

**City of Palm Coast, Florida
Agenda Item**

Agenda Date: June 16, 2026

Agenda Item: F.1

Department CITY CLERK Division CITY CLERK	Amount Org/Account #
Subject: MINUTES OF THE CITY COUNCIL: JUNE 2, 2026, BUSINESS MEETING JUNE 9, 2026, WORKSHOP MEETING	
Presenter: Kaley Cook, City Clerk	
Attachments: 1. Minutes (2)	
Background:	
Recommended Action: APPROVE MINUTES OF THE CITY COUNCIL: JUNE 2, 2026, BUSINESS MEETING JUNE 9, 2026, WORKSHOP MEETING	



City of Palm Coast Minutes

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

City Council Business Meeting

Mayor Michael Norris
Vice Mayor Theresa Pontieri
Council Member Charles Gambaro
Council Member Ty Miller
Council Member David Sullivan

Tuesday, June 2, 2026

6:00 PM

City Hall - Jon Netts Community Wing

City Staff

Michael McGlothlin, 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.
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- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council 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.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A. CALL TO ORDER

Mayor Norris called the meeting to order at 6:00 p.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. PROCLAMATIONS AND PRESENTATIONS

1. PRESENTATION - MY HEALTH ONSITE CLINIC

Mayor Norris read the title into the record.

Renina Fuller, Human Resources Director, and Brian Branham, Vice President of My Health Onsite, presented the topic to Council. Topics presented included: Return on investment, summary recap, and financial summary.

City Council held discussion on the following topics: utilization, employee savings, City cost savings and options available, telehealth options, survey results from staff, startup costs, potential scenarios, operations projections, support for looking at ways to consolidate services with the County, support from County employees, current healthcare costs per year, promoting and driving employee usage, annual review by the Council, and lack of available primary care.

Mayor Norris provided direction to Ms. Fuller to bring back the numbers on opening a facility.

E. 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) This agenda item has a thirty (30) minute limit.
- (2) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (3) 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.
- (4) Public speakers may address their comments to the Council as a whole, the Mayor, or to an individual Council Member
- (5) When addressing the City Council on specific, enumerated Agenda items, speakers shall:
 - (a) make their comments concise and to the point;
 - (b) not speak more than once on the same subject;
 - (c) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;
 - (d) obey the orders of the Mayor or the City Council; and
 - (e) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.
- (6) 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 Norris provided the rules and procedures of public comment.

Jeani Duarte asked who approved the data center landing station, for details of a future expansion, compensation for City Council Members, asked for the insurance costs, wanted to know how these Charter amendments comply with Florida law, and provided a handout.

George Mayo discussed a development at SR 100 and Belle Terre Blvd, history of similar developments, asked about the review from City staff, detriments to traffic patterns, wanted smart

development, and wanted to know why this wasn't in the original traffic plans.

Dewey Schoenfelder requested that lacrosse goals get unchained and for additional goals to be added to another park.

Carla Amaral discussed a missed opportunity during the Palm Coast Park amendment approval, concern for lack of evaluation by the City to secure public benefits, asked the Council to require every amendment application to include an estimate of the financial value being created by the requested changes, and that Council and the public should know approximate value of what is being created before it is adopted.

Tony Amaral discussed the My Health Onsite presentation, difference in number of employees for the City versus the County, and recommended an increase in hours.

Jeremy Davis discussed accountability, Palm Coast engineering and design code, asked who investigates and reviews, how the public can verify information, asked Council to direct staff to publicly present requested policies, and for the policies to be brought back to Council for public discussion.

James Deen discussed water restrictions, over-development in Florida, data center and recirculated water, noise issues, and shared support for the e-bike ordinance.

Mr. McGlothlin shared that he will follow up as needed.

Council Member Miller responded to public comment to discuss healthcare or cash equivalent for City Council Members, history of Council salaries, noise issues, and development and traffic impacts.

Council Member Gambaro discussed turn lanes, asked why there is not a particular entrance from SR 100, and replied to Mrs. Amaral.

Mayor Norris asked Carl Cote, Director of Stormwater and Engineering, to bring related information forward at a future meeting.

Mayor Norris replied to public comment regarding Council compensation and insurance, data centers, the difference between a data center and a cable landing station, and timeline of approvals.

