City of Palm Coast, Florida
Agenda Item

Agenda Date: November 17, 2026 **Agenda Item:** E.1

Department CITY CLERK **Division** CITY CLERK	**Amount** **Org/Account #**
Subject: MINUTES OF THE CITY COUNCIL: OCTOBER 20, 2026 BUSINESS MEETING	
Presenter:	
Attachments: 1. Minutes (1)	
Background:	
Recommended Action: **APPROVE MINUTES OF THE CITY COUNCIL: OCTOBER 20, 2026 BUSINESS MEETING**	

City of Palm Coast
Minutes

City Council Business Meeting

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

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

Tuesday, October 20, 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.
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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 9:00 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. PROCLAMATIONS

1. PROCLAMATION - OCTOBER 19-23, 2026, AS NATIONAL MEDICAL ASSISTANTS RECOGNITION WEEK

Mr. McGlothlin and City Council presented the proclamation.

Lauren Ramirez, Salus Medical Training, shared comments and thanks.

2. PROCLAMATION - OCTOBER 2026 AS NATIONAL DOMESTIC VIOLENCE AWARENESS MONTH

Mr. McGlothlin and City Council presented the proclamation.

Candi Wilkie, Family Life Center, shared comments and thanks.

City Council shared comments and thanks for the work of the Family Life Center.

3. PROCLAMATION - NOVEMBER 25, 2026, AS FLAGLER COUNTY ROTARY CLUB 45TH YEAR ANNIVERSARY

Mr. McGlothlin and City Council presented the proclamation.

Ken Costa, President of the Flagler County Rotary Club, shared comments and thanks, and the Rotary's interest in donating a pavilion at Town Center.

City Council discussed Rotary Club holiday events, thanks, and support for the donation.

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.

Chantal Preuninger discussed items that should be on the ballot, appointment of the Deputy City Manager, Charter language, illegal hiring, and toilet-to-tap.

Jeani Duarte thanked the Rotary Club for the gift, discussed the agenda, waste of taxpayer dollars, Charter language for meeting requirements, and that resident questions deserve answers before votes.

Walter Kusole discussed a building department complaint, street parking and blocking his driveway, and asked for help.

Mr. McGlothlin asked the resident to work with Mr. Nguyen, Interim Director of Community Development.

Wendy Chumarchi discussed eliminating animal control, restructure of Code Enforcement, asked who is responsible for oversight, believed that the Flagler County Sheriff's Office should not be in charge of animal control, that we are going backwards in humane treatment of animals, and asked when we will do better.

Caroline Johnson discussed after hours for animal control, concern that there is no city staff to respond, sheriff's office not responding, recent animal attacks on children in neighboring counties, and encouraged asking the sheriff's office to respond to calls while the City works through internal directives.

Amanda Clingey discussed dog licensing, fixed income, increasing fees, and asked for options for those on a fixed income.

Darlene Shelley asked who deserves to have fresh drinking water, to enjoy their homes peacefully, to have their homes protected, discussed gated communities having more rights, direct and indirect toilet-to-tap, and issues that will harm children.

Mr. McGlothlin responded to public comments regarding the hiring of the Deputy City Manager, filling a vacant position that was already established and has been established since the City was incorporated, and oversight and accountability for recent incidents.

Vice Mayor Pontieri replied to public comment to share that the increase to licensing fees was for cost recovery and that the City cannot subsidize ownership of people's pets, discussed Code Enforcement Officers, that personnel and restructuring decisions were made by staff, working with the County and Sheriff's Office, and asked for support from Council to schedule a joint County/City Meeting. Consensus was provided.

Council Member Sullivan recommended separating the two issues of animal control and a humane society and encouraged a single entity to take care of animal control which is funded by the various entities in Flagler County.

Mayor Norris discussed positions set forth by the City Charter and that the City Manager has the authority to make hires for the City.

