

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

Agenda Date: September 1, 2026

Agenda Item: F.1

Department CITY CLERK Division CITY CLERK	Amount Org/Account #
Subject: MINUTES OF THE CITY COUNCIL: AUGUST 4, 2026 BUSINESS MEETING, AUGUST 11, 2026 WORKSHOP MEETING, AUGUST 19, 2026 SPECIAL BUSINESS MEETING, AUGUST 25, 2026 BUDGET WORKSHOP MEETING	
Presenter:	
Attachments: 1. Minutes (4)	
Background:	
Recommended Action: APPROVE MINUTES OF THE CITY COUNCIL: AUGUST 4, 2026 BUSINESS MEETING, AUGUST 11, 2026 WORKSHOP MEETING, AUGUST 19, 2026 SPECIAL BUSINESS MEETING, AUGUST 25, 2026 BUDGET 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, August 4, 2026	6:00 PM	City Hall - Jon Netts Community Wing
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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.
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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 6:02 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. 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.
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- (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.
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Mayor Norris shared the rules and procedure of public comment.

Chantal Preuninger wanted to speak on behalf of residents without a conflict of interest and discussed data centers and cell towers.

Terry Webb discussed putting yellow paint on roads that need it, his experience, and encouraged paint on the road.

Pat Castasio discussed code enforcement, did not support complaint-only code enforcement, believed Palm Coast is getting shabby, and wanted code enforcement to be able to drive around.

Jeani Duarte discussed regularly scheduled elections, appointments, Charter language, millage rates, City Manager salary and benefits, City Attorney contract increases, careful reading of ballots, and that the infrastructure cannot handle an annexation.

Wendy Chumarchi discussed the two years of discussion regarding the need for an animal shelter, shared recent articles related to animal neglect, enacting tougher laws and fines, and the status of discussion and planning between the City and County.

Glenn Davis discussed issues with the swale at his home, grading, recent rain and the water running in both directions, regulating money and spending, and hoped the City Council would help get it done.

Bruce Stone discussed the upcoming elections, hoped Council would make the right decisions, and encouraged residents to know who they are voting for.

Gary Kunnas shared who he does not believe should be on City Council, discussions between Council Member Sullivan and Council Member-elect Ray Stevens, campaign fund donations, infrastructure, and wanted Council to start doing things right.

James Derusso discussed swales, recent rain and more water retention on his property, cable landing station facility, cannot proceed with westward projects if we are having problems with infrastructure, being slow and methodical, repaving on Belle Terre, and road signage needed.

Darlene Shelley expressed sadness with what happened with Code Enforcement and Animal Control, recent comments from the Council, believed Council should look into the how and why that occurred, fiscal responsibility, adding to the erosion of law in Palm Coast, and believed that Palm Coast will no longer be the City we love.

Anna Gibson discussed the Flagler County Sheriff's Office, experiences with the Flagler Sheriff's Office today, rules and boundaries of AI data usage, hours spent trying to mitigate the issues, and her complaints regarding abuse of power.

Mayor Norris held discussion with Ms. Gibson on potential solutions.

Cathy Saris was concerned with what just happened in Animal Control, suggested a change to some of the job requirements and that Animal Control Officers should not breed dogs, wanted staff to be trained properly, hoped that people accepted jobs to help animals and not just accept a paycheck, and hoped for a municipal shelter.

John Bonaccorso discussed use of connector roads and wanted Council to look into the roads being used for quick access.

Mr. McGlothlin shared that Code Enforcement inspectors are still proactively working, a tentative meeting with the City and County, and addressed the Community Development Department restructuring.

Council Member Gambaro addressed misinformation regarding payment for property taxes and benefits received for a lifetime of military service.

Council Member Sullivan shared that he pays property taxes.

Mayor Norris replied to public comments to discuss Animal Control, Code enforcement, restructuring of the Community Development Department, potential revenue changes associated with the proposed ballot amendments, swale complaints, a ruling regarding an appointed Council Member, cell phone tower locations, and the Flagler County Sheriff's Office complaint.

