

FLAGLER COUNTY BOARD OF COUNTY COMMISSIONERS

JUNE 1, 2026

WORKSHOP

Present: Chair Leann Pennington, Vice Chair Kim Carney, Commissioners Andrew Dance, Gregory Hansen, Pam Richardson, Interim County Administrator Adam Mengel, Deputy County Attorney Sean Moylan and Deputy Clerk Stephanie Tolson

ITEM 1 - CALL TO ORDER

Chair Pennington called the meeting to order at 1:00 p.m. in the Board Chambers of the Government Services Building in Bunnell, Florida.

ITEM 2 - PLEDGE TO THE FLAG AND MOMENT OF SILENCE

Chair Pennington led the Pledge to the Flag and requested a moment of silence.

ITEM 3 - WELCOME: FLAGLER COUNTY BOARD CHAIR

Chair Pennington welcomed everyone.

ITEM 4 - ADULT DAY CARE PROGRAM PROPOSAL AND DISCUSSION OF OPTIONS

The following members of the community shared the importance of having an Adult Day Care:

- James Griswold
- Pam Fennell
- Scott Colton

Ana Randolph, Owner of Senders Retreat and Stay for a Day gave a presentation.
(Presentation on file with the Clerk's office.)

Commissioner Carney thanked the Grand Haven folks for reaching out to her with this opportunity.

Commissioner Dance asked if the attorney's office has reviewed the proposal that's been submitted.

Sean Moylan, Deputy County Attorney stated Ms. Spector has reviewed it. Stated it would need to be fleshed out a bit to include some more specifics.

Commissioner Dance asked if there is an option for partial attendance or if it's just eight hours for each client.

(Item 4 continued)

Ms. Randolph answered they ask they stay for at least six hours and minimum of two days to get a good benefit from the program.

Commissioner Dance asked how many people will be able to be served within the square footage of the building.

Ms. Randolph answered she's pretty sure they could do 50 but to serve people well she thinks 35 to 40 is a good number.

Commissioner Dance asked how staffing works between CNAs or techs.

Ms. Randolph answered they don't require CNAs but there are requirements by Agency for Health Care Administration (AHCA) for background checks and trainings. Added the ratio is six people for every one employee.

Chair Pennington stated there are insurance company's including the VA that will pay for adult services and asked if they accept those.

Ms. Randolph answered in order for you to take the VA you have to be licensed by the VA and they have a list of requirements. Stated one of those requirements is that you administer medications. Stated one of the centers has it and the other doesn't.

Commissioner Richardson stated it was a fantastic presentation but doesn't think this is the time to make this decision.

Chair Pennington stated the building is deed restricted and has to be operated as a senior facility.

Sarah Spector, Assistant County Attorney stated they are asking for capital costs, some staffing costs, and some additional improvements to the building as part of the proposal.

Chair Pennington clarified that the proposal has us helping out for the first year.

Ms. Spector answered that's correct. Stated we invited the proposal that we got so that we can bring this to you and you can give us direction on whether you wanted us to do a deeper dive.

Chair Pennington stated the improvements are the roof and the parking lot renovation. Stated the transfer of ownership hasn't been worked out.

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Ms. Spector stated the public private partnership statute does require that we retain ownership.
(Item 4 continued)

Chair Pennington reviewed the ask.

Ms. Spector stated it was in the staff report but she wanted to reiterate that this is good timing as far as licensing. Stated it is easier to transfer licenses rather than let it expire and then have to get a whole new.

Discussion continued.

Commissioner Dance stated he does have concerns with the timing and that we're still expending additional funds that were the concern of the original. Stated he doesn't have a comparison in front of him. Added he has an issue with soul sourcing this and wished we could go out and get different visions.

Commissioner Carney shared support for this option.

Commissioner Hansen shared support.

Chair Pennington agreed we should vet this proposal and allow it to continue to play out.

Interim County Administrator Mengel stated if we have consensus for us to move forward and then bring it back at a subsequent board meeting for review and action.

Consensus was given to continue

ITEM 5 – BEACH DUNE RENOURISHMENT UPDATE

Hamid Tabassian, County Engineer introduced Damon Douglas, Program Manager and reviewed what will be discussed.

Damon Douglas, Program Manager gave a presentation.
(Presentation on file with the Clerk's office.)

Mr. Tabassian continued the presentation.

Discussion to have this item come back in July rather than June.

Commissioner Dance stated he would like better solutions to expedite both the easements and the reimbursements but doesn't know what those answers are.

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Chair Pennington asked how long reimbursement scheduled to take.
(Item 5 continued)

Mr. Tabassian answered FDEP requirements are quarterly.

Discussion recapping the funding.

Chair Pennington asked how this is going to affect the county finances.

John Brower, Interim Deputy County Administrator stated the bottom line is cash flow and is the reason we asked FDEP for the money up front. Continued to explain how the cash flow is an issue and how things could play out.

Discussion about funding continued.

Chair Pennington asked if the project can be done in two phases.

Mr. Douglas answered the difficulty of breaking it up is that mobilization cost would go up.

Commissioner Carney stated we also need to discuss the interlocal agreements.

Sean Moylan, Deputy County Attorney shared what addendums and amendments would need to be done on the ILAs.

Commissioner Carney stated the seawall in Beverly Beach collapsed onto the beach and the owner has not yet repaired it meaning we can't do the beach project there until it's repaired.

