



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, August 13, 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 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 Council Member Pontieri 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.

Mayor Alfin provided the rules and procedures of public comment.

Kathy Saris spoke about the Flagler Humane Society and thanked Council for being attentive in the matter. Ms. Saris also discussed the Humane Society's rebuttal in a Flagler Live article, responded to the information provided, discussed the euthanasia process, financial details and audits, encouraged residents to continue adopting, donating, and fostering, and encouraged a protective shelter for animals rather than euthanasia.

Jefferey Seib discussed Palm Coast experiencing a home, commercial, and apartment boom, ITT planning and city infancy, original city blueprint, struggling to keep up with mass of new residents, animals, infrastructure, expansion west of US 1, and an urban services boundary for the railroad track.

Robert MacDonald discussed resident complaints and asked why residents can't sit down with department directors after their comments or questions at Council. Additionally, Mr. MacDonald discussed fees at the Southern Recreation Center, believed that residents should not have to pay to utilize the facility and encouraged nonresident fees.

Cornelia Downing Manfre discussed Mayor Alfin using public money and staff for political purposes including social media posts, a Grand Haven event, and the pattern of behavior that is very disturbing.

Mayor Alfin asked Ms. Johnston to cover the fee structure for facilities.

Ms. Johnston shared about public access and facility reservation.

Mayor Alfin discussed the fee structure as part of the concept for facilities.

Mayor Alfin supported resident questions to directors with the City Manager's permission. Mayor Alfin provided a reminder that most issues are complex and may related to various departments and ensuring that the information is accurate and complete.

Council Member Klufas shared ideas of previous Councils on operating costs and cost recovery for facilities. Additionally, Council Member Klufas shared a great job to James Hirst and Parks & Recreation staff.

Council Member Pontieri ask Ms. Johnston to acquire financials that we are contractually entitled to from the Humane Society from 2021-present.

E PRESENTATIONS

1 PRESENTATION - ALL OTHER FUNDS BUDGET

Gwen Ragsdale, Budget & Procurement Manager, and various department directors presented the topic to Council.

Topics presented included: overview, Capital Funds, Streets Improvement Fund, Impact Fee Fund, Transportation Impact Fee Fund, Town Center Transportation Impact Fee Fund, Recreation Impact Fee Fund, SR 100 Community Redevelopment Agency Fund, Fire Impact Fee Fund, Old Kings Road Special Assessment Fund, Fleet Management Fund, Emergency Communications Internal Service Fund, all remaining funds, and where to find additional budget information.

City Council held discussion on the following topics: County responsibility to re-issue Small County Surtax, keeping up with expenses, "must have" line items in the Street Improvement Fund, Transportation Impact Fee Fund information readily available to the public, prioritization of road projects, coordination with the TPO, quality of life, evacuation route roads, proactive funding of Fire Stations, concurrency planning requirements and funding sources, SR 100 CRA amount determinations for interfund transfers, community center parking, inflation, compliments to staff for data driven decisions, revenue from auctioned vehicles as a line item, increase to Emergency Communication Fund, service agreements for emergency communications, and special event availability.

Ms. Ragsdale, Ms. Alves, Mr. Cote, Mr. Mancill, and Mr. Akins provided a response to Council comments and questions.

Mayor Alfin welcomed budget reducing suggestions for line items.

Council Member Klufas discussed rising insurance costs as a Statewide issue.

Council Member Pontieri echoed the comments and thanked staff.

*Public Comment:
There were none.*

2 PRESENTATION - ALTERNATIVE FUNDING FOR ARTS, CULTURE, AND HISTORY

James Hirst, Director of Parks & Recreation, presented the topic to Council.

Topics presented included: agenda, Council priority, Art/Cultural/Historical Programs & Events, Percentage-For-Art Ordinance and other city examples, Non-Percent for Art Sources, Bond Referendum, Solar Energy, Art in Public Places Committee, and Funding Options.

Council Member Klufas found either option to be favorable to the movement and discussed funding, consistency, recurring revenue source, support for dedicated dollars, and impactful differences from solar energy.

Council Member Heighter piggybacked on Council Member Klufas' comments and wanted to see where we can find additional revenues for cultural arts programs.

Council Member Pontieri thanked staff for their efforts, supported looking to commercial development and the City of Sarasota funding options, and net revenues from solar as a funding source. Council Member Pontieri sought consensus to move forward on a similar ordinance and did not support divisional changes to Parks & Recreation at this time.

Mayor Alfin sought clarification on Council Member Pontieri's comments.

Council Member Pontieri clarified her comments to respond that both options presented would take additional monies, which she did not support at this time.

Mayor Alfin asked how the dedicated funds would be administered.

Discussion was held on funding, the process, and options available.

Council Member Klufas shared support for Council Member Pontieri's recommendations, discussed other cities, and provided a suggestion for language that mandates a percentage of the money to be tangible instead of allowing developments to put 100% of their contribution into development onsite.

Council Member Pontieri restated the consensus sought for staff to come back with an Ordinance that models City of Sarasota, with exclusions from other city examples, so that Council can look at exclusions, such as affordable housing.

Mayor Alfin shared that a consensus has been provided and added a request for comparison from other cities of similar size.

Public Comment:
There were none.