Attorney Duffy replied to public comment to share that the contract increases are due to increased litigation.

E. APPROVAL OF MINUTES

1. MINUTES OF THE CITY COUNCIL: JULY 21, 2026, BUSINESS MEETING JULY 28, 2026, WORKSHOP MEETING

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

F. CONSENT

1. **RESOLUTION 2026-99 APPROVING AN AMENDMENT TO DOWNTOWN URBAN CORE IMPROVEMENT GRANT PROGRAM**
2. **RESOLUTION 2026-100 APPROVING A CONTRACT WITH PBM CONSTRUCTORS INC. FOR THE INSTALLATION OF KUBOTA MEMBRANES AT WASTEWATER TREATMENT FACILITY #2**
3. **RESOLUTION 2026-101 APPROVING A WORK ORDER WITH CPH CONSULTING, LLC TO PROVIDE ENGINEER OF RECORD SERVICES DURING CONSTRUCTION OF THE A1A SEWER FORCE MAIN EXTENSION PHASE II PROJECT**
4. **RESOLUTION 2026-102 APPROVING A WORK ORDER WITH JACOBS ENGINEERING GROUP, INC., FOR A RAW WATER SUPPLY PLAN**
5. **RESOLUTION 2026-103 APPROVING A WORK ORDER WITH JACOBS ENGINEERING GROUP, INC., FOR WATER QUALITY AND WTP #1 ASSESSMENT**
6. **RESOLUTION 2026-104 APPROVING PIGGYBACKING THE CITY OF JACKSONVILLE CONTRACT WITH MILLER ELECTRIC COMPANY FOR ELECTRICAL AND LOW VOLTAGE SERVICES FOR CITYWIDE USAGE**
7. **RESOLUTION 2026-105 APPROVING A PIGGYBACK CONTRACT WITH DEPARTMENT OF MANAGEMENT SERVICES, AN AGENCY OF THE STATE OF FLORIDA, WITH PERDUE INC., FOR THE PURCHASE AND INSTALLATION OF FURNITURE AND EQUIPMENT CITYWIDE ON AN AS-NEEDED BASIS**

Vice Mayor Pontieri highlighted that number 3 is being paid for through grant funding.

Motion made to approve the consent agenda by Council Member Gambaro and seconded by Vice Mayor Pontieri

*Public comment:
There were none.*

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

G. ORDINANCES FIRST READING

1. **ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY RAYDIENT PALM COAST LLC OF APPROXIMATELY 440 ACRES OF PROPERTY**

Mayor Norris read the title into the record.

Phong Nguyen, Planning Manager, and Jose Papa, Senior Planner, presented items 1, 2, and 3 together. Topics presented included: Western Lands Annexations, Raydient Lands, total annexation sites, and staff recommendations.

Mike Hahaj, representing the landowner, introduced the subject matter experts in attendance and began presenting on all of the related ordinances on today's agenda.

Mayor Norris looked to only focus on the information related to annexations at this time.

City Council held discussion on the following topics: well site locations, number of wells on Raydient's properties on the Western side, location of the majority of City wells, FLUM and zoning designations under certain circumstances, conditions of the ordinance, most similar land use designation and rezoning between County and City, concern for moving forward with annexations without ensuring we have an acceptable MPD, and Old Brick Road designation and not wanting to affect the County's ability to create a linear park.

Vice Mayor Pontieri supported tabling the annexations.

Attorney Duffy provided the options available.

Vice Mayor Pontieri provided recommended language for the ordinance that it shall not become effective and shall fail if the DRI abandonment ordinance and MPD ordinance does not pass.

Mike Hahaj replied that the property owner is comfortable with that condition and happy to make those changes in advance of the second read.

Motion by Council Member Gambaro to approve the annexation of lands owned by Raydient Palm Coast LLC of approximately 440 acres of property and that if the Future Land Use Map (FLUM) amendment and/or the MPD do not pass, the property will not be annexed into the City. The motion was seconded by Council Member Sullivan.

