

## Administration

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June 1, 2016

Mr. James Landon  
City of Palm Coast City Manager  
160 Lake Avenue  
Palm Coast, FL 32164

RE: Fire Station 22 Remodeling

Dear Mr. Landon:

Ahead of our planned June 7 meeting, I am seeking clarification of the City's intent with regard to the County EMS Crew and the City's remodeling of Station 22. While your quote in the Observer about not wanting the County to control the project is understandable, the lack of communication and clarity to the County about the specific project implications to our emergency services at this location is not. As you know, Emergency Medical Services provided by the County ambulance are an equally critical life safety component for all Flagler County residents and make up the majority of 911 calls. Subsequently, a smooth transition of any changes to our services must be carefully planned to avoid devastating outcomes, unfortunately that takes time and communication.

Attached is a list of questions to which we are seeking answers to, ahead of our meeting. Over a week ago, the Flagler Fire Chief asked the City Fire Chief about a project timeline, a remodeling sketch of before and after, and additional details that could shed light on any changes. Chief Beadle referred our requests to Carl Cate and we had not heard a response, until yesterday when Carl Cate gave us some of the information needed. However, you or Chief Beadle have yet to contact us and give us a complete straightforward picture of what is proposed.

Listening to the City Council meeting, there was some discussion that the plan was to temporarily or permanently relocate the County EMS/Ambulance to Station 24 because it was close by. Unfortunately, while discussed as a relatively minor issue mixed in with smoke detectors and new kitchen cabinets, this move would shift the ambulance location by approximately 2.8 miles away, onto a narrow, congested, two-lane residential street, with a 30 mph speed limit. This will effectively delay our response on every call by more than 5.6 minutes (2.8miles x 30mph), not including traffic lights, congestion, and other timing issues.

**Charles Ericksen, Jr.**  
District 1

**Frank Meeker**  
District 2

**Barbara Revels**  
District 3

**Nate McLaughlin**  
District 4

**George Hanns**  
District 5

Mr. James Landon

June 1, 2016

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Please tell me that it is not planned to permanently take the ambulance out of one the County's busiest stations and delay the response of the ambulance by almost 6 minutes per call, just to make a Lt's office for paperwork. Additionally, if the County were to relocate to Station 24, the City's fire truck runs would increase exponentially, something I understood the City Council was trying to avoid. This component of the project does not appear to be well thought out.

However, if this is indeed the case, we will be asking that the City temporarily delay the project by 60-90 days until we can make alternate arrangements for the services we provide residents both physically and functionally. We would also ask that the remodeling project with permanent relocation be added to any upcoming joint meeting on EMS, as such a relocation would negatively impact the service to residents, something all community leaders are seeking to go in the opposite direction with.

As we have previously discussed publically, In 1977 Flagler County built Station 22 at this strategic location for a host of reasons. Palm Coast Parkway is a major roadway (wide and fast) that allows rescue vehicles to reach all neighborhood entrances in a minimal amount time, as well as quickly interconnect with other major roadways such as Colbert Lane, Old Kings Road, Florida Park Road, I-95, Belle Terre and US 1. The County placement of this station and EMS (ambulance) response vehicles at Station 21 and at Station 22 on Palm Coast Parkway on either side of I-95 allow redundancy and transport coverage move ups, which occur on average 7 times a day. This is a drastically different consideration than the zone first response coverage service the City provides. Please keep in mind, there has been an ambulance rescue staffed by the County at Station 22 since 1989 (for over 25 years) and at Station 21 (for over 20 years) with great emergency medical service success to our residents, something both local departments can be proud of.

I am of the belief that the answers you provide will be with the service of our citizens at the forefront. I know we find ourselves mired in opposing viewpoints and petty issues from time-to-time but, unlike other issues, this is a real emergency life safety issue with serious consequences. Hopefully, I have a misunderstanding of the project/City staff intentions. Your timely responses would be appreciated.

Concerned,

  
Craig M. Coffey  
County Administrator

Attachments

## QUESTIONS

Does the County personnel at this station need to relocate? The County has remodeled several stations with everyone in it.

