

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

Agenda Date: September 15, 2026

Agenda Item: F.1

Department CITY CLERK Division CITY CLERK	Amount Org/Account #
Subject: MINUTES OF THE CITY COUNCIL: SEPTEMBER 1, 2026 BUSINESS MEETING SEPTEMBER 8, 2026 WORKSHOP MEETING SEPTEMBER 9, 2026, BUDGET HEARING	
Presenter:	
Attachments: 1. Minutes (3)	
Background:	
Recommended Action: MINUTES OF THE CITY COUNCIL: SEPTEMBER 1, 2026 BUSINESS MEETING SEPTEMBER 8, 2026 WORKSHOP MEETING SEPTEMBER 9, 2026, BUDGET HEARING	



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, September 1, 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. PROCLAMATIONS - 5:30 P.M.

1. PROCLAMATION - AUGUST 31, 2026, AS INTERNATIONAL OVERDOSE AWARENESS DAY

The recipient was not present, so the proclamation was not presented.

B. CALL TO ORDER THE CITY COUNCIL BUSINESS MEETING - 6 P.M.

Mayor Norris called the meeting to order at 6:00 p.m.

C. PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

D. ROLL CALL

City Clerk Kaley Cook called the roll. All members were present with Council Member Gambaro

appearing virtually.

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.
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- (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;
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 - (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.

Chantal Preuninger discussed the spread of viruses, use of organic compost, federal regulations and codes, and challenged Council to make laws preventing toilet-to-tap and blackwater use.

Mark Stancel discussed updates to Code Enforcement and asked about staff's approach.

Jeani Duarte asked Council to postpone today's items and votes, discussed the authority of appointed Council Members, a recent special meeting, several major developments on today's agenda, and asked Council to postpone all matters until the authority of the districts 3 and 4 seats are resolved.

Darlene Shelley discussed increases in water and sewer bills, a State consent order, growth outpacing the utility systems, that residents deserve to know about major changes before they are finalized, Land Development Code, and that future decisions must prioritize fiscal health and quality of life for people who already call Palm Coast home.

Gary Kunnas discussed prior conversations with Stormwater & Engineering, temporary fixes for the sewer system and flooding, and a trespass warning issued.

Mike Martin, Commissioner on the East Flagler Mosquito Control District, shared about how the

district works and details regarding trapping and spraying.

Mr. McGlothlin replied to public comment to share the details of code enforcement.

Vice Mayor Pontieri replied to public comment regarding upcoming ordinances, shared details of the LDC, and thanks to Mr. Martin.

Mayor Norris replied to discuss Code Enforcement.

F. APPROVAL OF MINUTES

- 1. 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**

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

City Council then moved to the consent agenda.

G. RESOLUTIONS

- 1. RESOLUTION 2026-108 FLAGLER LANDINGS TECHNICAL SITE PLAN - TIER 3, APPLICATION #6587**

Mayor Norris read the title into the record and called for any ex parte communications.

The City Clerk swore in individuals testifying on the items.

Michael Hanson, Senior Planner, presented the topic to Council.

Topics presented included: Request, background, FLUM designation, zoning map, overall site plan, architectural elevations, site development requirements, conditions for approval, Planning and Land Development Regulation Board, and recommendations.

Phong Nguyen, Deputy Director of Community Development, presented Resolution 2 of the agenda.

City Council held discussion on the following topics: parking, concerns for foreseeable requests for exceptions to reduce parking, mitigating such issues with the site plan, approval with conditions, traffic plan, FDOT study, and procedure for parking flexibility requests.

Mr. Hanson replied to Council comments and questions to share the parking space details and potential condition options for approval.

Mr. Nguyen shared parking review of developments in the City and recommended approval without restriction.

City Council received a presentation on the accompanying proportionate share and impact fee credit agreement (resolution 2 of the agenda).

Motion by Vice Mayor Pontieri and seconded by Council Member Miller to approve the technical site plan with the staff conditions.

Passed

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

2. RESOLUTION 2026-109 APPROVING PROPORTIONATE SHARE AND IMPACT FEE CREDIT AGREEMENT WITH FLAGLER PINES PROPERTIES FOR IMPROVEMENTS TO SR-100

Mayor Norris read the title into the record and called for any ex parte communications.

