPIs related to stormwater, needs caused by new construction, costs recovery due to new construction, deadlines, timelines for permit requests being granted, number of afterhours calls, breakdown of afterhour calls, cost recovery for meter reads, automated meter reading infrastructure, ROI on expenditures, water plant expansions, grant priorities, borrowing against impact fees, grant consultants that are paid by their success, breakdown for Collection and Sanitation operating expenditure increases, recommendation for a policy of the City to keep the department increases lower than the revenue increases, prior fiscal year number for permits, revenues from cell tower leases, and thanks to staff.

Ms. Ragsdale, Ms. Stevens, Mr. Cote, and Mr. DeLorenzo provided a response to Council comments and questions.

Public Comment:

Kathy Austrino discussed residential units actively listed, pending, average sales days increasing, approved residential units that are not complete, vacancy rates for apartments, and submitted records to the Clerk which are attached to these minutes.

Sandra Shank, member of the Planning and Land Development Regulation Board, asked when meters are replaced, discussed delineating the cost for retired meters versus new construction meters, cost recovery, infrastructure and capital improvements and provided recommendations, and recommended that every department that asked for a new full time employee share how the requested personnel will impact the level of service.

Council Member Pontieri responded to Ms. Austrino to share that Council has asked staff to gather vacancy rates.

Mr. DeLorenzo did not recall the request and shared that he will look into it but that it is not something the City tracks.

Council Member Pontieri requested prior meeting minutes on the discussion. Additionally, Council Member Pontieri shared that as a policy, Council agreed that any new full-time employees be in direct furtherance of Council priorities.

Mayor Alfin discussed review of vacancy rates as a natural part of the review process.

Council Member Klufas reiterated his request for future budget cycles that the presentations have the Strategic Action Plan Priority associated with the full-time employees requested.

2 PRESENTATION - COMPREHENSIVE PLAN WORKSHOP #3: HOUSING, FUTURE LAND USE, TRANSPORTATION, AND CAPITAL IMPROVEMENTS ELEMENTS

Mr. DeLorenzo opened the item and provided the schedule of upcoming items.

Ray Tyner, Deputy Chief Development Officer, Jose Papa, Senior Planner, Craig McKinney, Economic Development Manager, and Kathie Ebaugh, consultant

with JBPro, presented the topic to City Council. Topics presented included: guiding principles, housing, future land use, economic development, transportation, capital improvements, and next steps.

City Council held discussion on the following topics: national survey statistics, per capita for number of beds a community should strive for, concern for affordability, restricting nonresidential use, platted subdivisions, percentage of new residents, protection of home rule and insulating the City from State dictations, support for deviating from current housing design standards, interspersed lifestage housing, abuse from attorneys and developers to increase density, density incentives, Live Local Act, rights of property owners, items of consideration for affordable workforce housing, experts to provide background on the topic, South Old Kings Road planning area, timeline for incentives, specificity on deviation from standards, items included within industrial zoning, current residential unit cap, conflicts with current zoning and proposed changes, utility planning, engaging FPL throughout the process, regular impact fee assessments, objectives related to businesses suitable for our population, prioritization of sectors, Economic Development as its own element of the Comprehensive Plan, Master Plan Development Agreement, transportation, open space versus conservation, definition of recreation, rail, number of accidents, concurrency requirements, cornerstones, composition of multi-use paths, motorized bikes, roadway connections and including greenspace, FEMA reimbursement, road maintenance, and usurping home rule.

Mr. Tyner, Mr. DeLorenzo, Mr. Papa, and Mr. McKinney provided a responded to City Council comments and questions.

City Council concurred to break.

Public Comment:

Sandra Shank discussed Live Local and provided additional resources, importance of homeowner rights, provided recommendations for predevelopment meetings, land trusts, and inclusionary zoning.

City Council recessed at 12:14 p.m.

City Council resumed at 12:43 p.m.

The video streaming went out and resumed at approximately 1:05 p.m.

Council Member Heighter departed the meeting at 1:32 p.m.

City Council recessed at 2:05 p.m.

City Council resumed at 2:15 p.m.

Public Comment:

Sandra Shank discussed Master Planned Mixed-Use and recommended a workshop between City Council, staff, and the Planning & Land Development Regulation Board, cultural and historical significance of Neoga Lakes, climate gentrification, concurrency management software, and diversity.