F. APPROVAL OF MINUTES

1. MINUTES OF THE CITY COUNCIL: OCTOBER 6, 2026 BUSINESS MEETING, OCTOBER 13, 2026 WORKSHOP MEETING

Vice Mayor Pontieri looked to amend the October 6, 2026, Business Meeting Minutes, section M, to add that consensus was received. City Council agreed to the amendment.

Motion to approve the minutes as amended by Council Member Sullivan and seconded by Council Member Gambaro.

Passed

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

G. CONSENT

1. RESOLUTION 2026-134 AUTHORIZING THE ROTARY CLUB OF FLAGLER COUNTY TO USE DESIGNATED UTILITY POLES ALONG PALM COAST PARKWAY FOR TEMPORARY BANNERS RECOGNIZING ROTARY FOUNDATION MONTH

2. RESOLUTION 2026-135 APPROVING AN AGREEMENT WITH THE FLAGLER COUNTY CULTURAL COUNCIL FOR THE ADMINISTRATION OF THE CULTURAL ART GRANT PROGRAM

3. RESOLUTION 2026-136 APPROVING THE CULTURAL ART GRANTS FOR FISCAL YEAR 2026-2027

4. RESOLUTION 2026-137 APPROVING A MASTER SERVICES AGREEMENT WITH THE PALM COAST HISTORICAL SOCIETY AND MUSEUM, INC.

Vice Mayor Pontieri asked if the Council is comfortable making this a longer-term lease and extending the lease termination to 90 days.

City Council held discussion on the historical society, current location at Holland Park, and consensus to add language for vacating the current location and to extend the lease termination to 90 days.

Motion to approve the resolution as amended by Council Member Gambaro and seconded by Council Member Sullivan.

Public Comment:
Peter Johnson, President of the Palm Coast Historical Society, was comfortable with the terms and long-term partnership with the City.

Passed

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

5. RESOLUTION 2026-138 APPROVING PIGGYBACKING THE FLORIDA DEPARTMENT OF MANAGEMENT SERVICES CONTRACT WITH T-MOBILE FOR CELLULAR SERVICES AND EQUIPMENT

Vice Mayor Pontieri shared concerns for coverage and asked if any hardware changes will be needed.

Mr. Akins provided City Council with the requested details of the item.

Motion by Council Member Gambaro and seconded by Vice Mayor Pontieri to adopt the resolution.

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

6. RESOLUTION 2026-139 APPROVING MULTIPLE MASTER SERVICES AGREEMENTS FOR CITYWIDE SURVEYING AND MAPPING SERVICES

7. RESOLUTION 2026-140 APPROVING MASTER PRICE AGREEMENTS WITH FLAGLER POWER EQUIPMENT AND FLEET KLEEN, INC., (DBA ST. JOHNS SALES & SERVICE) FOR MOWER PARTS AND HANDHELD OUTDOOR EQUIPMENT

8. RESOLUTION 2026-141 APPROVING AN INTERLOCAL AGREEMENT FOR COLD WEATHER SHELTER SERVICES

9. RESOLUTION 2026-142 APPROVING CITY ARCHITECT-LANDSCAPE DESIGN REVIEW MASTER SERVICES AGREEMENTS

10. RESOLUTION 2026-143 APPROVING A HAZARD MITIGATION GRANT PROGRAM PEP PANEL REPLACEMENTS CONTRACT AGREEMENT

11. RESOLUTION 2026-144 APPROVING A FDEM HAZARD MITIGATION GRANT AGREEMENT H1398 FOR CITYWIDE WASTEWATER MANHOLE COVER RETROFITS

12. RESOLUTION 2026-145 APPROVING PIGGYBACKING THE CITY OF ORLANDO CONTRACT IFB23-0211 WITH US SUBMERGENT TECHNOLOGIES, LLC FOR STRUCTURAL CLEANING SERVICES AT WASTEWATER TREATMENT FACILITY NO. 1