The City Clerk swore in individuals testifying on the items.

Jay Livingston, on behalf of the applicant, presented the topic to City Council.

City Council held discussion on the following topics: support for the applicant willingness to have a package plant onsite, capacity improvements required by FDOT, sidewalks, section 6b of the agreement, traffic mitigation, support for the approach, and to confirm that there will be no negative impacts to future additional lanes on SR 100.

Mr. Livingston, Mr. Nguyen, Mr. Hanson, and Kirsten Fawcett, with Lassiter Transportation Group, provided a response to Council comments and questions.

Public comment was held on Resolutions 1 and 2.

Dylana Galery asked to clarify what items still have to come back to be approved and if anything is being approved that would limit actions of future Council Members.

Darlene Shelley discussed the resolutions and proportionate share and impact fee credit agreement, felt that it leaves the City short of cash, cited Florida Statutes, and that City Council is not required to adopt a supercenter that falls short of the current level of service.

Tony Amaral discussed transportation impact analysis, roads overcapacity, asked for funding details if the project does not move forward, asked if the impervious area includes outparcels, asked if the wetland quality assessment scores were accepted, and discussed resource permits.

Mr. Nguyen, Mr. Livingston, Mr. Hanson, and Kimberly Buck, Project Engineer, replied to public comments to share the remaining developments, outparcels, proportionate share payments, that there are no credits, details of the projects on Old Kings Road and road improvements, willingness to address the conditions, and the impervious thresholds accounting for future development.

Motion by Council Member Sullivan and seconded by Vice Mayor Pontieri to approve the proportionate share and impact fee credit agreement.

Passed

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

3. RESOLUTION 2026-110 APPROVING THE NUISANCE ABATEMENT FINAL ASSESSMENT

Mayor Norris read the title into the record.

Luis Mendez provided a brief overview of the item.

*Public Comment:
There were none.*

Motion to approve the nuisance abatement final assessment by Council Member Miller and seconded by Council Member Sullivan.

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

4. RESOLUTION 2026-111 APPROVING THE FISCAL YEAR 2026-27 NON-AD VALOREM ASSESSMENT ROLL FOR THE OLD KINGS ROAD SPECIAL ASSESSMENT DISTRICT TO BE TRANSMITTED TO THE FLAGLER COUNTY TAX COLLECTOR

Mayor Norris read the title into the record.

Michael Vespucci, Senior Accountant, provided a brief overview of the item.

*Public Comment:
There were none.*

Motion to approve by Council Member Miller and seconded by Vice Mayor Pontieri.

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

H. CONSENT

Motion by Vice Mayor Pontieri and seconded by Council Member Sullivan to pull item 2 from the consent agenda.

1. RESOLUTION 2026-112 APPROVING PIGGYBACKING THE OMNIA PARTNERS CONTRACT WITH NEOGOV FOR THE PURCHASE OF THE LEARN AND PERFORM MODULES

Mayor Norris read the title into the record.

Public comment:

Darlene Shelley asked if the amount is for a year or for the entire contract, and if this is a requirement or just nice to have.

Tony Amaral discussed the contract terms, escalating scale, and asked where the savings come in.

Doug Akins, Director of IT, shared the contract details, and purpose for the software.

Motion made to approve the item by Council Member Sullivan and seconded by Vice Mayor Pontieri. The motion passed unanimously.

2. RESOLUTION 2026-113 APPROVING THE GRANT AGREEMENT WITH FLORIDA INLAND NAVIGATION DISTRICT (FIND) FOR THE 2026 PALM COAST WATERWAY CLEANUP

Mayor Norris read the title into the record.

City Council shared thanks to Mr. Stapleford.

Alyssa Roscoe, Collection & Sanitation Division Supervisor, shared about the waterway cleanup and annual events.

Mr. Stapleford shared about the upcoming 20th anniversary and total donated dollars.

Ms. Roscoe shared about details of the event and this year's mascot.

