



City Commission Workshop Meeting Minutes

Thursday, July 10, 2025 at 5:00 PM

City Commission Chambers – 105 S. 2ND Street, Flagler Beach, FL 32136



Present: Mayor Patti King, Chairman James Sherman, Vice-Chairman Rick Belhumeur, Commissioners Eric Cooley, John Cunningham and Scott Spradley, City Attorney D. Andrew Smith, III, City Manager Dale L. Martin and City Clerk Penny Overstreet.

1. **Call the meeting to order:** Chairman Sherman called the meeting to order at 5:04 p.m.
2. **Pledge of Allegiance followed by a moment of silence to honor our Veterans, members of the Armed Forces and First Responders:** Mayor King led the pledge.
3. **General Business**
 - a. Presentation from McKim and Creed on Phase II of the Stormwater Master Plan.
City Manager Martin introduced Patrick Jehle, P.E. McKim & Creed. Mr. Jehle introduced Alexis Ward, P.E., from their Pensacola office. He reviewed a PowerPoint presentation on the Phase II Storm Water Master Plan and highlighted the following Workshop goals to review Phase II highlights and project recommendations, gather Commission feedback, and set up the next steps. He discussed the Master Plan Roadmap and provided a graphic that highlighted task that have been completed and what is left to address. He said the Phase II Overview touched upon the public engagement, right-of-way, easement and parcel inventory of the City, standard scoring and the weighting definition, conceptual solutions and alternatives, project scoring and prioritization, and an implementation strategy.

Mr. Jehle advised the Project Scoring Framework is built around weighted criteria that reflected the City's needs. It prioritized projects based upon flood risk, feasibility and cost. He noted the scoring included public input and focused on grant competitiveness, while combining the data with real world implementation considerations, and offered a transparent structure for making decisions, while allowing a flexible framework that could be updated as needs and funding evolve.

Mr. Jehle reviewed results by the numbers and reported ninety-nine drainage basins were evaluated across the City, seventy-five conceptual projects were developed, and twenty-three projects were recommended for implementation. Mr. Jehle reported the capital cost snapshot was a total of \$41 million dollars for all of the recommended projects, with \$6.6 million being the highest individual project cost, \$252k for the lowest estimated individual project cost, and the average project cost was \$1.78 million. Mr. Jehle provided the Officials and staff with the Stormwater Master Plan which included details on all the recommended projects and their individual estimated costs. Regarding implementation and funding strategies, Mr. Jehle recommended targeting one to two projects per year and said the prioritized projects were sequenced over a twenty-year period. He indicated the project recommendations were geographically grouped where practical to maximize efficiency, timing could be adjusted based upon funding availability, and lastly, he suggested an annual review and reprioritization to adapt the evolving needs and opportunities. He stated funding strategies included local revenues and suggested continuing to leverage the Stormwater Fund allocations for design and permitting phases. He outlined matching Funds and suggested using existing stormwater utility fee revenues as required local match to unlock larger external funding. He said to dedicate internal staff or engage external support specifically to monitor, pursue, and manage competitive grant opportunities, advance high priority projects through design and permitting to strengthen grant competitiveness, and target specific grant programs to fund construction.

Mr. Jehle recommended the Officials and staff review and provide McKim & Creed input on the Phase II recommendations by clarifying any refinements, additions, or adjustments needed based on City priorities, operational insights or budget considerations. Identify additional funding priorities, by highlighting specific grants, legislative requests, or match opportunities that the City wants to prioritize. Endorse the general implementation framework by confirming the acceptance and timeline of the phased approach, recognizing that sequencing can remain flexible as funding and conditions evolve. Consider programmatic actions. Contemplate maintenance, policy and other initiatives to run parallel to capital improvements. Mr. Jehle advised once the input is received, they will finalize the Phase II documents and deliver the Phase II close out materials.

Mr. Jehle responded to inquiries from the Officials. Commissioner Belhumeur inquired how the water will be moved when we only have the curbs and gutters in the downtown area. Mr. Jehle responded that we looked at your exiting outfalls, anywhere we are collecting water we would curb it to an outfall with the element of a conventional pond or water collection facility. Commissioner Cooley inquired are the recommended project ranked by cost. Mr. Jehle replied they are listed by their score. Commissioner Cooley inquired if Phase I was brought into Phase II. Mr. Jehle responded the analysis were brought in, Phase I had a lot of low-cost recommendations. Phase II is more focused on Capital Improvements. Commissioner Cooley inquired if Phase I should be completed before the City begins any Phase II projects. Mr. Jehle responded ideally yes, it is his understanding much of those recommendations were acted upon. Commissioner Cunningham commented he did not believe all the Phase I recommendations have been addressed. City Manager Martin advised staff can do the maintenance and items identified in Phase I, but we need to explore grants and other revenue streams to start Phase II. Commissioner Cooley requested an update on the status of the Phase I recommendations. Mr. Martin responded he would have the City Engineer produce a report for the Commission. Commissioner Cooley requested is also be posted on the website for the public. Chairman Sherman opened public comments. RJ Santore asked if there are any data points still needed from the citizens. Steve Dalley inquired if we were maintaining what we already have or trying to keep an island dry all the time. He feels if our equipment is maintained we should be okay, but a massive storm cannot be beaten. Chairman Sherman closed public comments. Mr. Martin responded the public portal on the website is still up and open for residents to offer information and concerns. Mr. Martin responded to Mr. Dalley's question stating that 50% of our properties are in a flood zone, there is no expectation to save the island from flooding during a major storm.

4. **Adjournment.** Commissioner Cooley put forth a motion to adjourn the meeting at 5:40 p.m.



Penny Overstreet, City Clerk



James Sherman, Chairman