13. RESOLUTION 2026-146 APPROVING THE PIGGYBACKING OF VOLUSIA COUNTY CONTRACT NO. 26-B-42LS WITH STALINE WATERWORKS, INC., FOR PVC AND BRASS MATERIALS FOR WATER AND SEWER OPERATIONS

14. RESOLUTION 2026-147 APPROVING THE FLORIDA INLAND NAVIGATION DISTRICT WATERWAYS ASSISTANCE PROGRAM PROJECT AGREEMENT (FL-PC-26-40) FOR THE DESIGN OF ST. JOE WATERWAY TRAIL PHASE I

Vice Mayor Pontieri asked questions about items 8, 9, and 14 and requested to pull items 4 and 5 from the consent agenda.

City Council held discussion with staff on items 8, 9, and 14.

Motion by Vice Mayor Pontieri to approve the consent agenda, excluding items 4 and 5, and seconded by Council Member Miller.

Public Comment:
Jeani Duarte asked Council to please hold all votes today and that the entire agenda needs to be revisited by the next Council.

Darlene Shelley stated that this is an incredible amount of consent items, that residents don't have time to review all of the pages, and that the items do not have benefits for the residents.

Joe Hegedus, Flagler County Health and Human Services Director, shared details of the Cold Weather Shelter.

City Council held discussion on third party vendors, length of the agenda, consent items as administrative items and topics that have been previously presented at a workshop meeting, land use items that needed to be on the agenda, and potential meeting schedule considerations.

Passed

Approved – 5- 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 10:10 a.m. and convened the SR 100 Corridor CRA Board.

1 RESOLUTION 2026-148 AUTHORIZING A TAXABLE NON-AD VALOREM REVENUE NOTE, SERIES 2026 BANK LOAN FROM WELLS FARGO BANK NOT TO EXCEED $11,000,000 FOR THE PURPOSE OF ACQUIRING CERTAIN REAL PROPERTY LOCATED WITHIN THE STATE ROAD 100 CORRIDOR COMMUNITY REDEVELOPMENT AREA

Mayor Norris read the title into the record.

Helena Alves, Finance Director, Joel Tindal, Hilltop Securities, and Christopher Roe, Bryant Miller and Olive, presented the topic to City Council.

City Council held discussion on the following topics: repayment, lower premium if repayment was over a longer period of time, current CRA fund balance, interest-only

payment start date, monthly payment cost, and a request to amend the resolution to state that monies cannot be reinvested until after the loan is repaid.

Mr. Roe advised that the resolution can be approved with the amendment and that the interlocal agreement be amended to include language that any excess increment revenues available after annual budgetary payments be applied to payment of the basic principal to pay down the line of credit.

Motion to approve the Resolution as amended to include language that any excess increment revenues available after annual budgetary payments be applied to payment of the basic principal to pay down the line of credit by Council Member Gambaro and seconded by Council Member Miller.

Public Comment:
Jeani Duarte was concerned that this would go over the 36-month repayment deadline and $15 million cap, asked for an explanation as to the connection to the Town Center settlement, identify the parcels and appraisals, discussed wetland restrictions and development rights, show full cost, assumed debt, pulling from reserves, and asked Council to hold their votes.

Darlene Shelley said that more transparency is needed, that residents deserve to know how much this is going to cost the taxpayers, believed this needs to be looked at in more detail, and wanted more evidence to know that this lawsuit even had standing.

Tony Amaral discussed balloon payment, amendments made, did not see where any of the parcel proceeds are committed to be used for repayment, potential devastations to the budget, and asked Council to add the surplus fund buffer to be used for repayment.

Council Member Miller discussed the annual fund balance and the repayment options selected by City Council.

Vice Mayor Pontieri discussed the amendment to the interlocal agreement, that she has not seen evidence that indicated the City would lose the lawsuit, risk of litigation, asked Council what evidence they have seen that the City would lose and believed this to be a poorly conceived vote and settlement.