Motion made to approve the item by Vice Mayor Pontieri and seconded by Council Member Sullivan.

Public Comment:

There were none.

The motion passed unanimously.

I. ORDINANCES FIRST READING

1. ORDINANCE 2026-XX LAKEVIEW ESTATES COMPREHENSIVE PLAN AMENDMENT - APPLICATION #5576

Mayor Norris highlighted that Ordinances 1 and 2 will be presented together.

Mayor Norris read the title into the record and called for any ex parte communications.

The City Clerk swore in individuals testifying on the items.

Mr. Hanson presented the topic to City Council.

Topics presented included: applicant request, background, existing versus proposed

FLUM, zoning map and MPD conceptual site plan, public notice and participation, FLUM amendment analysis and recommendation, master planned development analysis and recommendation, and next steps.

City Council held discussion on the following topics: policy change for this one particular parcel and how many times that has been done in the past, has the applicant offered any public benefit, stormwater connection to the London Waterway Drainage, tract 8 current zoning, consistency with LDC, view protection zones, Planning and Land Development Regulation Board comments, traffic impact considerations, staff's position on the TIA, gross square feet of building area, alleviate the ability to have massive building space, who on staff requested the park location, limiting factors, arsenic soil testing, a recommendation to require 18 inches of soil boring testing and remediation to be included in the agreement, and applicant willingness to donate the balance of the property or to put the balance into conservation.

Michael Chiumento, on behalf of the applicant, presented the topic to City Council. Topics presented included: project overview, approved scattered lots, proposed concept plan, parks master plan, tract 9, tract 3, and tract 8.

Mr. Hanson, Mr. Nguyen, and Mr. Chiumento replied to City Council comments and questions.

Public Comment was held on Ordinance items 1 and 2:

Jeff Adams asked when the enhancements will take place and looked for assurances that everything promised will be received.

John Furlong thanked Council for their consideration, discussed soil testing, asked Council to consider why they are offering that tract, and took offense to the comment that the neighbors in the area are having a knee-jerk reaction.

Darlene Shelley discussed public benefit, the view the neighbors were promised, that the process is incomplete, neighborhood meeting records, and that the Planning Board told Council to deny it.

Tony Amaral discussed considerations, public benefit, and making sure this will be usable.

Council continued comments on the following topics: tract 9 not in compliance with LDC section, desire to see this not continue to come back, doing what is best for the community as a whole, tract 9 limit of 250,000 sq ft of buildable space, view protection zone, tract 3 natural vegetation, to strike certain com 2 uses, and deeding the property to the City.

Motion by Vice Mayor Pontieri and seconded by Council Member Miller to table Ordinance items 1 and 2 to the next business meeting on 9/15.

Passed

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

Denied – 1 - Mayor Michael Norris

2. ORDINANCE 2026-XX LAKEVIEW ESTATES MPD AMENDMENT – APPLICATION #5575

3. ORDINANCE 2026-XX A FUTURE LAND USE MAP (FLUM) AMENDMENT FOR 331.1+/- ACRES TO INCREASE THE MAXIMUM NUMBER OF DWELLING UNITS FROM 416 TO 743 AND AMENDING THE RESIDENTIAL AND CONSERVATION AREAS IN THE SUBJECT AREA

Mayor Norris highlighted that Ordinances 3 and 4 will be presented together.

Mayor Norris read the titles into the record and called for any ex parte communications.

The City Clerk swore in individuals testifying on the items.

Jose Papa, Senior Planner, presented the topic to City Council. Topics presented included: background, future land use map existing versus proposed, zoning map existing versus proposed, public participation and notice, public facilities impact analysis, recommendation, and next steps.

Eric Morrisette, on behalf of the co-applicant, and Mr. Chiumento presented the topic to City Council.

City Council held discussion on the following topics: public benefit, secondary access for emergency use, well sites, applicant ownership interest, ownership for tract 6, historical perspectives of the project, setback issues, lack of public benefit, and concern for density bonuses and the LDC.

Mr. Morrisette and Mr. Chiumento replied to Council comments and questions.

