



City of Palm Coast Minutes City Council Workshop

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoastgov.com

Mayor Michael Norris
Vice Mayor Theresa Pontieri
Council Member Charles Gambaro
Council Member Ty Miller
Council Member Ray Stevens

Tuesday, January 28, 2025

9:00 AM

City Hall - Community Wing

City Staff

Lauren Johnston, Acting City Manager

Marcus Duffy, City Attorney

Kaley Cook, City Clerk

- Public Participation shall be in accordance with Section 286.0114 Florida Statutes.
- Other matters of concern may be discussed as determined by City Council.
- If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
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- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council is in session.
- Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

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:

- (1) This agenda item has a thirty (30) minute limit.

- (2) Each speaker shall at the podium, provide their name and may speak for up to 3 minutes.
- (3) The Public may provide comments to the City Council relative to matters not on the agenda at the times indicated in this Agenda. Following any comments from the public, there may be discussion by the City Council.
- (4) Public speakers may address their comments to the Council as a whole, the Mayor, or to an individual Council Member
- (5) When addressing the City Council on specific, enumerated Agenda items, speakers shall:
 - (a) make their comments concise and to the point;
 - (b) not speak more than once on the same subject;
 - (c) not, by speech or otherwise, delay or interrupt the proceedings or the peace of the City Council;
 - (d) obey the orders of the Mayor or the City Council; and
 - (e) not make any irrelevant, impertinent or slanderous comments while addressing the City Council; which pursuant to Council rules, shall be considered disorderly.
- (6) Any person who becomes disorderly or who fails to confine his or her comments to the identified subject or business, shall be cautioned by the Mayor and thereafter must conclude his or her remarks on the subject within the remaining designated time limit.

Any speaker failing to comply, as cautioned, shall be barred from making any additional comments during the meeting and may be removed, as necessary, for the remainder of the meeting.

Members of the public may make comments during the public comment portion of the meeting. Please be advised that public comment will only be permitted during the public comment portions of the agenda at the times indicated by the Chair during the meeting.

Mayor Norris provided the rules and procedures of public comment.

Ken McDowell, C section, discussed investigating the finances of the City, and asked that Council approve a forensic audit.

Ed Fuller thanked Council and staff for the success of the 'Connecting Palm Coast' event. Mr. Fuller also commented on the prior speaker and the topic of a forensic audit.

Cathy Saris thanked Council for being animal lovers, discussed comments about the Humane Society posted on Nextdoor and a pending animal cruelty case. Ms. Saris provided a document to the City that is attached to these minutes.

(No name provided) thanked Shelley Burton, City of Palm Coast Animal Control Officer, and Caroline Johnson from SMART for their work with animal control and animal welfare.

Sandra Shank discussed PFAS and forever chemicals, shared concerns about drinking water, and asked Council to investigate.

Darlene Shelley discussed flight traffic and noise from the airport, and asked Council to address these issues.

Acting City Manager Lauren Johnston responded to public comment:

The forensic audit: Staff is preparing an RFP for an entity wide risk assessment, for Council review at the February 25 workshop.

PFAS/Forever Chemicals: Ms. Johnston thanked Ms. Shank for her comments on forever chemicals. Peter Roussell, Deputy Director Of Utility, will prepare a memo for Council on this subject. There is also a settlement that the City may obtain. The Utility Department will conduct a 'lunch and learn' for the public, to be held at the Community Center in May.

Airport concerns: Council has previously provided direction to the City Attorney and staff to present this discussion at a future meeting, and the City Attorney and staff are working to get this on the schedule.

Mayor Norris discussed the success of the Palm Coast expo and commended staff.

E PRESENTATIONS

1 PRESENTATION - ADVENTHEALTH UPDATES

Acting City Manager Lauren Johnston provided background for the item. Wally De Aquino, CEO at AdventHealth and Denyse Bales-Chubb, CEO at AdventHealth presented to Council.

Topics presented included: Background of AdventHealth, statistics and data regarding patient care, community partnerships, community involvement, and an invitation for Council to tour the facilities.

City Council held discussion on the following topics: how to become a partner, maternity care, and demographics.

*Public comment:
There were none.*

2 PRESENTATION - STRATEGIC GOVERNMENT RESOURCES (SGR) CITY MANAGER APPLICANTS

Acting City Manager Lauren Johnston provided background for the item. Mr. Doug Thomas from SGR, and Renina Fuller, Director of Human Resources, presented the item to Council.

Topics presented included: search overview, review of candidates for consideration, selecting semifinalist candidates to continue in the recruitment process, and next steps.