Passed

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

Denied – 1- Vice Mayor Theresa Pontieri

2 RESOLUTION 2026-153 APPROVING THE ALLOCATION AND EXPENDITURE OF COMMUNITY REDEVELOPMENT TRUST FUNDS IN THE TOTAL AMOUNT OF $3,000,000.00 TO ASSIST IN THE CONSTRUCTION OF A YMCA RECREATIONAL FACILITY AT 1580 CENTRAL AVENUE

Mayor Norris read the title into the record.

Chief Berryhill provided a brief overview of the item.

City Council held discussion on the following topics: contingence on School Board approval, difference between the agreement with the school versus the City, City requirement to pay for the use of the facility, dedicated YMCA staff member for City events, timeline for maintenance repairs, defining City as City Council, timeline for breaking ground, thanks for the efforts to bring the item to fruition, clarification that the funds are coming from CRA funds, and that the use of CRA funds is for improving economic and infrastructure within the CRA.

Chief Berryhill, Chris Seilkop, President/CEO of the Volusia YMCA, and John Walsh, YMCA, provided details as requested.

Motion to approve the Resolution as amended to include that any changes to the lease agreement would have to be approved by the City Council and the designation of a facilities manager equivalent to the School District by Council Member Gambaro and seconded by Vice Mayor Pontieri.

Public Comment:
Jeani Duarte liked the idea of a YMCA, discussed the form of government, differences if the school board does not come on board, future maintenance responsibility, property agreement and lease, guarantees to the residents, and concerns for water.

Darlene Shelley discussed that the YMCA is a global movement, not a single for profit company, wanted residents to know that this will add to their financial burden, YMCA net assets reporting, and giving the organization property that should be collecting taxes and benefitting all residents of Palm Coast.

Passed

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

3 SR 100 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY RESOLUTION 2026-XX APPROVING EXPENSES FOR SERVICES TO PREPARE A COMPREHENSIVE MASTER PLAN FOR THE PALM COAST CULTURAL ARTS SITE

Mayor Norris read the title into the record.

Carl Cote, Director of Stormwater & Engineering, presented the topic to Council.

City Council held discussion on the following topics: contract total, premature to bring this forward, potential to complete the project internally, process and timeline for architectural and technical review, and planning.

Mayor Norris asked for consensus to table the item. City Council concurred.

Motion by Vice Mayor Pontieri and seconded by Council Member Miller to table the item to the next CRA meeting.

Public comment:
Darlene Shelley did not agree with spending money for a design concept, not right for the residents of Palm Coast, rising costs, no master plan, and you cannot allow profits to dictate what is going to happen in Town Center.

Jeani Duarte said that the design concept should have been part of this presentation, thanked Council for tabling the item, and that maybe another location would be more suitable.

Passed

Approved – 5- 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

The SR 100 Corridor CRA Board adjourned at 11:13 a.m. and reconvened City Council.

H. RESOLUTIONS

1. RESOLUTION 2026-149 AUTHORIZING A TAXABLE NON-AD VALOREM REVENUE NOTE, SERIES 2026 BANK LOAN FROM WELLS FARGO BANK NOT TO EXCEED $11,000,000 FOR THE PURPOSE OF ACQUIRING CERTAIN REAL PROPERTY LOCATED WITHIN THE STATE ROAD 100 CORRIDOR COMMUNITY REDEVELOPMENT AREA

Mayor Norris read the title into the record.

Ms. Alves provided a brief overview of the item.

Mr. Roe, Bryant, Miller, Olive, PA, provided the details of the resolution for Council consideration.

Motion by Council Member Gambaro and seconded by Council Member Sullivan to adopt the Resolution.

Public Comment:
Jeani Duarte stated that this is a variable loan, has to do with a settlement, that it exceeds Charter limits and wanted Council to table the item.

Mr. Roe explained the Charter limits and that the item is not related.