F. APPROVAL OF MINUTES

1. MINUTES OF THE CITY COUNCIL: MAY 19, 2026, BUSINESS MEETING

Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan. The Motion passed unanimously.

G. CONSENT

1. RESOLUTION 2026-75 ADOPTING THE 2027-2028 STRATEGIC ACTION PLAN

2. **RESOLUTION 2026-76 APPROVING AN INTERLOCAL AGREEMENT WITH THE CITY OF FLAGLER BEACH FOR TEMPORARY FIRE RESCUE ASSISTANCE**
3. **RESOLUTION 2026-77 APPROVING THE VOLUSIA COUNTY ITB NO. 25-B-43JS PIGGYBACK CONTRACT WITH HALIFAX PAVING, INC., FOR ASPHALTIC CONCRETE SUPPLY AND PLACEMENT**
4. **RESOLUTION 2026-78 APPROVING A MASTER SERVICES AGREEMENT WITH FOLEY5 CONSTRUCTION FOR THE PALM HARBOR GOLF CLUB IRRIGATION PUMP SYSTEM REPLACEMENT**

Mayor Norris wanted full cost recovery for item 2.

Chief Berryhill replied to share the details of the agreement, compensation, and cost recovery.

Mayor Norris discussed item 1 and was not in favor of doing any additional service fees.

Council Member Gambaro discussed item 2, mutual aid for response in the County, and wanted additional asks or extensions to come forward to Council.

Council Member Sullivan shared that in regard to the Strategic Action Plan, there is no point in having these priorities if we don't conform to them, suggested relating items to the priorities, and emphasis on putting those priorities first.

Council Member Miller discussed item 2 and supported being a good neighbor and discussed item 4 and wanting to see all golf course costs moving forward.

Vice Mayor Pontieri discussed priority 3 of the Strategic Action Plan, the direction to accelerate a path forward on tract 17, but was not in favor of trying to purchase entitlements.

City Council held discussion on the understanding of tract 17 and the Strategic Action Plan Priority.

Motion made to approve the consent agenda by Council Member Gambaro and seconded by Council Member Miller.

Public comment:

Tony Amaral was concerned for item 3, discussed details of the piggyback contract, and recommended the City go out for bids.

Council Member Miller and Mr. Cote shared details of the contracts available and the use of this contract on small-scale projects.

Approved – Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

H. ORDINANCES SECOND READ

1. **ORDINANCE 2026-06 AMENDMENT TO THE CITY CHARTER**

Mayor Norris read the title into the record.

City Attorney Marcus Duffy provided a brief overview of the item.

Motion made to adopt Ordinance 2026-XX Amendment to the City Charter by Vice Mayor Pontieri and seconded by Council Member Miller.

Public Comment:

Jeani Duarte discussed the first reading, City Charter officers, Florida Statutes to amend the Charter, attorney general opinions, history of Council approvals, and updates to the City's Charter.

Approved – Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

RECESS CITY COUNCIL AND CONVENE THE SR 100 CORRIDOR CRA BOARD

City Council recessed at 7:27 p.m. and convened the SR 100 Corridor CRA Board.

1 SR 100 COMMUNITY REDEVELOPMENT AGENCY RESOLUTION 2026-79 APPROVING A CONTRACT WITH KIMLEY HORN FOR THE COMPREHENSIVE PERFORMANCE AND STRATEGIC EVALUATION OF THE STATE ROAD 100 COMMUNITY DEVELOPMENT

Mayor Norris read the title into the record.

Craig McKinney, Economic Development Manager, provided an overview of the item.

City Council held discussion on the following topics: outstanding bonds, balance of the CRA trust fund, other outstanding debt, kickstart program, subsidized apartments, bonds and loans, potential of sunseting the CRA now, establishment of the CRA, potential to use a sale to pay of the debt, lands for sale within the CRA, enhancing economic development, boundaries of the CRA, vertical incentive program, required County approvals, potential gains for paying the debt off early, request for a payoff quote, manipulation of the CRA, Promenade LOIs and leases, and the need to carry the grant application period into next year.

