



City of Palm Coast Minutes City Council Business

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 David Sullivan

Tuesday, April 15, 2025

9:00 AM

**City Hall - Jon Netts
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.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- City Council Meetings are streamed live on YouTube at <https://www.youtube.com/@PalmCoastFL>.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council is in session.
- Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

A. CALL TO ORDER CITY COUNCIL BUSINESS MEETING

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. Vice Mayor Pontieri was absent, but joined the meeting at 9:03 a.m.

D. PROCLAMATIONS

1. PROCLAMATION - PARKINSON'S AWARENESS MONTH

Ms. Johnston read the proclamation.

The proclamation was presented to Renee Shoner of the Parkinson's of Flagler Palm Coast organization, who shared comments.

2. PROCLAMATION - COMMUNITY VOLUNTEER MONTH

Ms. Johnston read the proclamation.

The proclamation was presented to Suzy Gamblain, Executive Director of Flagler Volunteer Services, who shared comments.

3. PROCLAMATION - WATER CONSERVATION MONTH

Ms. Johnston read the proclamation.

The proclamation was presented to Peter Roussell, Deputy Director of Utility, who shared comments. Bill White and Gretchen Smith from the St. Johns River Water Management District also shared comments regarding water conservation, and Ms. Johnston introduced a short video.

4. PROCLAMATION - APRIL 26, 2025, AS WORLD TAI CHI & QIGONG DAY

Ms. Johnston read the proclamation.

The proclamation was presented to Katy Goldapple who shared comments.

5. PROCLAMATION - APRIL 26, 2025, AS CELEBRATE TRAILS DAY

Ms. Johnston read the proclamation.

The proclamation was presented to Parks & Recreation staff, who shared comments

E. PRESENTATIONS

6. PRESENT CERTIFICATES TO THE LEADERSHIP INTERN TRAINING EXPERIENCE (LITE) TEAM

Lauren Johnston, Acting City Manager, shared about the program and presented the graduates with their certificates.

F. 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 shared the rules and procedures of public comment.

Public comment opened at 9:35 a.m.

Jeremy Davis, P section, wanted to say thank you for the last email he received from the City and looks forward to the culvert being upgraded.

Marion Petruzzi shared her issues with Ralph Carter Park, high powered lights, noise, wasted money trying to retrofit the park, quality of life issues, that sports can be played in other parks, and thinks it is unfair how this City is being run.

Bruce Stone commented that what is going on in the City is disgusting, discussed meeting Mayor Norris, the local press and news stories, and told Council that they need to start working with the Mayor.

Dennis McDonald discussed a workshop he attended, asked if staff had ever inventoried all of the recreation facilities in the County, suggested getting a City Manager and top staff that know what they are doing, and that Council is being failed by upper-level staff of the City.

Scott Champion, President of the European Village Commercial Association, discussed European Village, asked to rezone the courtyard space for special events, and wants to sit down with the City to find out what they can and cannot do in the courtyard.

Candace Stevens discussed Ralph Carter Park, that the park is overused, that improvements that can be made to other parks, and offered help to Ms. Petruzzi.

Ed Fuller shared news articles about Palm Coast, says challenges are opportunities, would like Council to share their experiences in Tallahassee,

asked for an update on projects, complimented the groups receiving proclamations, and thanked Council.

Public comment ended at 9:49 a.m.

Council Member Gambaro addressed public comment on Ralph Carter Park, the trip to Tallahassee, and discussed recent meetings in Washington D.C.

Vice Mayor Pontieri addressed public comment on Ralph Carter Park, asked Council for consent to work with European Village, thanked the LITE team and complimented the ap.

Council gave consent to work with European Village.

Ms. Johnston responded to public comment on park inventory that the City and County collaborated on Planning our Parks (POP), an inventory and assessment, and meet monthly on POP initiatives.

G. MINUTES

- 7. MINUTES OF THE CITY COUNCIL:
APRIL 1, 2025, SPECIAL WORKSHOP MEETING
APRIL 1, 2025, BUSINESS MEETING
APRIL 8, 2025, WORKSHOP MEETING**

Pass

Motion made to approve by Council Member Charles Gambaro and seconded by Council Member Ty Miller

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

H. APPOINTMENT

- 8. APPOINTMENT TO THE CITY COUNCIL DISTRICT SEAT 3 VACANCY**

Mayor Norris thanked everyone who participated in the process.

Mayor Norris passed the gavel to Vice Mayor Pontieri and motioned to appoint Candace Stevens to the district 3 seat.

Council Member Miller seconded for discussion.

Council held discussion on the appointment and qualifications.

Public Comment:

Jeremy Davis agreed with Mayor Norris and believes Ms. Stevens would be the best representative for the residents of district 3.