Passed

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

Denied – 1- Vice Mayor Theresa Pontieri

2. RESOLUTION 2026-154 APPROVING A LEASE AGREEMENT WITH THE VOLUSIA-FLAGLER FAMILY YOUNG MEN'S CHRISTIAN ASSOCIATION ("YMCA") FOR PROPERTY LOCATED AT 1580 CENTRAL AVENUE

Mayor Norris read the title into the record.

Chief Berryhill provided a brief overview of the item.

Motion to approve the Resolution as amended to include that any changes to the lease agreement would have to be approved by the City Council and the designation of a facilities manager equivalent to the School District by Council Member Gambaro and seconded by Vice Mayor Pontieri

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

City Council recessed at 11:30 a.m. and reconvened at 11:46 a.m.

3. RESOLUTION 2026-150 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

Mayor Norris read the title into the record.

Jackie Gonzalez, Site Development Coordinator I, and Joe Hegedus, Director of Flagler County Health and Human Services, presented the topic to Council.

City Council held discussion on the following topics: number of assisted affordable houses throughout the City and County, rental prices as more units have become available, increase in foreclosures, occupancy rates, applicability to neighboring cities, concern for using tax dollars to support development, waitlist for participants, equal opportunity housing laws, and code related to manufactured homes.

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

Motion by Vice Mayor Pontieri and seconded by Council Member Miller to adopt the amended Resolution by removing suggestion 1.

Public Comment:
Jeani Duarte discussed the title of the resolution, asked about the percentage for the first time buyer assistance, was concerned about discrimination, who qualifies to get rental assistance programs, and where public employees fit in.

Darlene Shelley found it ironic to discuss affordable housing while making housing unaffordable for current residents, discussed tax credits and tax breaks, slated ITT lots, and implored the Council to not use the residents as a piggyback.

Mr. Hegedus and Ms. Gonzalez provided the definitions from the State, percentage of funding for rehabilitation, and HUD income requirements.

Council Member Sullivan highlighted the importance of the program and the big issues for overall affordable housing.

Passed

Approved – 4 – Vice Mayor Theresa Pontieri, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

Denied – 1- Council Member Charles Gambaro

4. RESOLUTION 2026-151 AMENDING THE PARKS & RECREATION FEE STRUCTURE

Mayor Norris read the title into the record.

Brittany McDermott, Director of Parks & Recreation, and Dennis Redican, Recreation Manager, presented the topic to City Council.

City Council held discussion on the following topics: verifying addresses, fees for disabled veterans, rate changes bringing us closer to cost recovery at the Southern Recreation Center, additional efforts that can be taken for cost recovery of amenities, and member engagement on the topics.

Motion by Council Member Gambaro and seconded by Council Member Miller to adopt the Resolution.

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

5. RESOLUTION 2026-152 APPROVING PROJECT EXPENSES INCLUDING A GUARANTEED MAXIMUM PRICE CONTRACT AMENDMENT FOR PHASE 1C,

CONSTRUCTION ADMINISTRATION SERVICES, AND A PROJECT CONTINGENCY FOR THE MAINTENANCE OPERATION CENTER PROJECT

Mayor Norris read the title into the record.

Eric Gebo, Architect III, and Mr. Cote, presented the topic to Council.

Motion by Council Member Gambaro and seconded by Council Member Sullivan to adopt the Resolution.

Public Comment:
Jeani Duarte did not support the facility, discussed bulk fleet, asked about approvals for this project, if this item is using impact fees, exceeding the spending cap, and wanted a breakdown of what has been included in each phase.

Mr. Cote reiterated that the City is not borrowing funds for this project.

City Council held discussion on the shared purpose of the facility, encouraged Candidates to visit the public works facility, the importance of investing in the Future, bringing the City facility into the modern age, and the need for improved maintenance facilities.

Passed

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

I. ORDINANCES SECOND READ

1. ORDINANCE 2026-13 AN AMENDMENT TO THE MAGNOLIA TRACE MASTER PLANNED DEVELOPMENT-DEVELOPMENT AGREEMENT (MPD-DA)

Mayor Norris read the title into the record.