The Mayor asked Council if any of the candidates are personally know to any member of Council. The only candidate known to Council is Mr. James Manfre.

City Council held discussion on the following topics: Council's assessment of the candidate pool and the next steps to continue the search for more candidates, background checks and screening out problematic candidates, the recent City Manager search in New Smyrna Beach, and narrowing the current pool of candidates to five.

*Council recessed at 10:48 for a 10-minute break.
Council reconvened at 10:58.*

Public comment:

Celia Pugliese discussed the City Manager search presentation, the amenities in the City, and the order of Agenda items.

Ken McDowell shared concerns about the candidate pool and whether they are prepared for Palm Coast.

Sandra Shank shared her views on the candidate search, her agreement with Vice Mayor Pontieri that the consultant needs to be objective, her concerns that all candidates were not presented to the public, and that the background checks should be done earlier in the process.

Dennis McDonald shared that Palm Coast should move to a strong mayor form of government so that the residents can choose who runs the City, and reminded everyone that today is election day.

Following public comment, Mr. Thomas listed Council candidate preferences in a spreadsheet, and asked Council members to rank the candidates. Council requested a copy of the completed spreadsheet.

Council provided consensus to move forward in the process with the following candidates:

*Jerome Wilverding
Kara Boyles
Michael Reese
Paul Trombino
Richard Hough
Robert Hemminger*

Council continued discussion of next steps and actively recruiting versus soliciting applications.

Public comment:

Howard Rifkin suggested that Council set a time limit for the ongoing search.

3 PRESENTATION - PALM HARBOR GOLF CLUB

Acting City Manager Lauren Johnston provided background for the item.

James Hirst, Director of Parks & Recreation, presented the item to Council.

Mayor Norris asked for the legal status of the golf course with the City. Marcus Duffy, City Attorney, provided the legal background: there is a covenant, and in the circumstance of a sale, the new owner would have to get permission from Centex for any uses other than a golf course.

Topics presented included: history and background, community impact, 5-year budget review, current operations, maintenance needs, CIP plan, and Council options.

City Council held discussion on the following topics: the steps involved in selling the golf course, the covenant with the developer Centex, maintenance needs, the CIP budget, restrictive covenants, the golf course at Matanzas Woods, financial options, holding a second workshop with more financial information, encouraging business and tournaments, advertising, outsourcing management, fees, cost recovery, payment methods, and theft.

Mr. Hirst and Mr. Duffy provided answers to Council questions.

Public comment:

Jim Palmer discussed infrastructure and amenities, and that he does not understand how the golf course is losing money. He uses this amenity regularly, suggests appointing a committee to give advice to the Park & Recreation department on managing the course, and offered to provide Council with his suggestions.

Doug Brown, owner of Cypress Knoll Golf Course, discussed profit and loss, the increase in fees, and subsidies.

Larry Olive spoke in favor of keeping the golf course and thinks that the course is not given enough money to be run effectively.

Howard Rifkin agreed with prior speakers who want to keep the golf course and improve the course. Mr. Rifkin discussed marketing the course and expanding parking, the pro shop, and concession capacity.

Dennis McDonald discussed specific line items of the budget, endorsed the idea of a committee for certain City amenities, and entitlements on the land.

Celia Pugliese spoke in favor of the golf course, discussed costs for other parks, and asked Council Member Gambaro why he is looking to sell the golf course and not other parks? Ms. Pugliese expressed that she believes that developers want to buy the course, stated her love of the golf course and amenities, even though she does not golf, and volunteered to be part of a committee.

Darlene Shelley shared that she is suspect of Council members wanting to sell, is appalled that the City would discuss selling, is in favor of a committee, and asked about federal grants.

Tom Smith, Palm Coast resident for 20 years, suggested partnering with the County for a County resident discount to stimulate business.

Jeff Schuitema, Vice Mayor of Beverly Beach, shared support for Council, the City, and the golf course and asked Council not to sell.

Joe Runac, homeowner on the golf course, expressed support for the golf course, and praised City staff for their care of the course. Mr. Runac believes that the course makes Palm Coast a more desirable place to live.

Greg Bialy, a newer resident, selected Palm Coast because of the golf courses, and discussed the social aspect of the course. He believes that this is important as a focal point for the community.

Darlene Hall, owner of Pine Lakes Golf Course, discussed earlier public comments, Palm Coast history, and spoke in favor of the City selling Palm Harbor.

Council Member Gambaro stated that he would like to see the financials on all the amenities within Parks & Recreation.

Ms. Johnston addressed Mr. McDonald's questions about the budget and explained the line item.