Public Comment:

Jeani Duarte discussed the Planning Board Meeting denial of the item, wanted Council to deny the item, stated that the annexation would give the developer's rights to the infrastructure, discussed lack of ability for the infrastructure to handle additional capacity, and wanted City Council to vote no.

Rene and Linda Bruce highlighted the various places he and his wife have lived, experiences encountered over the years, people leaving the State and finding elsewhere to live, wanted to address section 5, and proposed language.

Ken Lenning discussed listening to, and representing, the residents, that residents did not support the project, statistics relating to foreclosure and lack of need for more homes, infrastructure problems, and asked Council and the Mayor to stand up for the residents.

Luke Robbins shared concerns of taking away the buffer for future development and wanted to know what protections will be in place for the Espanola community.

Glenn Davis heard a lot of unknowns, discussed wells, encouraged Council to not let a developer tell you how to make a motion and how to vote on it, Council not listening to the people, not annexing land that belongs to someone else, and that the language needs to be corrected in the Ordinance before a vote to approve.

Bruce Stone discussed Council taking an oath to serve their district, Council listening to developers, overcrowding and lack of infrastructure, and tell the developers to get out of our town.

Cathy Saris discussed how many times there has been a full audience and why they are here, thanked Vice Mayor Pontieri for bringing this up, laughable motion, and that the people are here to say no to the westward expansion.

Lee Russell shared thanks for listening to public comment, discussed new homes being built not following the code, reasons for zoning during the incorporation of the City, and did not think the public would win in this case.

Jimmy Hengy asked what the hurry is, discussed the DRI, the need for the master plan to address issues, take a break, sites already approved, and encouraged tabling all of the related items.

Darlene Shelley stated that the residents of Palm Coast are still paying the bill for taking over the utility years ago, infrastructure that would be needed and where the funds would come from, community survey results, two appointed Council Members making decisions, encouraged tabling the item, and incentivization of the wrong things.

John Bonaccorso asked how much water we have and not having enough water for the expansion.

John Kvederis shared concern for infrastructure expenses and pausing until elections are over.

Philip Hulett was in opposition to the motion that was made and recommended tabling the items until all questions could be answered.

Peter Johnson discussed water supply potential of adjacent lands, flooding, and water usage.

Cal Hathoway asked what entitlements the property has and what is being changed.

Preston Zepp shared that he talked to residents in Espanola and discussed the impacts to that area.

Gary Kunnas said that this is the exact reason Council Member Gambaro was appointed.

John Furlong said that this is all a show, wanted to know why Vice Mayor Pontieri did not make a motion to table, and wanted the item to be tabled.

Council Member Gambaro replied to public comments to share that he hears the concerns and is trying to balance the concerns of residents with economic development.

Council Member Sullivan discussed ownership, the difference between governance and ownership, benefits to the City, taxable value of the land, and budget considerations.

Council Member Miller highlighted that the point of the motion is to get to the items that were asked about.

Vice Mayor Pontieri discussed procedure, the item that went to PLDRB, and trying to diversify the tax base.

An audience member wanted to raise a point of order. Discussion was held on policies and procedures.

Passed

Approved – 3 - Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Denied – 2- Vice Mayor Theresa Pontieri, Mayor Michael Norris

2. ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY RAYDIENT PALM COAST LLC OF APPROXIMATELY 6,601 ACRES OF PROPERTY

Mayor Norris read the title into the record.

Vice Mayor Pontieri highlighted that the same wording discussed in the previous item exists here.

Motion by Council Member Gambaro to approve the annexation of lands owned by Raydient Palm Coast LLC of approximately 6,601 acres of property that if the Future Land Use Map (FLUM) amendment and/or the MPD do not pass, the property will not be annexed into the City. The motion was seconded by Council Member Miller.

Public comment:

Glenn Davis discussed infrastructure and where the water is going, money that can be made, listen to citizens, developer does not tell you how to make a motion or vote and that the item should have been tabled.

Mr. Hahaj, on behalf of the landowner, agreed to the conditional language in advance of the second reading.

A resident (no name provided) stated that the 'build it and they will come' mentality is wrong.