Mr. Tabassian stated he has been in communication with the campground owner, he has received his permit to start restoring that collapsed seawall after November and will coincide with out construction project.

Chair Pennington asked what the expiration of the different funds are.

Mr. Moylan answered the FDEP grant agreement expires in June 2027 and FEMA he's not sure.

Commissioner Dance stated to feel comfortable, he would like to look at a timeline of our cash flow, when things are anticipated to be finished and when we will get reimbursements. Added he would also like to see a map were the erosion control line is so he can visualize where we don't have easements.

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Chair Pennington opened public comment.
(Item 5 continued)

Scott Spradley, Flagler Beach Commissioner shared recommendations regarding the holdouts.

Lynne Bravo-Rosewater, Hammock Beach resident shared she is billed every year for beach renourishment and then if there is an additional MSBU then they will be paying twice. Asked for reconsideration on the ½ cent sales tax.

Ron Darbo, Flagler County resident shared there needs to be a permanent fix for the beach.

Laura Stillman, Marineland Acres resident asked if the Reach III easements has been started since Reach II is taking so long. Shared how the dunes are currently being damaged by visitors.

Raymond Royer, Painters Hill resident shared concern for going private with the Adult Day Care.

Greg Davis, President of Hammock Dunes Owners Association asked if there is a cash flow model available and critical milestones. Shared there is a reserve collected from Hammock Dunes and the board decided once local funding has been established by the government that we will adjust the reserves accordingly to compliment the county. Stated Hammock Dunes achieved a perpetual easement about two or three years ago.

David Eckert, Flagler County resident shared it makes more sense to start Reach II in March rather than November. Agreed with Commissioner Hansens comments on Reach III.

Richard Hamilton, Island Estates resident asked for clarification on the funding. Asked if the detailed report was available and could be requested.

Ed White, Marineland Acres resident shared having outreach and a lot of time for residents and the MSBU may be helpful.

Mr. Moylan addressed the comments about there being no cap on the MSBU and shared there would be a mailed notice sent out to each landowner that would outline the cap and how much you could charge without doing this whole process all over again. Addressed the comment about if the \$2 million referred to previously was only for Reach II and stated it is to be spread out across the entire unincorporated barrier island. Stated he will consider Mr. Hamilton's request a records request for the detailed report but added to keep in mind that it is a draft and will be revised quite a bit.

Commissioner Hansen addressed the signage that is being purchased for the dunes.

(Item 5 continued)

Mr. Moylan addressed the comments about the easements for Reach III and stated we do have easements for approximately five miles of that reach, and we do have one for the resort, Hammock Dunes, and Ocean Hammock.

Mr. Tabassian provided an update on the FDEP funding and how often they are able to do the request.

Chair Pennington stated we are going to do our best with the MSBU and public feedback.

Commissioner Carney addressed Mr. Hamiltons question about how we do the budget.

Chair Pennington closed public comment.

ITEM 6 – BUDGET WORKSHOP – NON-GF FUNDS

Brian Eichinger, OMB Manager gave a presentation on the following funds and the BOCC clarified what is covered in each fund:

(Presentation on file with the Clerk's office.)

- Capital Improvement Program
- CIP Capital Preservation
- Rolling Stock Replacement
- Public Transportation Fund (New Fund)
- Law Enforcement Education Fund (New Fund) - Decided not to create new fund
- Vessel Registration Fund (New Fund) - Decided not to create new fund
- Driver's Education Fund (New Fund) – Decided not to create new fund
- Princess Place Preserve (New Fund)
- County Transportation Trust Fund Road & Bridge
- Constitutional Fuel Tax
- Emergency Communications E-911
- Special Assessment Funds: Daytona North Service District
- Special Assessment Funds
- Tourist Development Capital Projects
- Tourist Development Promos & Advertising
- Tourist Development Beach Restoration
- Opioid Settlement
- Utility Authority/Economic Opportunity
- IT Replacement Fund
- Environmentally Sensitive Lands
- New Recreation Impact Fee Funds
- Old Recreation Impact Fees
- Transportation Impact Fees
- Public Safety Impact Fees
- Grants
- State Housing Initiatives Partnership (SHIP) Program

- Neighborhood Stabilization Program 3

(Item 6 continued)

- Court Technology Fund
- Law & Legal Funds
- Municipal Services
- Building Department
- Public Safety Communications Network
- Debt Service Funds
- Beachfront Park
- ½ Cent Discretionary Sales Tax
- Airport
- Landfill Funds
- Residential Solid Waste
- Health Insurance
- Risk
- Rolling Stock Replacement

There was consensus to see the fleet revised and resized.

Commissioner Hansen asked staff to look into when the Marineland Acres Drainage special assessment sunsets.

Amy Lukasik, Tourism Development Director provided clarification to the BOCC that the Tourist Development Beach Restoration fund was a one-year adjustment due to the uncertainty with the board and the ½ cent sales tax.

ITEM 7 – OTHER ITEMS FOR DISCUSSION AS NEEDED

None

ITEM 8 – PUBLIC COMMENT

None

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ITEM 9 – ADJOURNMENT

The meeting was adjourned by consensus at 10:40 a.m.

APPROVED AND ADOPTED _____

ATTEST:

FLAGLER COUNTY BOARD OF
COUNTY COMMISSIONERS

Tom Bexley
Clerk of the Circuit Court & Comptroller

Leann Pennington
Chair

UNOFFICIAL