If so, are your personnel relocating also?

If it is just the County affected, is their room with the City personnel for our firefighter/paramedics to bunk?

If relocation is anticipated is this planned relocation temporary or permanent?

Is it correct that City staff is planning on remodeling our sleeping quarters to a Fire Lt's office and not replacing their quarters at the station?

If so, have you considered other options for any needed office space rather than displace the County and slow down response time by almost 6 minutes from the present location? How about a small addition?

The property the City owns there is large (see attached map) and it seems like it could support a larger station footprint. Can the County locate separate modular living quarters on site?

If permanent, will the City provide us the City parcel to the west so we can construct an EMS station?

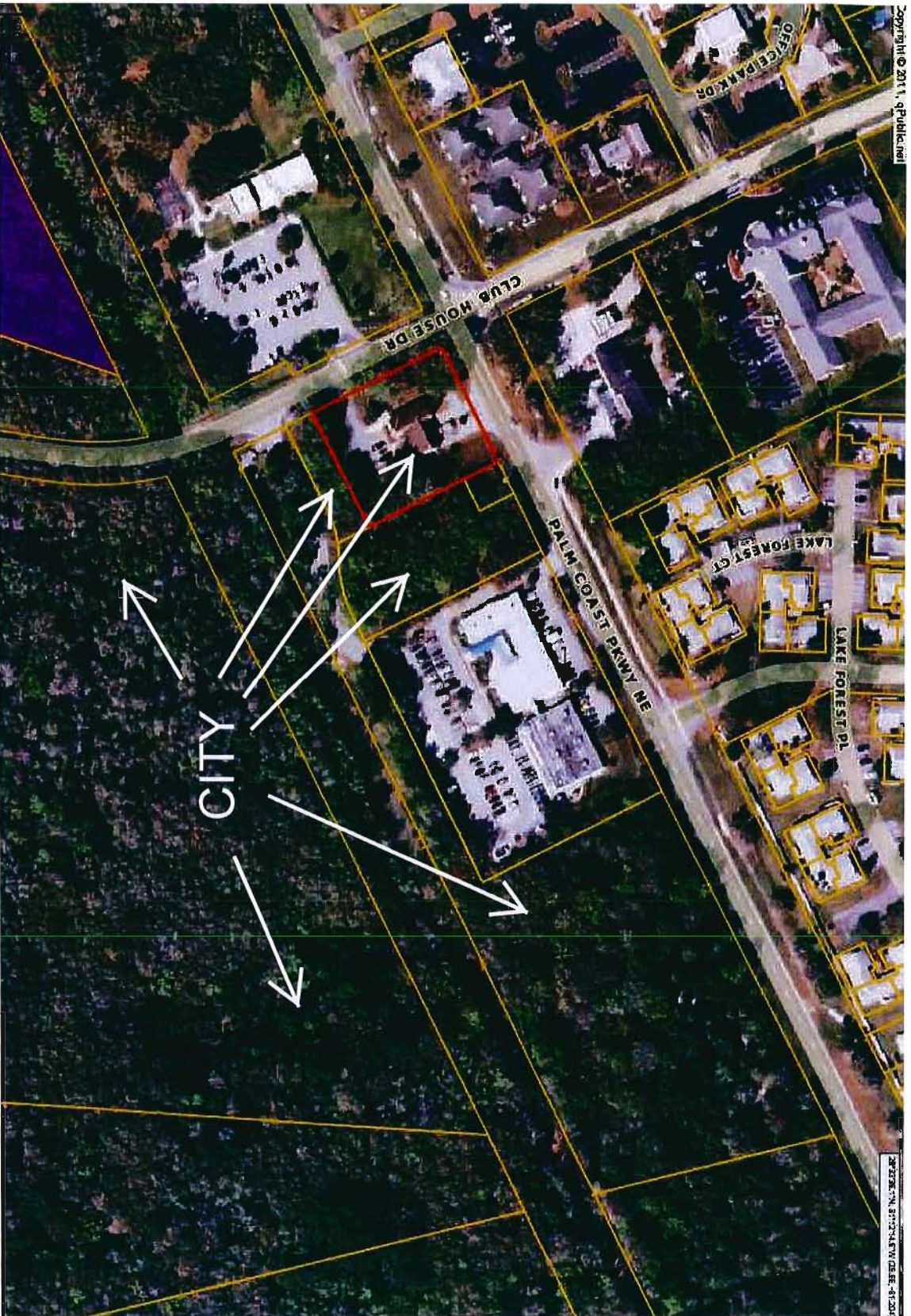
I understand through listening to the meeting that it may be your plan to offer Station 24 to relocate. Do you have another option planned? Who from the City's staff has technically evaluated this option and where is this evaluation?