Darlene Shelley asked which item the Council is on and shared concerns.

Passed

Approved – 3 - Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Denied – 2- Vice Mayor Theresa Pontieri, Mayor Michael Norris

3. ORDINANCE 2026-XX APPROVING THE ANNEXATION OF LANDS OWNED BY THE CITY OF PALM COAST OF APPROXIMATELY 1.90 ACRES OF PROPERTY

Mayor Norris read the title into record.

City Council held discussion on the item and motion.

Motion by Council Member Gambaro to approve the annexation of lands owned by Raydient Palm Coast LLC of approximately 1.90 acres of property that if the Future Land Use Map (FLUM) amendment and/or the MPD do not pass, the property will not be annexed into the City. The motion was seconded by Council Member Miller.

*Public Comment:
There were none*

Passed

Approved – 3 - Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Denied – 2- Vice Mayor Theresa Pontieri, Mayor Michael Norris

4. ORDINANCE 2026-XX, A FUTURE LAND USE MAP (FLUM) AMENDMENT TO CHANGE 20,144+/- ACRES FROM CITY OF PALM COAST DESIGNATIONS: DRI-MU (NEOGA LAKES & OLD BRICK TOWNSHIP), CONSERVATION, AND MIXED USE, AND FLAGLER COUNTY DESIGNATIONS: AGRICULTURE & TIMBERLANDS, CONSERVATION, AND RESIDENTIAL LOW DENSITY/RURAL ESTATE TO MASTER PLANNED MIXED USE

Mayor Norris read the title into the record and called for any ex parte communications or conflicts of interest.

Attorney Duffy swore in individuals testifying on the item.

Mayor Norris asked if we have received a letter of agreement between the developer and the City allowing the Palm Coast Historical Society access.

Mr. Hahaj replied that he believed the agreement was still in progress.

Mayor Norris passed the gavel to Vice Mayor Pontieri.

Mayor Norris motioned to table the entire matter until there is a letter of agreement. The motion was seconded by Council Member Sullivan.

Vice Mayor Pontieri asked for Mr. Zepp's opinion on the matter.

Mayor Norris did not think we should move forward until an agreement is made.

Mr. Hahaj discussed cultural resources, that they will work with all entities to examine the lands, and that the letter of agreement is not a matter for the FLUM amendment and comp plan.

Public comment:

Peter Johnson, President of the Palm Coast Historical Society, shared that they have not received any communication and wanted to know who completed the survey process.

Jeremy Davis stated that this is sad to watch because everyone already knows the outcome.

Preston Zepp discussed the survey and the information being outdated.

City Council held discussion on wanting to see the data that has been prepared, highlighting changes, outlining concerns with the MPD and DRI, and a desire to discuss the items this evening.

Failed

Denied – 3- Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller

Approved – 2 - Council Member David Sullivan, Mayor Michael Norris

Mr. Papa presented the topic to Council.

City Council held lengthy discussion on the following topics: current entitlements, procedure for the item, greenway designation, timing of the mitigation agreements coming to City Council, concern for potential mitigation options, how the developer has addressed the issue in other places, comprehensive mitigation agreement covering the entire property before a technical site plan, concerns that have been addressed by the applicant, MPD request and desire to abandon the DRIs, preserving Old Brick Road, and phases of incoming industrial development.

Mr. Papa, Mr. Nguyen, Attorney Duffy, Mr. Hahaj, Ray Spofford, England Thims & Miller, and Staci Rewis, Land Use Attorney, replied to the comments and questions of City Council.

Mr. Hahaj presented the topic to City Council.

City Council held lengthy discussion with Mr. Hahaj on the following topics: who from the City approached Raydient and when, October 2022 comprehensive plan and how that came about, how much City capital will be spent in the next 3 years, creating a special taxing district, millage rate for Wildlight, FL, and a request for 3 homestead property trim notices from Wildlight, FL, at the next reading.

Motion by Vice Mayor Pontieri to extend the meeting until 11:30 p.m. and seconded by Council Member Gambaro.