Public comment was held for both items:

Sue Dufner stated that there are no planned phases 5 and 6 for Grand Landings, discussed that this item has been brought forward multiple times, asked how many times the applicant is able to come in and try to get additional units built, discussed displaced animals, and asked when the board will stop saying yes to developments.

Donna Stancel discussed the history of the property, congestion in the Seminole Woods area, denial from the Planning and Land Development Regulation Board, the request as a trick by the developers, and asked Council to deny the item.

Kyle Meyer shared kudos to Vice Mayor Pontieri, asked why we are here for a fourth attempt, supported the planning board discussion and decision to deny the request, discussed impacts to animals, traffic and pedestrian concerns, infrastructure concerns, no public benefit to residents, and encouraged smart and thoughtful growth that adds to the lives of residents who are already here.

Liz Shanahan was grateful for the City's past decisions on this request, discussed the applicant seeking a fourth revision, unanimous denial from the Planning and Land Development Regulation Board, incompatibility, an analysis she emailed to the City

Council, and asked Council to deny the applications.

Joe Corraliza wanted to address the unsafe and unfinished turn into the neighborhood, predictable and preventable traffic hazards, retention ponds and rising water table, and asked City Council to deny the proposal or request items to be addressed before approval.

Darlene Shelley stated that this is the same project that has already been brought to City Council, the Planning Board refused to support approval, code requirement for a public benefit, Flagler County projects and lack of concurrency, and asked for the project to be denied.

Mr. Morrisette replied to comments to discuss LDC concerns, public benefit, and encouraged meetings with staff to address the concerns and requests.

City Council held additional discussion on how long the application has been with the City and staff's response to the applicant with concerns.

Mr. Morrisette suggested tabling the item to allow time to sit down with City staff and work through the items raised.

Council Member Gambaro motioned to table the items for 6 months.

City Council held discussion on the length of time and felt 6 months was too long.

Council Member Gambaro withdrew the motion.

Motion by Council Member Miller and seconded by Council Member Sullivan to table the Ordinance items 3 and 4 for 3 months.

Passed

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

Denied – 1 - Mayor Michael Norris

- 4. ORDINANCE 2026-XX A ZONING MAP AMENDMENT FOR 331+/- ACRE AREA TO BE REFERRED TO AS SEMINOLE TRACE FROM SINGLE FAMILY RESIDENTIAL-1 (SFR-1) AND PRESERVATION (PRS) TO MASTER PLANNED DEVELOPMENT (MPD) WITH A DEVELOPMENT AGREEMENT**

J PUBLIC COMMENTS

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

There were none.

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

Council Member Miller shared sports updates, highlighted the 25th anniversary of 9/11, and shared

about upcoming events.

Vice Mayor Pontieri hoped to see people at the events, discussed the City's waste hauler ordinance and unintended consequence, staff recommendations to address the items, and asked for consensus to allow staff to present an amended ordinance. City Council provided consensus.

City Council held discussion on meeting with the HBA and the need to refine the ordinance.

Vice Mayor Pontieri asked for Council to consider expanding the geographical commercial corridor for economic development incentives. City Council held brief discussion on the topic and provided consensus.

Vice Mayor Pontieri provided an update on canal dredging.

Council Member Sullivan discussed the joint City/County meeting last week and looked to see if a follow-up meeting needs to be scheduled.

City Council held discussion on viable land options, staff's request for time to review the options, and the request that staff provide City Council with an update.

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

There were none.

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

1. REPORTING OF EMERGENCY AND SOLE SOURCE FOR JULY 2026

Mr. McGlothlin requested that City Council provide him with their appropriation requests.

Vice Mayor Pontieri asked if Council can receive last year's appropriations asks.

N. ADJOURNMENT

The meeting was adjourned at 10:59 p.m.

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



City of Palm Coast Minutes

City Hall
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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, September 8, 2026	9:00 AM	City Hall - Jon Netts Community Wing
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City Staff

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A. CALL TO ORDER

Vice Mayor Pontieri 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. Mayor Norris and Council Member Gambaro were absent.

D. PUBLIC PARTICIPATION

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Vice Mayor Pontieri provided the rules and procedures of public participation.