Council Member Pontieri provided a response that she did not intend to place limits on economic development.

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

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

Mr. DeLorenzo thanked staff and City Council for their efforts on the Comprehensive Plan.

J ADJOURNMENT

The meeting was adjourned at 3:30 p.m.

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

Market Analysis													
Attachment to July 23, 2024 Minutes													
Minimum, Maximum, Average, & Median statistics results are calculated by column, not by row.													
Status: Active (1007)													
	Beds	Baths	SqFt	Heated	List Price	LP / SqFt	Close Price	SP / SqFt	Days to Contract	Days To Close	ADOM	CDOM	SP/LP Ratio
Min	2	1	816		\$228,000	\$126.95	-	-	-	-	1	1	-
Max	6	7	5,713		\$4,250,000	\$878.14	-	-	-	-	649	769	-
Avg	3	2	2,078		\$527,974	\$242.57	-	-	-	-	89	103	-
Median	3	2	1,927		\$399,900	\$213.51	-	-	-	-	63	71	-

Criteria:
Property Type is 'Residential'
Status is 'Active'
Property Style is one of '1/2 Duplex', 'Manufactured Home - Post 1977', 'Mobile Home - Pre 1976', 'Modular Home', 'Single Family Residence', 'Townhouse', 'Villa'
State is 'Florida'
City is 'PALM COAST'

Market Analysis

Minimum, Maximum, Average, & Median statistics results are calculated by column, not by row.

Status: Pending (338)

	Beds	Baths	SqFt	Heated	List Price	LP / SqFt	Close Price	SP / SqFt	Days to Contract	Days To Close	ADOM	CDOM	SP/LP Ratio
Min	1	1	813		\$160,000	\$99.17	-	-	-	-	-	-	-
Max	10	8	7,733		\$6,500,000	\$840.55	-	-	494	-	417	570	-
Avg	3	2	2,036		\$454,726	\$215.49	-	-	79	-	72	78	-
Median	3	2	1,941		\$370,495	\$198.50	-	-	53	-	47	48	-

Criteria:

Property Type is 'Residential'

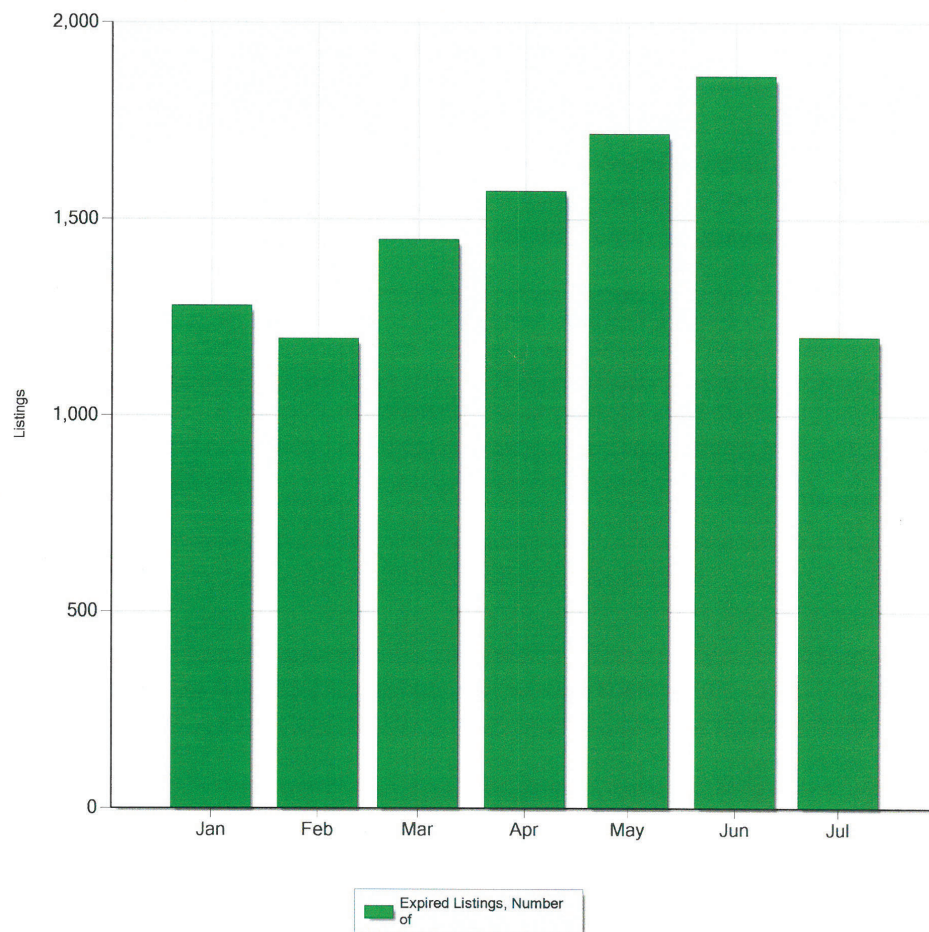
Status is 'Pending'