Passed

Approved – 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Denied – 1- Mayor Michael Norris

Mr. Spofford continued the presentation on the topic.

City Council continued lengthy discussion on the topic: the need to move quickly on the letter of agreement as discussed, procedure for the various acceptances and abandonments, LDC consideration and concerns, neighborhood meetings, and public meetings.

Council Member Gambaro recommended giving the applicant the opportunity to address the comments and requests of the Council and to bring the item back at a special business meeting on August 25, 2026. The requested items included: The letter of agreement for the historical society, greenway overlay transition zone, comprehensive mitigation agreements must be in place before approval of any technical site plan, workforce housing, support for preserving Old Brick Road as a linear park, adding teeth to the phases, request from Mayor Norris for millage information on homestead exempted properties for the stewardship district, public hearings and neighborhood meetings, and narrowing items that are exempted from the LDC.

Motion by Council Member Gambaro to table the item to a special business meeting on August 25, 2026. The motion was seconded by Council Member Miller.

Public comment:

Jeremy Davis encouraged using common sense, could not understand the loop road argument, asked how a loop road attracts businesses, considerations for selecting Palm Coast, what transportation problems are solved, loss of historic resources, and asked if the loop road being built is for Palm Coast or to open more land for development.

Lauren Johnston, on behalf of the Flagler County School District, asked that the City, school district, and landowner work together on a comprehensive school mitigation agreement, that supports both responsible growth and long-term needs for the community, and reiterated the requests from the school district.

Chris Wilson, on behalf of the Flagler County School Board, highlighted that the School District is a separate entity, the requirements to provide free schools to every single student in Flagler County, that the School District would like to be treated like the historical preservation group, and that they would like to have a substantive conversation and agreement with the City and the applicant.

Peter Johnson agreed with tabling the item and discussed the neighborhood sections in Palm Coast.

Discussion was held on prior motions and procedure.

Darlene Shelley discussed the LDC sections, Palm Coast costs for roads, residents not supporting westward expansion, that residents want infrastructure, wanted to know who requested this to move forward, and resident rights to a safe, healthy, and affordable place to live.

Mayor Norris replied to share funds already paid.

Mayor Norris shared a news article from 2009 and quoted former Mayor Jon Netts.

Passed

Approved – 5 - Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Vice Mayor Theresa Pontieri, Mayor Michael Norris

Motion by Vice Mayor Pontieri to extend the meeting until 12:00 a.m. and seconded by Council Member Gambaro.

Passed

Approved – 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan

Denied – 1- Mayor Michael Norris

- 5. ORDINANCE 2026-XX A ZONING MAP AMENDMENT TO CHANGE 20,144+/- ACRES ZONING MAP AMENDMENT FROM THE CURRENT DESIGNATIONS OF PALM COAST MASTER PLANNED DEVELOPMENT, HIGH INTENSITY COMMERCIAL, AND PRESERVATION AND FLAGLER COUNTY DESIGNATIONS OF AGRICULTURE, AND RURAL MOBILE HOME TO CITY OF PALM COAST DESIGNATION OF MASTER PLANNED DEVELOPMENT ALONG WITH THE DEVELOPMENT AGREEMENT**

Mayor Norris read the title into the record.

Mr. Papa presented the topic to Council.

City Council held discussion on the following topics: conservation land, future mitigation agreements that are not defined, language change to conditional upon approved mitigation agreements, remove data center permissible use, appropriate threshold for serious economic benefits for non-residential, reasoning for single family in the greenway overlay, request to specify the provided details, specifying lots or sizes for farm animals in villages, solid waste transfer stations in the employment center, maximum density language and agreement for units per acre on dwelling units, increased specificity, and total number of houses.

Mr. Spofford was available for questions.

Motion by Council Member Gambaro to table the item to a special business meeting on August 25, 2026. The motion was seconded by Council Member Miller.

Public Comment:

Sarah Spektor, Assistant County Attorney for Flagler County, highlighted concerns for Old Brick Road, would like language to be included in the MPD, County Road responsibility and lack of a say in the agreement, hoped that the County would have a chance to participate in the MPD for impacts to the roadway system, and that the regional project will have widespread impacts.