Attorney Duffy called for any ex parte communications.

The City Clerk swore in individuals testifying on the item.

Jose Papa, Senior Planner, provided an introduction to the item.

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

City Council held discussion on the following topics: stormwater language within the MPD and concern for water shedding onto other properties.

Mr. Livingston replied to the concern with language that can be added to section 9E of the Ordinance to create no adverse offsite flooding.

Motion by Vice Mayor Pontieri and seconded by Council Member Gambaro to adopt Ordinance 2026-XX Amendment to the Magnolia Trace Master Planned Development-Development Agreement (MPD-DA) with amending Section 9E.

Mr. Morales briefly presented the stormwater maintenance in the area.

Mayor Norris highlighted that this is an existing project since 2005.

Public comment:
Jeani Duarte was concerned for flooding, appreciated the reduction in entitlements, shared concerns for burrow pit and historical site preservation, benefiting from rental agreements, and concern for pesticides.

Darlene Shelley urged Council to deny the item, and discussed incompatible land use, wetlands, and no enforcement for wildlife habitat corridors.

Preston Zepp, City Historian, gave credit to the developer who has gone above and beyond in the preservation of Gore Lake Mound, discussed developer commitments, added green space, and asked about watershed from the development into neighboring areas.

Mr. Morales shared the natural flow of the water to the south and to the west.

Council Member Miller replied to the public comments that the historical concerns have been presented on, that there is no reclaimed water to potable water use, that the airport noise contours are nowhere near the development, that the development is consistent with the LDC, and that buffers have been addressed already as well.

Passed

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

2. ORDINANCE 2026-07 RED MILL POINTE MPD - APPLICATION # 6212

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

The City Clerk swore in individuals testifying on the item.

Michael Hanson, Senior Planner, opened the item.

Mr. Chiumento, on behalf of the applicant, presented the topic to Council.

Motion to adopt Ordinance 2026-XX Red Mill Pointe MPD - application #6212 by Council Member Sullivan and seconded by Council Member Gambaro

Public Comment:
Jeani Duarte said that the items should be brought to future Council and for the current Council to hold their votes.

Darlene Shelley said that this is the same thing over and over, this falls on the residents of Palm Coast, did not believe we have to honor something from 20 years ago, and shared problems with increasing residential density when we know that there are wastewater capacity issues and flooding issues.

Mr. Hanson replied that there is no increase to density or intensity and shared the Florida Statutes related to the application and the City's requirements.

City Council continued discussion on the following topics: land use entitlements, wetland mitigation, frustration with hearing continued attacks of the board, encouragement to research what the Council has done on such items, concerns with annexing properties, and belief that this would be a good change for the site.

Passed

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

3. ORDINANCE 2026-08 LAKEVIEW ESTATES COMPREHENSIVE PLAN AMENDMENT APPLICATION # 5576

Items I 3 and 4 were presented together.

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

The City Clerk swore in individuals testifying on the items.

Mr. Hanson opened the item.

Mr. Chiumento presented the topic to Council.

City Council held discussion on the following topics: commercial property to be closer to US 1 to allow the buffer and requests for a new arsenic sample.

Alex Ustilavsky, Developer, replied that there is a letter from October regarding arsenic testing.

City Council continued discussion on adequacy of the completed testing, boring depth, decrease in density, potential language to ensure the agreed upon 39 units for tract 3 in perpetuity as described in the MPD, a scrivener error that was corrected in the table regarding 150 ft view protection zone, and language in the MPD regarding view protection zones.

Mr. Hanson replied to Council comments and questions.

Motion by Vice Mayor Pontieri and seconded by Council Member Gambaro to approve Ordinance 2026-XX Lakeview Estates Comprehensive Plan Amendment Application # 5576 with the site-specific policy.

Public Comment:
Jeani Duarte stated that tract 8 is worthless wetlands to the developer but has value for the City, residents do not want the park, and asked Council to hold their votes.