Motion made to approve the SR 100 Community Redevelopment Agency resolution 2026-XX approving a contract with Kimley Horn for the comprehensive performance and strategic evaluation of the State Road 100 community development by Council Member Gambaro and seconded by Vice Mayor Pontieri.

Public Comment:

Darlene Shelley was shocked by the consideration of extending the CRA, resident questions and wants, businesses not liking the direction the City is going, the City going off track, wants to know where CRA funds went, and lack of coincidence between utility needs and a data center.

Approved – Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council

Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

ADJOURN THE SR 100 CORRIDOR CRA BOARD AND RECONVENE CITY COUNCIL

City Council adjourned the SR 100 Corridor CRA Board and reconvened the City Council at 8:05 p.m.

I. PUBLIC COMMENTS

Remainder of Public Comments is limited to three (3) minutes each.

Darlene Shelley shared that the residents of Palm Coast are hurting, discussed a gas tax, what Town Center should have been, subsidies for apartments and more density, approvals and changes by prior Council, demands for infrastructure improvements from developers, and returning Palm Coast to the beautiful city we chose to live.

Adrian Calderon, resident of Marbella Apartments, discussed the City's policy on park usage, soccer players in the community, lack of access to lighted fields, requirement to pull permits for field lighting, and asked Council to review and for clarification of the policy.

City Council held discussion on establishing a name and league, insurance concerns and liability, prioritizing park availability and lights, and encouragement of consideration of an open play night now that there will be additional lighted fields. City Council provided unanimous consensus to consider the suggestion.

Vice Mayor Pontieri replied to Ms. Shelley that Council has worked really hard to address policies of the past, importance of looking forward as a city and Council, and prioritizing core government functions.

J. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Gambaro shared his attendance at the Affordable Housing Committee Meeting, and shared discussions and consensus from the County Commission on monitoring ADUs.

Council Member Miller discussed board appointments and inability to attend a meeting, which Council Member Gambaro will attend in his place, sports updates, data centers and utility usage, and sought consensus from the Council to review the LDC to more strictly define data centers and thresholds for high impact and low impact, and to place high usage in a special exception category of the LDC to always come before Council as a special exception.

Vice Mayor Pontieri shared her intent to ask for consensus to give a letter of support to the County for an initiative by Commissioner Dance related to a one-year moratorium.

City Council held lengthy discussion on the topic and provided unanimous consensus.

Attorney Duffy reiterated the direction to define what a data center is and related elements.

City Council also discussed determining scale, causing undue negative impacts to the community, and proximity to residential areas.

Vice Mayor Pontieri encouraged preventing the approval of new data centers while the research is ongoing. City Council provided unanimous support.

Vice Mayor Pontieri discussed large animal cases in the community recently, commended animal control and the Sheriff's Office, SMART and shared about the organization, and sought consensus for staff to look at entering an agreement with SMART, similar to the Humane Society. City Council provided consensus.

City Council held additional discussion on the topic.

Council Member Gambaro shared thanks to State representatives.

Mayor Norris highlighted National Bubba Day, shared his son's promotion, and a reminder of hurricane season.

Council Member Miller shared about a State emergency management conference.

Vice Mayor Pontieri highlighted a fundraiser for the Family Life Center and an invitation to Council Members and the County Commissioners.

K. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

No comments.

L. DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Mr. McGlothlin highlighted an information card available to residents regarding the cable landing station, staff helping members who made public comment this evening, and discussions and improvements made after discussions with Mr. Davis.

M. ADJOURNMENT

The meeting was adjourned at 8:44 p.m.

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



City of Palm Coast Minutes

City Hall
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Palm Coast, FL 32164
www.palmcoast.gov

City Council Workshop Meeting

Mayor Michael Norris
Vice Mayor Theresa Pontieri
Council Member Charles Gambaro
Council Member Ty Miller
Council Member David Sullivan

Tuesday, June 9, 2026

9:00 AM

City Hall - Jon Netts Community Wing

City Staff

Michael McGlothlin, City Manager

Marcus Duffy, City Attorney

Kaley Cook, City Clerk

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A. CALL TO ORDER

Mayor Norris 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

Deputy City Clerk Alison Palmer called the roll. All members were present.

D. PUBLIC PARTICIPATION

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Mayor Norris provided the rules and procedures of public participation.