Paulette Hatfield shared compliments to City Council for the appearance of Palm Coast Parkway, thanked Council for having the road repaved, and asked if Florida Park Drive would be repaved.

Council responded to public comment, and Vice Mayor Pontieri thanked staff and shared about the flags displayed on Palm Coast Parkway for Live Like Cameron.

E. PRESENTATIONS

1. RESOLUTION 2026-XX AMENDING POLICY RELATING TO THE STATE HOUSING INITIATIVE PARTNERSHIP PROGRAM LOCAL HOUSING ASSISTANCE PLAN PURCHASE ASSISTANCE PROGRAM FOR AFFORDABLE RENTAL DEVELOPMENT AND FIRST TIME HOMEBUYERS' DOWN PAYMENT ASSISTANCE

Vice Mayor Pontieri read the title into the record.

Jose Papa, Senior Planner, Joseph Hegedus, Director, Flagler County Health and Human Services Department, and Jacqueline Gonzalez, Site Development Coordinator, presented the item to Council.

Topics presented included: background, LHAP Amendment 1: Affordable Rental Development, and LHAP Amendment 2: Purchase Assistance Program.

Mr. Papa, Mr. Hegedus, and Ms. Gonzalez provided a response to Council questions.

Council held additional discussion on the following topics: the need for local data, where the money actually goes, live local, broadening the eligibility scope for purchase assistance, keeping homes in the program, subjectivity in language, and how long houses are listed for sale.

Vice Mayor Pontieri requested that the following data be provided to Council: how many affordable rental units are in the community, the availability rate, what the need is, waitlist data, vacancy rate, the number of residents who have applied for SHIP for rehabilitation but did not receive funding, and for staff to bring back a proposed amount of time based on how long houses are listed that they would suggest, possibly 4-6 months.

Council gave consensus.

*Public comment:
There were none.*

2. PRESENTATION - PROPOSED AMENDMENTS TO THE LAND DEVELOPMENT CODE

Vice Mayor Pontieri read the title into the record.

Jose Papa, Senior Planner presented the item to Council.

Topics presented included: summary of amendments since the City Council June 9 Workshop, items to be brought forward after the adoption of the LDC updates, ordinance to address Data Centers, ordinance to establish penalties and fines for unpermitted tree removal, and next steps.

Mr. Papa, Phong Nguyen, Interim Director of Community Development, and Michael Hanson, Senior Planner, provided a response to Council questions.

Vice Mayor Pontieri asked for consensus for the following changes:

2.05.02 Neighborhood meeting requirements; A.1 strike language "unless waived by the land use administrator."

3.03.02 Table 3.4 add language to the footnote 1. "subject to City Council approval based on compatibility" and 2:09:04.

14 Glossary: add definition of data center.

14 Glossary: Kennel, staff will clarify and make consistent with chapter 8 and 2:09:04.

Council provided consensus.

Council held discussion on phased development, and provided direction for staff to research phased development and bring back proposed amendments to the LDC.

Public comment:

Paulette Hatfield asked about reducing the square footage for the data center, and discussed the need to do something about the pet situation.

Council Member Miller provided a response to public comment.

Vice Mayor Pontieri thanked staff and asked that staff delineate the changes from today's meeting for the September 15 Business Meeting.

3. ORDINANCE 2026-XX PROHIBITING THE TRANSFER OF THE CITY OF PALM COAST FIRE RESCUE DEPARTMENT

Vice Mayor Pontieri read the title into the record.

Marcus Duffy, City Attorney, and Kyle Berryhill, Interim Deputy City Manager, and presented the item to Council.

Topics presented included: history of the Palm Coast Fire Department, the terms of the ordinance, and next steps.

Mr. Duffy and Chief Berryhill provided a response to Council questions and comments.

The item will be brought back for first read at the September 15 Business meeting.

*Public comment:
There were none.*

4. ORDINANCE 2026-XX PROHIBITING DIRECT POTABLE REUSE

Vice Mayor Pontieri read the title into the record.

Marcus Duffy, City Attorney, and Brian Roche, Director of Utility, presented the item to Council.

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

Mr. Duffy and Mr. Roche provided a response to Council questions.