3 RESOLUTION 2024-XX APPROVING AN AGREEMENT BETWEEN THE CITY OF PALM COAST AND THE FLAGLER COUNTY CULTURAL COUNCIL FOR THE ADMINISTRATION OF THE CULTURAL ART GRANT PROGRAM

Attorney Duffy read the title into the record.

James Hirst, Director of Parks & Recreation, provided a background of the topic.

Nancy Crouch and Jay Scherr, with the Flagler County Cultural Council, presented the topic to City Council. Topics presented included: details of the Flagler County Cultural Council (FC3), Flagler County Cultural Council initiatives, Strategic Plan, 3 Pillars of Focus, grant purpose, reimagined grant program, and grant parameters.

Mayor Alfin reiterated the request and changes to the program.

Mayor Alfin discussed the relationship between the City and County on the topic.

Ms. Crouch and Mr. Scherr provided a response to Council comments and questions.

Ms. Johnston shared details of the collaboration and efforts.

Council Member Pontieri asked if the grant applications, panel review notes, and payments can be made public record. Additionally, Council Member Pontieri discussed funding options and was not in agreement with paying an extra 10% service fee.

Mayor Alfin discussed finding options, a tiered approach, collaboration with the County, invited the FC3 representatives to speak to each Council Member, and looked forward to the unveiling.

Public Comment:
There were none.

4 RESOLUTION 2024-XX APPROVING A MASTER SERVICES AGREEMENT WITH THE PALM COAST HISTORICAL SOCIETY AND MUSEUM, INC.

Attorney Duffy read the title into the record.

James Hirst, Director of Parks & Recreation, opened the item. Kathy Reichard-Ellavsky, Palm Coast Historical Society, presented the topic to Council. Topics presented included: details of the Palm Coast Historical Society, services provided by the Historical Society, services provided by the City of Palm Coast, Historical Society budget and expenses, and request for Council consideration.

Ms. Reichard-Ellavsky provided a handout to City Council which has been attached to these minutes.

City Council held discussion on the following topics: increasing membership, Council responsibility to help increase membership numbers, support for the initiative, Mayor extended a challenge to bring 10 lifetime members to the Historical Society, thanks to members of the Historical Society, Mayor invite to each City Council member to find a turtle, support for the item before City Council. highlighting founding members of the City to attend City Council today.

Ms. Reichard-Ellavsky provided a response to Council comments and questions.

Public Comment:

Richard Hamilton shared his history in moving to Palm Coast, strong interest in arts, culture and history, he was encouraged to hear the vibrant discussion, thanked James and Lauren for their support, Echo Grant as a strong model, the St. Johns Cultural Council, and Marion County Cultural Council.

5 DISCUSSION - CITY COUNCIL WORKSHOP MEETING SCHEDULE

Lauren Johnston, Acting City Manager, provided a background of the item.

City Council held discussion on the topic including a need for an additional workshop, potential associated costs, Council obligations and responsibilities in addition to their Council duties, hybrid form of a meeting to include a business meeting, flexibility of scheduling and appearing virtually, and setting a time cap for workshops.

Mayor Alfin asked Ms. Johnston to bring a proposal for consideration.

Attorney Duffy shared policy and procedure language related to time restrictions.

Public Comment:

There were none.

6 PRESENTATION - COMPREHENSIVE PLAN "IMAGINE 2050"

Council concurred to break for 20 minutes.

Council recessed at 11:40 a.m.

City Council reconvened at 12:06 p.m.

Ray Tyner, Deputy Chief Development Officer, and Kathie Ebaugh, with JBPro, presented the topic to Council. Topics presented included: agenda, overview of changes from stakeholder comments, glossary, maps, and next steps.

City Council held discussion on the following topics: prior initiatives with this level of resident participation, speed limits on sidewalks, use of golf carts, bus stops, changes and connection to development orders, ecotourism, definition of a dry

line, new school concurrency, reference source for questions, and spreadsheet versus the presentation items.

*Public Comment:
There were none.*

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 Heighter shared a recent request from a resident on Farragut Drive related to traffic on Florida Park Drive and a request to remedy the traffic.

Ms. Johnston shared that Mr. Cote will send Council an email update on the status of the traffic study process.

Council Member Pontieri shared a shout out for Master Deputy Kyle Gaddie, congratulated Firefighter promotions, celebrated the long tenure of Fire Chief Berryhill, first responder accomplishments, and keeping those top of mind.

Mayor Alfin shared that the City has been considering land acquisition, specifically on land under 95, and sought an update.

Mayor Alfin discussed schools opening, Imagine School as a hot spot, the new residential community behind it and asked if we are satisfying the entrance/exit rule to mitigate traffic congestion.

Mr. DeLorenzo shared details about Imagine School and developments in the area.

Mayor Alfin asked for the information to be communicated to residents in the area.

Council Member Heighter stated that we are living in difficult times, shared about a notification during Council regarding an attempted suicide in the area, a recent shooting, and provided a reminder to be mindful of things going on. Council Member Heighter encouraged residents to report items to the Sheriff's office.

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 a reminder that the 8/20 meeting has been canceled due to it being an election day and that the next meeting will be held on 8/27.

J ADJOURNMENT

The meeting was adjourned at 12:54 p.m.

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