Are you still planning on abandoning this station to sell commercially and build a new station on Colbert Lane similar to your plan several years ago?

What is the proposed timeline for this project?

Can you adjust the timeline if necessary if we need additional time?







NOT A SLIDE TO CITY  
COUNCIL DETAILING SERVICE  
IMPACT TO ANY RELOCATION



## FIRE STATION No. 22 Improvement Project

### Project Budget Expenses

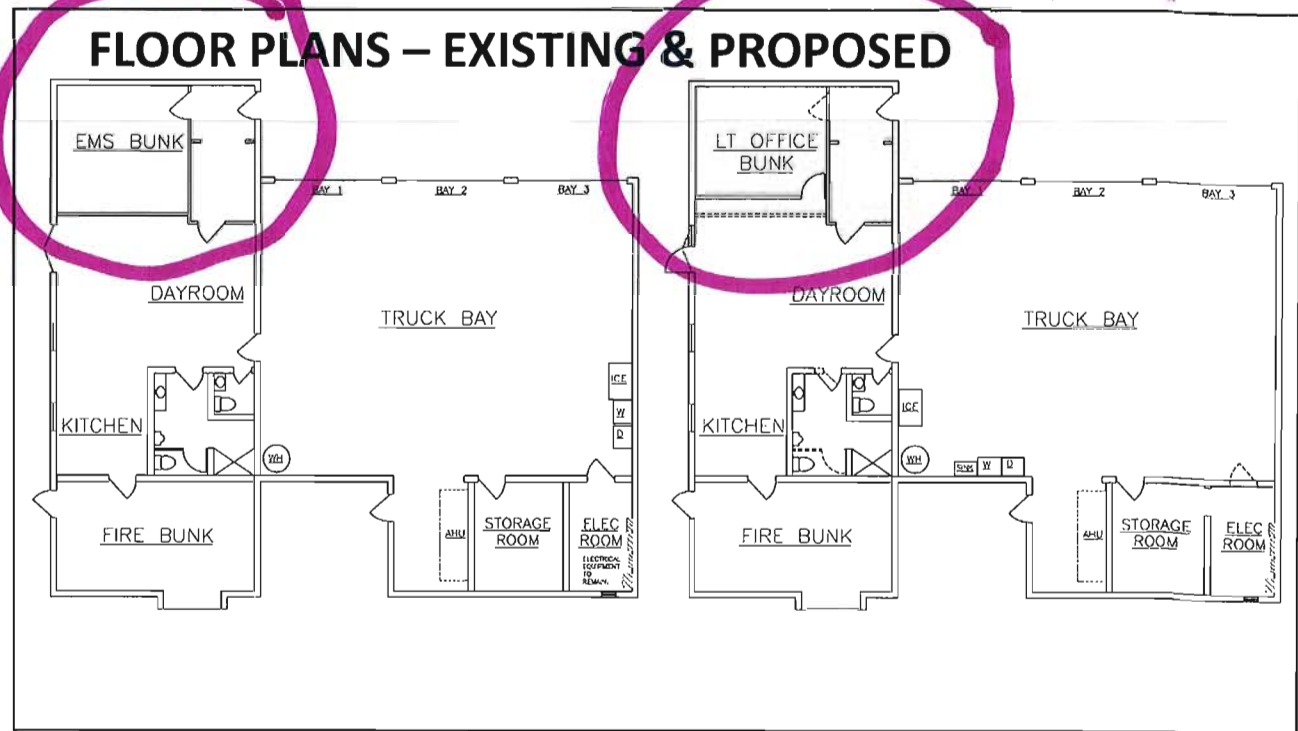
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#### BACKGROUND