The item will be brought back for first read at the September 15 Business meeting.

*Public comment:
There were none.*

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 Miller provided a sports update, and discussed the stair climb at Hammock Beach

and a candle lighting ceremony at Veterans Memorial Park being held for the 25th anniversary of 9/11.

Council Member Sullivan discussed the 25th anniversary of 9/11 and the school system and education, and asked people to think about where they were and how their life has changed since then.

Vice Mayor Pontieri discussed the 25th anniversary of 9/11 and the stair climb fundraiser, and provided a sports update.

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

Mr. McGlothlin shared support for the 9/11 events, and asked for Council support for sunsetting the Beautification and Environmental Advisory Committee (BEAC) and transferring those responsibilities to the Parks & Recreation Advisory Board (PRAB). Council provided support for the consolidation.

J. ADJOURNMENT

1. AGENDA WORKSHEET AND CALENDAR

The meeting was adjourned at 11:28 a.m.

Respectfully submitted by: Alison Palmer, Deputy City Clerk



City of Palm Coast Agenda

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160 Lake Avenue
Palm Coast, FL 32164
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City Council Budget Hearing

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

Wednesday, September 9, 2026

5:15 PM

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C. ROLL CALL

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

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- (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 discussed transparency, the data center, the City Charter, appointed Council seats, voting, water reports, and declining public trust.

Muffin Nelson discussed the Frieda Zamba pool, asked that the pool be kept open on Saturday and Sunday through Halloween, and discussed her petition.

John Subers discussed his participation on the PRAB and asked Council to fund the Parks.

Agnes Lightfoot discussed her participation on the PRAB and that the players at the tennis center are happy with what is going on.

E. PRESENTATION

1. PRESENTATION – PROPOSED FISCAL YEAR 2027 BUDGET AND REVISED FISCAL YEAR 2026 BUDGET FOR ALL APPROPRIATED FUNDS - FIRST PUBLIC HEARING

Helena Alves, Financial Services Director, and Gwen Ragsdale, Budget & Procurement Manager, presented the topic to Council.

Topics presented included: General Fund Revenues Summary, General Fund Expenditure Summary, Proprietary Funds Budget Summary, Capital Projects Funds Budget Summary, Capital Projects Funds Major Projects Fiscal Year 2027, Special Revenue Funds Budget Summary, Internal Services Funds Budget Summary, Fiscal Year 2027 Proposed Budget

Summary, CRA Land Purchase Funding, SR 100 Community Redevelopment Agency Fund, Millage Rate Options, and next steps.

Ms. Alves, Ms. Ragsdale, Kyle Berryhill, Interim Deputy City Manager, and Carl Cote, Director of Stormwater and Engineering, provided a response to Council questions.

Ms. Alves asked for guidance on the 1.5 million 2026 line item allocation for the YMCA from the SR 100 CRA Fund.

Council held discussion and provided direction to move the \$1.5 million for the YMCA from 2026 to 2027.

Per Council direction from the August 25 Budget Workshop meeting, Ms. Alves presented Council with options on reducing general fund reserves.

Council held discussion on the topic. Mayor Norris asked for consensus for fund balance at 15%. Council Member Miller, Council Member Sullivan, and Council Member Gambaro gave consensus. Vice Mayor Pontieri did not give consensus.

Council continued discussion on the topic. Mayor Norris asked for consensus to go with staff recommendation of 20% minus the \$250,000 for the animal shelter. Council Member Miller, Council Member Sullivan, and Council Member Gambaro gave consensus. Vice Mayor Pontieri did not give consensus.

Ms. Alves presented additional financial strategies associated with this purchase: 1. Assign any future General Fund Reserves over the 20% goal to debt repayment, 2. Amend CRA Plan to clearly delineate the use of TIF dollars for repayment to the General Fund, 3. Assign any Future CRA dollars to the repayment of Line of Credit and Interest as Incurred. 4. Initiate Marketing Plan for Sale of Prime Parcels.

Vice Mayor Pontieri recommended options 2-4. Council gave consensus.