Public participation opened at 9:02 a.m.

Jeani Duarte discussed prior elections and the City Charter, and provided a handout.

Sam Royer discussed affordable housing, asked Council about Easthampton and why there is no outlet to SR 100, discussed congestion issues because of construction, and asked Council to consider having the street go through.

Mark Webb discussed that this will be his last meeting, he has recently sold his house, and that residents have a duty to participate.

Council Member Sullivan thanked Mr. Webb and wished him luck.

Jeremy Davis discussed nuisance, flooding, and development.

Public participation closed at 9:13 a.m.

Council Member Miller, Vice Mayor Pontieri, and Council Member Gambaro responded to Mr. Royer and thanked Mr. Webb.

Mr. McGlothlin addressed Easthampton and that the property owner does not want to allow access.

Mayor Norris wished Mr. Webb safe travels.

E. PRESENTATIONS

1. PRESENTATION - FILE OF LIFE INITIATIVE

Mayor Norris read the title into the record.

Kim Carney, Flagler County Board of County Commissioners, presented the initiative, shared comments, and shared a video on the topic. Rob Errett, Flagler County Fire Rescue, also shared comments and discussed the initiative. Mr. Errett also shared an information card with Council.

Vice Mayor Pontieri shared condolences and thanks.

Council Member Sullivan shared comments and asked about sharing this information during a health crisis.

Council Member Gambaro shared condolences and appreciation for their leadership.

Mayor Norris expressed condolences and asked Ms. Kershaw to share on social media.

Council Member Miller thanked Commissioner Carney for sharing her story.

Ms. Carney and Mr. Errett responded to Council comments and questions.

*Public comment:
There were none.*

2. PRESENTATION - OVERVIEW OF PROPERTY TAXES (TRIM)

Mayor Norris read the title into the record.

Gwen Ragsdale, Budget & Procurement Manager, and Raelene Bowman, Accountant, presented the item to Council.

Topics presented included: TRIM process, TRIM timeline, property taxes, TRIM notice sent by the property appraiser, millage rate and property tax history, general fund services provided through property taxes and State revenue, millage rate comparison to other Florida cities, 2026 ad valorem taxes by taxing authority, and the budget meeting timeline.

Council held additional discussion on possible State legislation, the City budget since COVID, and the changing economic environment.

Ms. Ragsdale, Ms. Bowman, and Helena Alves, Director of Financial Services, provided a response to Council questions.

Vice Mayor Pontieri asked for a full breakdown of the Holland Park Settlement: where the monies are and how they are proposed to be allocated; the appropriated fund balance breakdown: how much is in the appropriated fund balance and what are the items that make up the appropriated fund balance; what is in our reserves: how much and for how

long does that amount support the organization, and compare that to what our policy for our reserves states, for the amount and how much time we would like our reserves to support us; and whether we have any current ongoing programs that were once paid for through grants where we no longer receive grant money. Council gave unanimous consensus.

Mayor Norris asked for consensus for the City Attorney to draft a resolution for an austerity budget.

Council held discussion on the topic and provided unanimous consensus for the City Attorney to work the City Manager to draft a resolution.

*Public comment:
There were none.*

3. PRESENTATION - PROPOSED AMENDMENTS TO CHAPTER 2 REVIEW AUTHORITY, ENFORCEMENT, AND PROCEDURES

Mayor Norris read the title into the record.

Phong Nguyen, Planning Manager, presented the item to Council, and suggested that staff present LDC items 3-7 together and then open up for public comment. Council concurred.

Topics presented included: Chapter 2 Review Authority, Enforcement, and Procedures of the LDC.

Mr. Nguyen and Michael Hanson, Senior Planner, provided a response to Council questions.

Vice Mayor Pontieri asked for consensus that the City Manager's designation of the land use administrator be approved annually by Council through resolution.

The City Attorney asked for time to research to make sure Council is not interfering with the City Manager's responsibilities.

*Council provided direction on the following sections:
Table 2-1 Development Order Approvals, clarify to include single family
2.05.02 A. Clarify conditions for a waiver
2.05.02 B. Require the applicant to send notices to all residents
2.05.06 E. Extension of a development order, limit to one 12-month extension
2.06.04 Frequency of application, change to 24 months
2.09.03 D. Bonds, change language from 'may' to 'shall'*

The City Attorney and Council continued discussion of the designation of the Land Use Administrator. Council provided unanimous consensus to give notice of designation by resolution.