Chris Wilson, Flagler County School Board Attorney, supported tabling, and looked for support for the applicant to work with the school district on a substantive mitigation agreement.

Ms. Rewis shared that the applicant team have heard the requests and will review and discuss with staff before the next meeting.

Preston Zepp said that there is only one chance to do this right.

Vice Mayor Pontieri looked for consensus to include a requirement that the School Board and County be included in discussions. City Council provided unanimous consensus.

Passed

Approved – 5 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

H. RESOLUTIONS

1. RESOLUTION 2026-106 APPROVING A CONTRACT WITH AMERICAN CIVIL CONSTRUCTION, INC. AND A PROJECT CONTINGENCY FOR THE CONSTRUCTION OF THE A1A FORCEMAIN EXTENSION PHASE II PROJECT

Mayor Norris read the title into the record.

Brian Roche, Utility Director, provided a brief overview of the item.

Council Member Miller asked about the source of funds.

Mr. Roche highlighted that it is grant funds.

Motion by Council Member Miller to approve a contract with American Civil Construction, Inc., and a project contingency for the construction of the A1A forcemain extension phase II project. The motion was seconded by Council Member Sullivan.

*Public Comment:
There were none.*

Passed

Approved – 5 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

I PUBLIC COMMENTS

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

Peter Johnson thanked Mr. Zobler.

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

Mayor Norris asked how many houses the County has in queue that the City will have to provide water for.

Council Member Miller asked if the Mayor is looking for remaining entitlements for the City's service area.

Mayor Norris discussed traffic issues at Imagine School.

Mr. McGlothlin stated that he, and a member of the Sheriff's Office, will be going to a meeting at the school.

Council Member Miller discussed the traffic issues with cars waiting in front of schools.

Vice Mayor Pontieri sought to correct a partial misstatement from the prior meeting regarding Town Center Blvd. repaving.

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

There were none.

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

There were none.

M. ADJOURNMENT

The meeting was adjourned at 11:59 p.m.

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



City of Palm Coast Minutes

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City Council Workshop Meeting

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

Tuesday, August 11, 2026	9:00 AM	City Hall - Jon Netts Community Wing
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City Staff

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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 9:04 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

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes.
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 - (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 participation.

Public participation opened at 9:04 a.m.

Liz Esposito advocated for a concrete skate park, asked for a phase 1 starter park, and discussed the disc golf course.

Jeani Duarte discussed the August 4 Business Meeting, the City Charter, and campaign sign placement.

Lisa Sweeters advocated for a concrete skate park and discussed the disc golf course.

Public participation closed at 9:10 a.m.

Mr. McGlothlin and Council responded to comments regarding the disc golf course and a skate park.

Mayor Norris responded to comments regarding campaign signs and asked the City Manager for a response.

Mr. McGlothlin provided a response and Council held discussion on campaign sign placement.

Council asked Mr. McGlothlin to have the City issue educational messaging, for the City Attorney to work with the Supervisor of Election's office on communicating the regulations to the candidates, and for Code Enforcement to continue following City Ordinance.

E. PRESENTATIONS

1. PRESENTATION - ALL CAPITAL AND FLEET BUDGETS

Mayor Norris read the title into the record.

Helena Alves, Director of Financial Services, Carl Cote, Director of Stormwater and Engineering, Brian Roche, Director of Utility, and Matt Mancill, Director of Public Works presented the item to Council.

Topics presented included: Capital Fund Restricted Revenues, Capital Projects Fund Revenues and Expenditures, Streets Improvement Fund Restricted Revenues, Streets Improvement Fund, Roadway Conditions, Pavement Management, 5-Year PCI Projection, Impact Fees Fund, Transportation Impact Fee Fund, Town Center Transportation Impact Fee Fund, Recreation Impact Fee Fund, Fire Impact Fee Fund, SR 100 Community Redevelopment Agency Fund, Old Kings Road Special Assessment Fund, Stormwater Management Fund 5-Year Plan, Water Wastewater Utility Capital, 5-Year Projected Source of Funds and Use of Funds, Capital Projects List, Fleet Management Fund, and next steps.