Council continued discussion on the following topics: the financial health of all golf courses in Palm Coast, the lease with Loopers, the need for another workshop to discuss the financial details in depth, restrictive covenants, concessions, the Tourist Development Council and advertising, and fees and rates.

Council provided direction to staff to analyze several topics: no cash purchases, no Council approval of rate changes, the financials of all amenities, and forming an advisory committee.

Ms. Johnston suggested to Council that this is an opportunity for Council to strategically envision how they want the delivery of services from Parks & Recreation. Ms. Johnston further explained that the financials are available on the City's financial transparency dashboard, and that the City previously had a committee, the Leisure Services Advisory Committee, which was sunset in 2019.

Ms. Johnston discussed next steps to include a rate analysis, identifying cost savings, looking at contracts, developing a full cost recovery model, a staffing analysis, purchasing controls, inventory controls, credit card fees, and focus groups for a committee.

4 PRESENTATION - THE 2050 COMPREHENSIVE PLAN

Acting City Manager Lauren Johnston provided background for the item.

Topics presented included: community engagement activities, vision statement and guiding principles, chapter overviews, and lifestage housing.

City Council held discussion on the following topics: legal consequences emanating from the comprehensive plan, housing density, units per acre, and urban sprawl.

Mayor Norris asked for consensus to table this discussion to the February 11 Workshop. Council gave consensus. The presentation and discussion will resume with workforce/life stage housing.

*Public comment:
There were none.*

5 PRESENTATION - SAP PILLAR OF PRIORITY OBJECTIVE #3 TURN LANE

Mayor Norris sought consensus to table Item 5 to a future workshop. Council gave consensus.

6 RESOLUTION 2025-XX THE PALM COAST HEROES ACT REGARDING CITY EMPLOYEES ENTERING INTO CERTAIN MILITARY SERVICE

City Attorney Marcus Duffy provided background for the item and explained the terms of the resolution.

Council Member Gambaro discussed his reasons for asking for this resolution.

Consensus was given to add this resolution to the February 4 business meeting on consent. Ms. Johnston will include the red line version of the policy in the agenda item.

*Public comment:
There were none.*

F PUBLIC PARTICIPATION

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

Vice Mayor Pontieri wants to explore regulating the smoke shops in Palm Coast and would like to work with the City Attorney to research the regulation of these businesses.

Mayor Norris asked what part the City plays in regulating these businesses.

Mr. Duffy responded to Council questions, and Council gave consent to research this issue. Mayor Norris further commented that shoplifting is also becoming an issue.

Council Member Miller discussed training held by the Florida League of Cities that he and other members of Council attended. Council Member Miller stated

that the training was a good opportunity, and that he is looking forward to future training sessions.

Council Member Gambaro discussed a tour of the water treatment plants scheduled for February 5 with a representative from Senator Rick Scott's office and invited Council to attend. Since several Council Members plan to attend, the City will publicly notice the tour for February 5, 2025, at 10:30 a.m.

Mayor Norris thanked staff for the January 27 Townhall, reiterated that we need to find the right person for City Manager, and complimented Ms. Johnston on doing a terrific job.

Vice Mayor Pontieri wanted to recognize and praise Mr. James Melley, Wastewater Collections & Pumping Manager, for his contributions to the City.

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

Ms. Johnston discussed a request from the Flagler County Sheriff's office for a joint City-County workshop on the 5-year public safety plan. Council gave consensus for the workshop.

J ADJOURNMENT

*The meeting was adjourned at 1:37 p.m.
Respectfully submitted by: Alison Palmer,
Deputy City Clerk*

< Me



12:15 PM, Jan 27

Mike Colucci - Palm Coast

...

Peter And their live release rate isn't as good

Like Reply Share

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Josefina Hatfield - R sections

Kennel worker...

FHS

Peter halifax closes on sundays literally to just put dogs down.. please we welcome you to take a tour of flagler where we truly do care have tons of events to help dogs get adopted NEVER CLOSE only time we euthanize is if they are not safe for the public or critical health medical issues never for space. we also rescue dogs from Halifax , Gaston County, Palaka who are on the kill list

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15h

Carol S. - R sections

...

This place is bad, they don't care about the animals, have heard so many horror stories. I adopted two cats that were under their care at a pet store. They were left there, were not taken care of, we inquired about them. the store employees told us there was not a fee to adopt them, they just wanted them to find homes.

[See more](#)

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Jon m. - Palm Coast

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Carol Thanks for having a big heart and saving these two cats in desperate need of a forever loving home. You are an angel. thank you

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