Jeff Adams, residents in Matanzas Cove, shared concern for accepting tract 8 for a park, that the piece of land acts as a buffer, and wanted assurance that there would be some kind of fencing or gating for the community so that people aren't wandering through the gated neighborhood.

Steven Gaylord shared that he lived through the development of zone 1 and pools full of dirt and soot, and asked about review of future bus stops and access road locations.

Darlene Shelley shared that all of these changes should be made to benefit the residents of Palm Coast, increases in density and intensity are unfair to the residents, and her expectation for Council to vote no.

Janice Bland lives along tract 3, wanted to piggyback on Mr. Gaylord's comments regarding filth that blew through the air, inability to utilize their pool, does not believe appropriate testing has been achieved, and encouraged Council to table the item for further study until after the election.

Mike Lybarger, shared his history in local government, opposed the item, asked that the item be postponed until there is a new Council and they have looked over the land regulation, PLDRB voted no to this development, and think about the people you have picked to be on that board.

Leann Pennington, Flagler County BOCC Chair, believed this is a great settlement, discussed prior approvals, patterns of piece-meal development, rejecting the agreement will not stop development from happening, the City would have control of the land, and the testament of how many residents are not here to oppose the item.

Karen Lubutti supported the item, discussed development consistency, support for the park and conservation lands, greater good of the proposal, and urged council to support the item.

Sylvia Gortz opposed building on tract 3, PLDRB voted unanimously to deny, felt tract 8 was not developable for a park, testing on tract 3, what has changed since 2021, residents have not heard about any meetings, and asked Council to vote no or table the item.

Mike Lubutti asked Council to support the change, stated that the item before Council better serves the residents, discussed the original proposal, consistency with the area, substantial public benefits, and urged Council to accept the plan.

City Council held discussion on the location, the need for a park in the area, buffers, that the privacy is better with the presented option, MPD language regarding conservation, clarification on the planning board vote and that changes have been made, technical site plan process, positives of the project, and that there is a reduction in density and no change to intensity.

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 2026-09 LAKEVIEW ESTATES MPD AMENDMENT - APPLICATION # 5575

Mayor Norris read the title into the record.

Vice Mayor Pontieri shared concerns for burning and asked if there is a willingness to not do pile burning. The applicant agreed.

Motion by Vice Mayor Pontieri and seconded by Council Member Miller to adopt Ordinance 2026-XX Lakeview Estates MPD Amendment - Application # 5575 with the addition that no pile burning can occur in the development of tract 3 and for the development to not come back in perpetuity regarding the approved 39 units.

Public Comment:
There were none.

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 2026-10 AMENDING THE UNIFIED LAND DEVELOPMENT CODE

Mayor Norris read the title into the record.

Mr. Papa provided an overview of the item.

City Council thanked staff for the efforts.

Motion by Vice Mayor Pontieri and seconded by Council Member Miller to adopt Ordinance 2026-XX Amending the Unified Land Development Code.

Public Comment:
Jeani Duarte asked Council to please recite the exact amendment that changes the land development code, discussed the LDC, and what can we do to reverse data centers.

City Council clarified the included language uses not permitted in the City and the future ordinance to further define data centers.

Passed

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

6. ORDINANCE 2026-11 PROHIBITING THE TRANSFER OF THE CITY OF PALM COAST FIRE RESCUE DEPARTMENT

Mayor Norris read the title into the record.

Chief Berryhill provided a background of the item.

Motion by Vice Mayor Pontieri and seconded by Council Member Miller to adopt Ordinance 2026-XX Prohibiting the transfer of the City of Palm Coast Fire Rescue Department

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

7. ORDINANCE 2026-12 PROHIBITING DIRECT POTABLE REUSE

Mayor Norris read the title into the record.

Attorney Duffy provided a brief overview.

Motion by Council Member Gambaro and seconded by Council Member Sullivan to adopt Ordinance 2026-XX Prohibiting Direct Potable Reuse.