Ms. Alves, Mr. Cote, Chief Kyle Berryhill, Mr. Roche, and Mr. Mancill provided a response to Council questions.

Public comment:

Tony Amaral discussed road conditions, CIAC fees, and impact fee districts.

*Council recessed at 12:30 p.m.
Council reconvened at 1:00 p.m.*

2. PRESENTATION - PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE

Council provided consensus to move this item to the September 8, 2026, Workshop meeting.

3. ORDINANCE 2026-XX HISTORICAL PRESERVATION

Council provided consensus to move this to Item 2.

Mayor Norris read the title into the record.

Marcus Duffy, City Attorney, presented the item to Council.

Topics presented included: the terms of the ordinance and next steps.

Mr. Duffy provided a response to Council questions.

Council provided direction to change the board from 7 members/2 alternates to 5 members/2 alternates.

Public comment:

Tony Amaral asked about historical review requirements and costs, rebuilds, and Fire House 22.

Preston Zepp responded to Mr. Amaral's questions about Fire Station 22, and discussed Sawmill Estates, the National Register of Historic places, and sites in Palm Coast that might be eligible for the National Register.

Council and Mr. Duffy continued discussion of the topic and next steps.

F. PUBLIC COMMENTS

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 Sullivan discussed the schedule and topics of the Council meetings on August 25.

Council Member Miller left the meeting at 1:31.

Vice Mayor Pontieri discussed election day, advised residents to drive safely, and discussed getting a great voter turnout.

Mayor Norris thanked IT for purchasing Starlink.

Vice Mayor discussed the award received for the City's mobile app.

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

Mr. Duffy called for a shade meeting to discuss the Palm Coast Holdings case, a shade meeting to discuss the HBA case, and asked for consensus to pursue an appeal of the HBA decision. Council provided consensus.

Mr. Duffy also discussed a tentative Special Business Meeting on August 19.

DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

There were none.

J. ADJOURNMENT

The meeting was adjourned at 1:35 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*



City of Palm Coast Minutes

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

City Council Special Business Meeting

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

Wednesday, August 19, 2026

9:00 AM

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.
- 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/@PalmCoastFL>.
- 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 9:00 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.

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) 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.

Jeani Duarte discussed the primary election results, Charter language, appointed Council Members, and unlawful votes.

Bruce Stone discussed lawn care, increased mosquitoes, and candidate campaign contributions.

Mr. McGlothlin highlighted that City Council has a follow-up regarding the seating of Mr. Stevens.

Vice Mayor Pontieri replied to public comment to share the definitions and Charter language regarding elections and when the District 3 seat swearing in will occur.

Mayor Norris replied to public comment that regularly scheduled elections are defined in the City's Charter.

E. RESOLUTIONS

1. RESOLUTION 2026-107 SETTLEMENT AGREEMENT WITH PALM COAST HOLDINGS

Mayor Norris read the title into the record and asked for communications to be disclosed.

Council Member Miller and Vice Mayor Pontieri disclosed conversations with Mr. Chiumento.

Council Member Gambaro and Council Member Sullivan did not have conversations to disclose regarding this litigation.

Attorney Duffy provided an overview of the item.

City Council held discussion on the following topics: potential of a third party to do the title and transfer, key points of the agreement, map, financial concerns, cost benefit, results of going to court and potential loss of litigation, control of the land, and land value and resale value.

Motion by Council Member Gambaro and seconded by Council Member Sullivan to approve the settlement agreement with Palm Coast Holdings.

Public Comment:

Jeani Duarte encouraged tabling the item and spoke about the conversations related to the litigation.

Vice Mayor Pontieri replied to public comment that mediation discussions are confidential.

Passed

**Approved – 4 - Council Member Charles Gambaro, Council Member Ty Miller,
Council Member David Sullivan, Mayor Michael Norris**

Denied – 1- Vice Mayor Theresa Pontieri

F PUBLIC COMMENTS

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

Jeani Duarte discussed regular elections and Charter language, difference in a regularly scheduled election, and wanted the two appointed Council Members to be removed.