Council held discussion on the FC3 grant and gave direction to increase the amount from \$75,000 to \$90,000.

Flagler County Sheriff Rick Staly addressed Council and provided a response to Council questions.

John Walsh, YMCA taskforce, addressed Council and provided a response to Council questions.

Interim Deputy City Manager Kyle Berryhill addressed Council on millage rate options.

RECESS CITY COUNCIL AND CONVENE THE SR 100 CORRIDOR CRA BOARD

City Council recessed at 6:48 p.m. and convened the SR 100 Corridor CRA Board.

F. SR 100 CORRIDOR CRA RESOLUTIONS

- 1. STATE ROAD 100 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY (SR 100 CRA) RESOLUTION 2026-114 ADOPTING THE SR 100 CORRIDOR CRA TENTATIVE BUDGET FOR FISCAL YEAR 2026-2027 AND AMENDING THE STATE ROAD 100 CORRIDOR CRA BUDGET FOR FISCAL YEAR 2025-2026**

Ms. Alves provided a brief overview and reiterated the SR 100 CRA budget for FY 2026-2027 to be \$4,003,956 and the amended budget amount for FY 2025-2026 budget to be \$3,375,357.

Motion made to approve by Council Member Miller and seconded by Council Member Sullivan.

*Public Comment:
There were none.*

Passed

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

Denied - 1 Vice Mayor Theresa Pontieri,

ADJOURN THE SR 100 CORRIDOR CRA BOARD AND RECONVENE CITY COUNCIL

The SR 100 Corridor CRA Board adjourned at 6:51 p.m. and the City Council meeting reconvened.

G. CITY RESOLUTIONS

- 1. RESOLUTION 2026-115 SETTING THE TENTATIVE MILLAGE RATE (TRIM) FOR THE FISCAL YEAR 2026-2027**

Mayor Norris announced that the City of Palm Coast proposes to levy a tentative millage rate of 4.1387 mills. This is an increase of 0% from the rolled-back rate of 4.1387 mills.

Motion made to approve by Vice Mayor Pontieri and seconded by Council Member Miller to adopt the tentative millage rate as stated with the caveat that we fund \$330,000 to the Flagler County Sheriff's Office budget for 2 additional deputies.

*Public comment:
There were none*

Mayor Norris announced that the City of Palm Coast proposes to adopt a tentative millage rate of 4.1387 mills.

Passed

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Mayor Michael Norris

Denied - 1 Council Member David Sullivan

2. RESOLUTION 2026-116 ESTABLISHES THE TENTATIVE BUDGET FOR THE FISCAL YEAR 2026-2027 AND AMENDS THE FISCAL YEAR 2025-2026 BUDGET

Mayor Norris announced that the City of Palm Coast proposes to adopt a tentative budget with total appropriated expenditures and reserves of \$533,947,885.

Motion made to approve by Council Member Sullivan and seconded by Vice Mayor Pontieri.

*Public Comment:
There were none.*

Mayor Norris announced that the City of Palm Coast proposes to adopt a tentative budget of \$533,947,885.

Mayor Norris announced the Public Hearing to adopt the final millage rate and budget is scheduled for September 23, 2026, at 5:15 p.m., at the Palm Coast City Hall - Jon Netts Community Wing.

Passed

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

H PUBLIC COMMENTS

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

There were none.

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

Council Member Miller discussed local events for the 25th anniversary of 9/11.

Vice Mayor Pontieri discussed the 25th anniversary of 9/11 and the final alarm as impactful.

Council Member Sullivan discussed the 25th anniversary of 9/11, to make sure children are aware of what happened, and reflect on what happened to you.

Council Member Gambaro discussed the 25th anniversary of 9/11 as a day that changed the trajectory of our lives, tremendous cost and sacrifice, and remembered the servicemembers killed at the Pentagon.

Council Member Gambaro also discussed Raydient.

Mayor Norris discussed the 25th anniversary of 9/11 as a day that changed the world and changed his family's life.

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

There were none.

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

There were none.

L. ADJOURNMENT

The meeting was adjourned at 7:09 p.m.

Respectfully submitted by: Alison Palmer, Deputy City Clerk