Public Comment:
Jeani Duarte appreciated the ordinance being passed, stated that the ordinance does not include indirect, that the citizens of Palm Coast are guinea pigs, and asked what we are doing about including the word indirect and what remains permitted.

Darlene Shelley stated that there is a need to address limitations on fresh clean water for residents of Palm Coast and shared concern for quality of water and cost of water.

Mayor Norris asked Mr. Roche to explain the difference between wastewater and reclaimed water.

City Council held discussion with Mr. Roche on the City's water awards and rating the City utility.

Passed

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

8. ORDINANCE 2026-14 HISTORICAL PRESERVATION

Mayor Norris read the title into the record.

Attorney Duffy provided a brief overview.

Motion by Vice Mayor Pontieri and seconded by Council Member Sullivan to adopt Ordinance 2026-XX Historical Preservation.

Public Comment:
Preston Zepp shared his prior discussion with Council Members, supported the item, shared support for Attorney Duffy, and supported the ordinance.

Peter Johnson thanked Attorney Duffy, commended the Council, shared that the County established a similar board, discussed members that will serve on the board and number of members, and asked if the City Historian would be a liaison to the board.

Darlene Shelley shared that it is a great thing to protect history of Palm Coast, unfortunate that it took this long, discussed prehistoric burial grounds that are now gone, and the need to look into demolition of historical items.

Jeani Duarte asked if this will protect the resources before clearing and discussed losing our historical sites and the need to do what we can to preserve before damage.

Mr. Zepp shared details of historical items, approval of demolition of certain items, and the goal of protecting as much as possible.

Council Member Miller highlighted the actions the Council has taken to address the concerns.

Passed

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

J PUBLIC COMMENTS

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

Peter Johnson thanked City Council, shared that they were a very effective Council, and thanked the Council Members for trying to do the right thing.

Darlene Shelley thanked Council for listening, discussed trying to protect Palm Coast, upcoming elections and the importance for residents to vote for candidates that represent what is important to them.

Jeani Duarte had a concern for trash blowing around the City, cleanup efforts, City and State amendments on the upcoming ballots, restoration of the Charter, and encouraged citizens to vote no on all of the items.

Jeremy Davis thanked Vice Mayor Pontieri for her service.

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

Council Member Miller provided sports updates.

Council Member Gambaro highlighted that this is the last meeting before we swear in the new Council, was thankful for the opportunity to serve, and shared team accomplishments.

Council Member Sullivan shared that he will be at the meeting on November 17 to welcome in the new Council Members, recommended that the next joint City and County meeting should be on animal control but to not have the meeting until staff has a number from the Flagler County Sheriff's Office, to separate the two topics of animal control and an animal shelter, and thanked the Vice Mayor and wished her well.

Vice Mayor Pontieri discussed the animal control issue that needs to be addressed, direction to reach out to the Flagler County Sheriff's Office in regards to animal control, communications that the board received, concern for the financials and operations of the Flagler Humane Society, a call to action for more transparency and accountability that needs to happen with the Humane Society, asked Council for demands before entering into another contract including the last 4 years of full financials, to do an audit of their books, ask for UF reports, and urged Council to not agree to a contract before those things are done.

Vice Mayor Pontieri thanked Council Members, City staff, and wished future Council Members the best of luck.

Mayor Norris shared thanks to the Council Members for their service.

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

Attorney Duffy shared an update to the litigation with the HBA, the ruling in the City's favor on counts 3 and 4, and moving forward with those counts while appealing the first two counts.

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

1. REPORTING OF EMERGENCY AND SOLE SOURCE FOR SEPTEMBER 2026

Mr. McGlothlin appreciated the opportunity and what the Council Members have had a hand in building.

N. ADJOURNMENT

The meeting was adjourned at 3:39 p.m. Respectfully submitted by: Kaley Cook, CMC, FCRM City Clerk