- Palm Coast's Oldest Fire Station (Built in 1977).
- Approximately 3,900 SF.
- Original Design included a fire hose drying chase that doubled as a clock tower as well as a future 2<sup>nd</sup> floor.



SEE NEXT PAGE



## PROPOSED IMPROVEMENTS

- Health & Safety
- ADA Improvements
- Energy Improvements

Commissioner here are excerpts take from the workshop on the fire station.

**RESOLUTION 2016-XX APPROVING EXPENSES NOT-TO-EXCEED  
\$100,000.00 FOR FIRE STATION 22 IMPROVEMENTS**

*Mr. Landon gave a brief overview of this item. Mr. Carl Cote, Manager of Construction & Engineering Management, and Fire Chief Michael Beadle gave a PowerPoint presentation (attached to these minutes).*

*Mayor Netts - Will these renovations significantly extend the life (of Fire Station 22) or will this just bandaid a bleeding wound? He looked at the size of the bays and they are narrow; difficult to find trucks to fit in them. You spend \$100,000 on this, do we still have a building that ought to be replaced at some time in the near foreseeable future?*

*Mr. Landon - In an ideal world, you would tear this fire station down and build a new fire station right at this location. It is an excellent location except we don't have enough property. Second choice, is to build a new building on Colbert Ln. Third option, is to make the changes to extend the life of this building; this would be a 10-15 year bandaid. Commissioners this is not really correct please see the attached property map from the property appraiser website.*

*Mayor Netts asked about a design for a second floor that was mentioned earlier.*

*Chief Beadle - It was designed in the mid 1970's and was built in 1977 and it was conceptual that it would have a second floor. There is a lally column supporting the middle of the bay that supports the main beam up there. We looked into it 2007 and raising the roof and building a second floor, but it wasn't feasible financially.*

*Mayor Netts - Was the lally column part of the original design or afterwards?*

*Chief Beadle - Part of the original design.*

*Mayor Netts - In the current utilization, the County EMS personnel have their own separate bunk room; under the revised plan they will all be together. That is how it is established in the other EMS locations, correct?*

*Chief Beadle - No, the other stations 21 (by Kohl's) they have their individual bunk rooms; 23 in the north end has the open bunk room such as this; in 25, the main station, it was built with individual bunk rooms.*

*Mayor Netts - During the County fire chief's presentation the other day, he intimated that there was a lack of harmony between County personnel and City personnel; that we didn't get along, etc. Is this going to create a problem with the County employees?*

*Chief Beadle - Personally, he doesn't think it is going to cause a problem with the working crews on the street.*



**The lack of harmony exists at times between the fire leadership. Today, the crews for the most part get along in the Station and in the field. However, under the current fire leadership, prior to Mr. Landon, County crews had to deal with problems/issues arising from the City staff both intimidating our employees and playing games with housing. As an example, the county crews at Station 21 were moved from their quarters 6 times, each time to a smaller room. Each move was made when the county crew was out of the station, on a call. The bedding, desks, computers and personal belongings were thrown into the new quarters each time. Similar issues happened at times in 2009 but after the issues were raised to the City Manager the activity stopped.**

Mayor Netts - Is the County familiar with this proposal?

Chief Beadle - We have talked to them; we told them it is coming. We haven't sat down until we get further direction of where we are heading. Last August, the County and City Deputy Chiefs spoke, since then they have emailed back and forth regarding this. Mr. Landon stated staff wanted to present to Council for direction before it is presented to the County.