Status Contractual Search Date is 07/23/2024 to 01/25/2024

Property Style is one of '1/2 Duplex', 'Manufactured Home - Post 1977', 'Mobile Home - Pre 1976', 'Modular Home', 'Single Family Residence', 'Townhouse', 'Villa'

State is 'Florida'

City is 'PALM COAST'



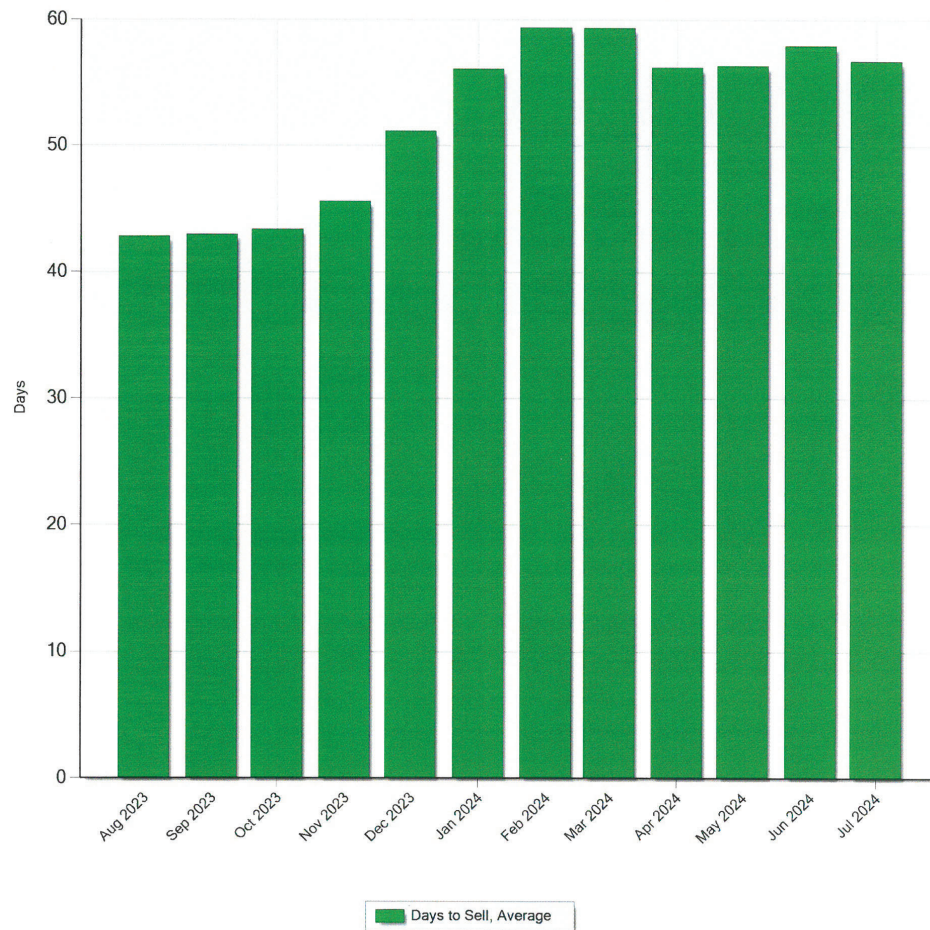
Search Criteria

Time frame is from Jan 2024 to Jul 2024
 Property Type is 'Residential'
 State is 'Florida'
 SDEOYN is no
 Matrix Testing is no
 Exclude From Inventory Stats is no
 Results calculated from 10,277 listings