4. PRESENTATION - PROPOSED UNIFIED LAND DEVELOPMENT CODE AMENDMENTS TO CHAPTER 3 - ZONING, USES, AND DIMENSIONAL STANDARDS

Mayor Norris read the title into the record.

Michael Hanson, Senior Planner, and Phong Nguyen, Planning Manager, presented the item to Council.

Topics presented included: Chapter 3 - Zoning, Uses, and Dimensional Standard.

Mr. Hansen and Mr. Nguyen provided a response to Council questions.

Council provided direction on the following:

- 1. Add language for data centers to require regulations regarding closed loop, energy grid, and noise.*
- 2. J. Existing golf course communities, have the City Attorney research view protection zones.*
- 3. Economic development, have staff research residential density bonuses.*

5. PRESENTATION - PROPOSED UNIFIED LAND DEVELOPMENT CODE AMENDMENTS TO CHAPTER 4 - CONDITIONS FOR LIMITED SPECIFIC USES AND ACTIVITIES

Mayor Norris read the title into the record.

Michael Hanson, Senior Planner, and Phong Nguyen, Planning Manager, presented the item to Council.

Topics presented included: Chapter 4 - Conditions for Limited Specific Uses and Activities.

Mr. Hansen and Mr. Nguyen provided a response to Council questions.

Council provided direction on the following:

- 1. Have staff look at adding metal to roof materials*
- 2. 4.01.02 A.2 b. Height, change procedure to go through the variance process*
- 3. Add unified sea wall standard or bring this back separately from LDC as a code amendment, and inform Council of how many vacant lots are on the saltwater canals.*

6. PRESENTATION - PROPOSED AMENDMENTS TO CHAPTER 11 - TREE PROTECTION, LANDSCAPING, BUFFERS, AND IRRIGATION OF THE LAND DEVELOPMENT CODE

Mayor Norris read the title into the record.

Council Member Miller left the meeting at 12:56, and mentioned the World Cup starting this week.

Richard Picatagi, Landscape Architect, Dylan Rodriguez, Environmental Planner, and Phong Nguyen, Planning Manager, presented the item to Council.

Topics presented included: Chapter 11 - Tree Protection, Landscaping, Buffers, and Irrigation.

Mr. Picatagi, Mr. Rodriguez, and Mr. Nguyen provided a response to Council questions.

Council provided direction on the following:

- 1. Look at imposing penalties for lot/buffer clearing of specimen and historical trees*
- 2. Look at what we can do to strengthen protection for the tree canopy*
- 3. Table 11-5 perimeter buffer requirements, add language and make corrections*

7. PRESENTATION - PROPOSED UNIFIED LAND DEVELOPMENT CODE AMENDMENTS (LDC) TO CHAPTER 14 - GLOSSARY

Mayor Norris read the title into the record.

Phong Nguyen, Planning Manager, presented the item to Council.

Topics presented included: Chapter 14 - Glossary.

Mr. Nguyen provided a response to Council questions.

Council provided direction on the following:

Have staff define different types of data centers, and bring back in July.

Public comment:

There were none.

F. PUBLIC COMMENTS

Remainder of Public Comments is limited to three (3) minutes each.

Public comment:

Jeremy Davis thanked Council, and discussed leadership and transparency.

G. DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Gambaro wished his wife a Happy Birthday.

Council Member Sullivan discussed that June 12 is the last day to qualify to run for office.

Vice Mayor Pontieri asked Mr. McGlothlin about the Ford buffer issue.

Mr. McGlothlin responded that staff is investigating, and will provide a briefing to Council.

Vice Mayor Pontieri also discussed a fundraiser she is holding for the Family Life Center this Wednesday from 6-8 at Red Clover in European Village, including Karaoke for a Cause.

H. DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

Mr. Duffy encouraged everyone to watch the USA play Paraguay on Friday in the first round of the World Cup.

I. DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Mr. McGlothlin added Go USA.

J. ADJOURNMENT

The meeting was adjourned at 1:28 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*