**This is not correct with regard to permanently removing us from the Station. It is possible he talked about painting or new cabinets at some point, to someone at the County. We have remodeled two stations with paint, flooring, doors, and other modifications while the crews were inside. I cannot really even remember talking to the Commission about it after we budgeted as a minor capital project. It seems odd that the Mayor was asked to talk to each Commissioner and the way it was placed as a detailed workshop item for otherwise minor repairs to the station for something that was likely already budgeted.**

**It seems that the City staff wanted to gloss over this issue in the presentation and get this new Council blessing as there are 4 new members since we objected so fiercely to relocating to a new station on Colbert for the same reasons. I believe it is their intent to then meet with us on June 7<sup>th</sup> and tell us construction starts in a week, to take it or leave it with Station 24, without any regard to our service needs or impact to our citizens.**

CM DeLorenzo - The growth patterns in the area; the central area right around the fire station 22 where it currently sits, but in the near future we are going to see growth on the southern end of Colbert Ln. Does this station cover all the way down Colbert Ln. or is that 92.

Chief Beadle - No, that is our area, Flagler Beach and the airport (Station 92) also covers it.



CM DeLorenzo - So when we talk about 10-15 years, are we taking growth into consideration?

Chief Beadle - We have five pieces of property for growth within the City; for things like that or work with developers to get property for that future growth.

Mayor Netts - What is the status of the existing roof?

Chief Beadle - The roof is not in bad shape; just having some issues with soffits. We are keeping an eye on that.

CM DeLorenzo - You have two pieces of equipment here generally?

Chief Beadle - Typically, there is a County ambulance and one of the engines; we have put jumptrucks in there; we relocated others; it depends; three can fit in there tightly.

CM DeLorenzo - Would it make sense to make it truly two bays; is the lally column truly in the middle? Chief Beadle - Yes, directly in the middle; worst spot.

VM Shipley - If we usually separate the County and the City, is that a rule on the books somewhere that they are supposed to separate or that is just the way it was designed? See previous comments, similar games were at 22 until today status quo was achieved.

Chief Beadle - It just kind of evolved and happened.

VM Shipley - That is the way it is in the other fire stations?

Chief Beadle - The other stations were designed with seven bunk rooms and this worked out well for a lot of reasons. Mr. Landon - They all share a day room and kitchen.

Mayor Netts asked that the future Mayor and Council Members plan for a future fire station because this one has a limited lifespan.

CM Nobile - Why couldn't the ambulance be moved to another station? Mr. Landon - It can.

CM Nobile - So, why doesn't it so that this station can be comfortable and more suitable for the engine? Please see letter

Mr. Landon - We have proposed that to Flagler County and they believe they want to stay here.

Mayor Netts - The County's explanation is that whereas Fire Station 22 has a particular fire response radius; the ambulance has a much larger and different response radius,

etc. *We have offered to come speak if they want to hear our perspective on our service.*

*CM Nobile - What is the difference between (fire stations) 22 and 24, a couple of miles?*

*Mr. Landon - Probably 2-3 miles. 2.8 miles at 30MPH = 5.6 minute delay under ideal conditions.*

*CM Nobile - Between 24 and 92 for ambulance, shouldn't they be able to cover? Mr.*

*Landon - Ambulances don't have to be at a fire station; the only reason why they are there is because the crews sleep at night.*

## Craig Coffey

---

**From:** Don Petito  
**Sent:** Tuesday, May 31, 2016 12:07 PM  
**To:** Craig Coffey  
**Subject:** Fwd: Station 22

Sent from my iPhone

Begin forwarded message:

**From:** "Carl Cote" <[CCote@palmcoastgov.com](mailto:CCote@palmcoastgov.com)>  
**To:** "Don Petito" <[dpetito@flaglercounty.org](mailto:dpetito@flaglercounty.org)>  
**Cc:** "Jim Landon" <[JLandon@palmcoastgov.com](mailto:JLandon@palmcoastgov.com)>, "Gerard Forte" <[GForte@palmcoastgov.com](mailto:GForte@palmcoastgov.com)>, "Craig Coffey" <[ccoffey@flaglercounty.org](mailto:ccoffey@flaglercounty.org)>, "Albert J. Hadeed" <[ahadeed@flaglercounty.org](mailto:ahadeed@flaglercounty.org)>, "M.C. Beadle" <[MBeadle@palmcoastgov.com](mailto:MBeadle@palmcoastgov.com)>, "Susan Knopf" <[sknopf@palmcoastgov.com](mailto:sknopf@palmcoastgov.com)>  
**Subject:** RE: Station 22

I have attached a copy of the presentation from the City Council Meeting.