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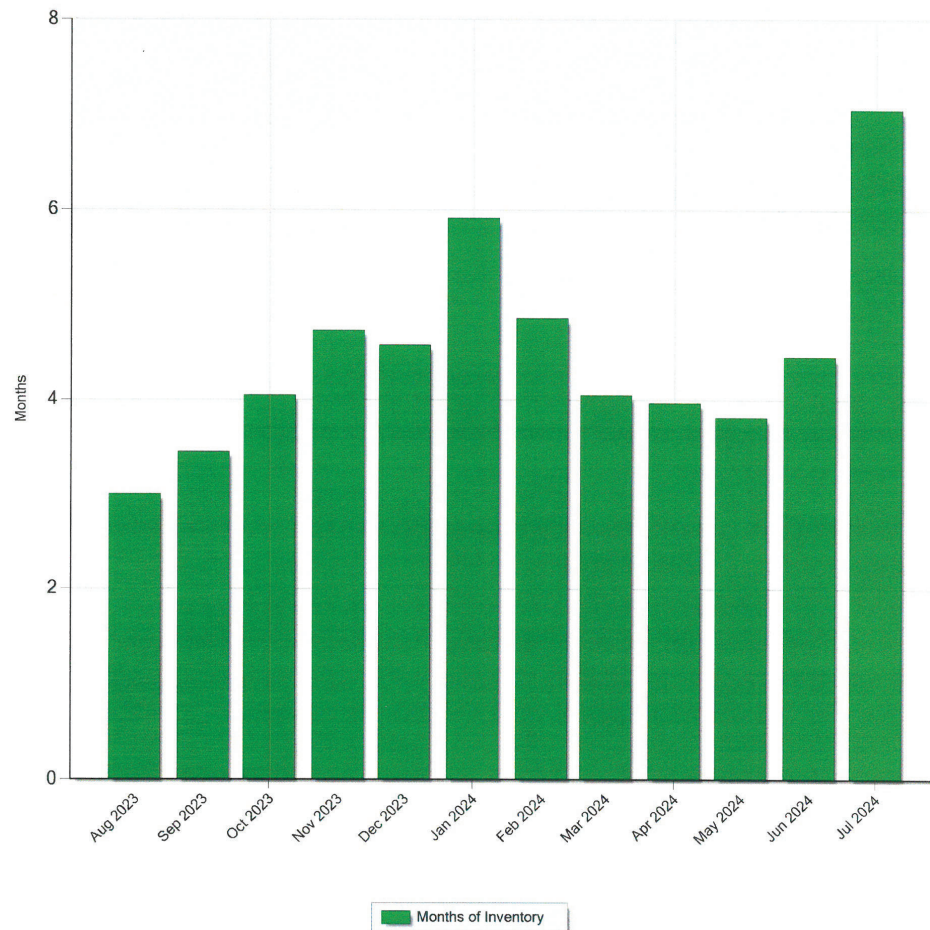
Search Criteria

Time frame is from Aug 2023 to Jul 2024
 Property Type is 'Residential'
 State is 'Florida'
 SDEOYN is no
 Matrix Testing is no
 Exclude From Inventory Stats is no
 Results calculated from 160,202 listings

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Search Criteria

Time frame is from Aug 2023 to Jul 2024
 Property Type is 'Residential'
 State is 'Florida'
 SDEOYN is no
 Matrix Testing is no
 Exclude From Inventory Stats is no
 Results calculated from approximately 360,000 listings

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Market

New Listing	107
Price Increase	14
Price Decrease	198
Back On Market	22
Sold	82
Expired	12
Leased	0
Pending	85
Temporarily Off-Ma...	11
Withdrawn	3
Canceled	17

Property Type Timeframe

Residential 7 Day

Contact Requests

 You have no
contact requests.

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- SmartCharts
- MyFloodStatus
- SkySlope Offers
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- Builders Update
- CloudCMA
- ShowingTime Home
- Prospects
- Data Co-op
- Down Payment
Resource
- Login to Form
Simplicity
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City

Select

Zip

Current ☒ in
Price thousands
N ,000 M ,000

Property Type

Select

Show Active Only ☐

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My Stats

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Fendley, Tom