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

There were none.

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

There were none.

J. ADJOURNMENT

The meeting was adjourned at 9:27 a.m.

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



City of Palm Coast Minutes

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

City Council Budget Workshop

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

Tuesday, August 25, 2026	9:00 AM	City Hall - Jon Netts Community Wing
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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

Public Participation shall be held in accordance with Section 286.0114 Florida Statutes.
And pursuant to the City Council's Meeting Policies and Procedures:

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Mayor Norris provided the rules and procedures of public participation.

Public participation opened at 9:02 a.m.

Liz Esposito advocated for a concrete skate park, discussed community support for a park, and the budget.

Forrest Allmans advocated for a concrete skate park and asked Council to please keep it in the budget.

Jeani Duarte discussed Council vacancies, appointments, and the proposed amendments to the City Charter.

Mark Stancil discussed Ray Stevens' election and advised Council to do the honorable thing.

Gary Kunnas discussed the prior Council meeting, and a trespass warning he received.

Tony Amaral discussed the prior Council meeting, the lawsuit settlement, discussed his concerns, and asked about policies and procedures.

Oscar Chelico discussed Palm Coast incorporating Espanola, and that the people in the west want to be left alone.

Public participation closed at 9:16 a.m.

Council Member Miller responded to comments on Espanola.

Vice Mayor Pontieri responded to comments on the Allete lawsuit.

E. PRESENTATIONS

1. PRESENTATION - FINAL PROPOSED BUDGET FOR ALL APPROPRIATED FUNDS

Mayor Norris read the title into the record.

Gwen Ragsdale, Budget & Procurement Manager, Raelene Bowman, Accountant II, and Helena Alves, Director of Financial Services, presented the item to Council.

Topics presented included: Overview of Fiscal Year 2026 Revised Budget and Fiscal Year 2027 Budget, General Fund, TRIM (Truth in Millage), Proprietary Funds, Internal Service Funds, Capital Funds, All Remaining Funds, and next steps.

Ms. Ragsdale, Ms. Bowman, Ms. Alves, Carl Cote, Director of Stormwater and Engineering, and Matt Mancill, Director of Public Works, provided a response to Council questions.

Council provided consensus to reduce the City Manager's contingency fund by \$200,000.00; to accept staff recommendations for the streets improvement fund; for staff to research and provide costs for an Olympic-size pool, and for Mr. McGlothlin to talk with the school board about the YMCA.

Council gave consensus for staff to issue an RFP for cost of credit/line of credit up to 15 million, and present options at the September 9, 2026, Budget Hearing.

Mark Strobridge, Chief of Staff for the Flagler County Sheriff's Office, addressed Council on the Sheriff's Office budget.

Public comment:

Mark Stancil asked if the Code Enforcement department is being reformed.

Jeani Duarte discussed details of the budget presentation.

Marilyn Mack discussed the budget presentation, misappropriation of funds, and contracts.

Gary Kunnas discussed canal dredging, fees, and asked where the money is going.

Meghan Rizzo discussed the Parks & Recreation budget and athletic field capacity.

Carl Cote responded to Council questions regarding the saltwater canals.

F. PUBLIC COMMENTS

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

Naftali DeJesus discussed the commercial hauling ordinance and self-hauling, and the City's

permitting process.

Marilyn Mack asked that the City go out to bid on the trash pickup contract to reduce costs for residents, and discussed CPI.

Jeani Duarte discussed Ray Stevens and Council seats.

Mr. McGlothlin responded to public comment on code enforcement rebranding, permitting, and fleet purchases.

Council Member Sullivan commented that he would be here next week.

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

Vice Mayor Pontieri asked for consensus to hire a third party to perform due diligence for the settlement agreement. Council gave consensus. Mayor Norris also asked for a record of the remaining entitlements.

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

There were none.

J. ADJOURNMENT

The meeting was adjourned at 11:50 a.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*