The intent is to start work the week of June 13th. The intent is to close the facility for the duration of construction activities.

Construction is anticipated to last approximately 8-10 weeks.

Carl Cote  
Construction Management & Engineering Manager  
City of Palm Coast  
160 Lake Avenue  
Palm Coast, FL 32164  
Tel: 386-986-3748  
Mobile: 603-867-0790  
[www.palmcoastgov.com](http://www.palmcoastgov.com)

-----Original Message-----

From: Don Petito [<mailto:dpetito@flaglercounty.org>]  
Sent: Tuesday, May 31, 2016 10:13 AM  
To: M.C. Beadle <[MBeadle@palmcoastgov.com](mailto:MBeadle@palmcoastgov.com)>; Carl Cote <[CCote@palmcoastgov.com](mailto:CCote@palmcoastgov.com)>  
Cc: Jim Landon <[JLandon@palmcoastgov.com](mailto:JLandon@palmcoastgov.com)>; Gerard Forte <[GForte@palmcoastgov.com](mailto:GForte@palmcoastgov.com)>; Craig Coffey <[ccoffey@flaglercounty.org](mailto:ccoffey@flaglercounty.org)>; Albert J. Hadeed <[ahadeed@flaglercounty.org](mailto:ahadeed@flaglercounty.org)>  
Subject: RE: Station 22

I am writing this email to check the status of the request for information pertaining to the remodel of Station 22. I have not heard back or received the information requested. We would



like to review the plan prior to the meeting scheduled for the 7th of June.

We are specifically looking for the timeline for the remodel and the drawing of the floor plan for the remodeled station.

Thanks

Don

-----Original Message-----

From: M.C. Beadle [mailto:MBeadle@palmcoastgov.com]

Sent: Monday, May 23, 2016 2:28 PM

To: CCote@Ci.Palm-Coast.fl.us.; Don Petito

Cc: Jim Landon; Gerard Forte

Subject: FW: Station 22

Carl,

Please see the request below from Chief Petito. As the manager of this project, please forward Chief Petito the plans and the time line, if completed for Station #22 re-model. Thank you

Be Safe

Mike

M.C. Beadle CFO, EFO, MPA

Fire Chief

City of Palm Coast

Palm Coast Fire Department

1250 Belle Terre Pkwy

Palm Coast, FL 32164

Tel: 386-986-2301

[www.palmcoastgov.com](http://www.palmcoastgov.com)

-----Original Message-----

From: Don Petito [mailto:dpetito@flaglercounty.org]

Sent: Friday, May 20, 2016 9:41 AM

To: M.C. Beadle <MBeadle@palmcoastgov.com>

Cc: Craig Coffey <ccoffey@flaglercounty.org>

Subject: Station 22

Chief Beadle,

I read the article in the Observer today which was a little confusing in respect to the city providing accommodations for our crews. A quote in the article "we're not designing around their crews" makes it sound as if there will be no accommodations for us.

Prior to our meeting scheduled for June and in lieu of an official public records request, please send me your remodel plans, timelines, power points, staff reports or any thing else relating to the remodel that will help us determine if we need to prepare to move our crews.

Please feel free to call me for clarification on this request.

Thanks in advance

Don

Sent from my iPhone

PLEASE NOTE: Florida has a very broad public records law. Most written communications to or from the Flagler County Board of County Commissioners and employees regarding public business are public records available to the public and media upon request. Your e-mail communications may be subject to public disclosure.

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