Denise Henry, P section, discussed experience, current Council, public sentiment, and the prior election.

Jeff Knotts shared that Ms. Stevens does have experience, and that this is who he wants.

Dennis McDonald addressed experience, discussed a failed building, the sheriff, a commissioner that threatened his life, and utilities.

Vice Mayor Pontieri responded to public comment.

City Attorney Duffy reminded Council that Mayor Norris had passed the gavel and that Vice Mayor Pontieri is acting as Mayor.

Fail

Motion made to approve by Mayor Michael Norris and seconded by Council Member Ty Miller

Approved - 2 - Mayor Michael Norris, Vice Mayor Theresa Pontieri

Denied - 2 - Council Member Charles Gambaro, Council Member Ty Miller

Council Member Gambaro motioned to nominate David Sullivan to the district 3 seat.

Council Member Miller seconded.

Council held a brief discussion about qualifications and experience.

Public comment

Dennis McDonald discussed the airport and what went on at the commission level, discussed his wife and her experiences with Mr. Sullivan on the Value Adjustment Board, and stated there is a time when everyone needs to retire.

Jeff Knotts commented that would like for Palm Coast to move forward not backwards.

Vice Mayor Pontieri and Council Member Miller responded to public comment.

Fail

Motion made to approve by Council Member Charles Gambaro and seconded by Council Member Ty Miller

Approved - 2 - Council Member Charles Gambaro, Council Member Ty Miller

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

Vice Mayor Pontieri motioned to appoint Mark Stancel to the district 3 seat.

Mayor Norris asked City Attorney Duffy if this is a valid motion.

City Attorney Duffy affirmed that this is a valid motion.

The motion died for lack of a second.

City Attorney Duffy outlined the two options moving forward: 1) one candidate that has not been motioned, or 2) a motion for reconsideration; and failing that, regroup and look to see how Council wants to meet the 90-day requirement of the charter.

Vice Mayor Pontieri motioned to reconsider David Sullivan.

Council Member Gambaro seconded.

Public comment:

Jeremy Davis told Council that they are missing the point and asked Council to reconsider Ms. Stevens.

Dennis McDonald commented on the impasse, asked what's wrong with the voters, discussed the prior appointment process, discussed Mayor Netts and City Hall, and stated that it is time for people to retire.

Denise Henry stated that the residents do not want the same old, and if Council does not pick Ms. Stevens, Council should pick Mr. Stancel.

Council discussed the vote for reconsideration.

Pass

Motion made to reconsider by Vice Mayor Theresa Pontieri and seconded by Council Member Charles Gambaro

**Approved - 3 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller
Denied - 1 - Mayor Michael Norris**

Council Member Gambaro motioned to appoint David Sullivan to the district 3 seat.

Council Member Miller seconded.

Council discussed the candidates.

Mayor Norris asked for consensus to reopen public comment for Mr. Ray Stevens to speak via phone.

Mr. Stevens responded via phone on speaker that he was returning the Mayor's call and did not make public comment.

Public Comment:

Dennis McDonald addressed Council Member Miller's comments on Mr. Sullivan's prior races, discussed the Value Adjustment Board, and said Council is going in the wrong direction.

Denise Henry, responded to Council Member Miller that alot has happened in four years, residents have become disenchanted and want fresh blood.

Jeremy Davis shared praise for Mr. McDonald and asked why Council disregards Mr. McDonald.

Jennifer Pellegrino shared that she does not have an opinion on any of the applicants, complimented Vice Mayor Pontieri for responding to her emails and shared that she has received support from her.

Marilyn Mack commented on the process, asked if anyone has mentioned how important this vote is going to be, praised Ms. Stevens, and said that we do not need to go backwards, we need to go forwards.

Pass

Motion made to approve by Council Member Charles Gambaro and seconded by Council Member Ty Miller

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

Denied - 1 - Mayor Michael Norris

I. OATH OF OFFICE

9. OATH OF OFFICE FOR THE NEWLY APPOINTED COUNCIL MEMBER TO THE DISTRICT 3 VACANT SEAT

Irene Schaefer, Administrative Coordinator for Planning, administered the Oath of Office to Mr. David Sullivan.

Mr. Sullivan shared remarks.

The meeting recessed at 10:38 a.m.

The meeting reconvened at 10:47 a.m.

J. ORDINANCES FIRST READ

10. ORDINANCE 2025-XX AMENDING CHAPTER 42, ARTICLE I, CREATING SECTION 42-6, PROHIBITING PUBLIC CAMPING OR SLEEPING ON PUBLIC PROPERTY

City Attorney Duffy read the title into the record.

Ms. Johnston announced a correction to the agenda summary and introduced Barbara Grossman, Code Enforcement Manager, who provided background to the item.

Vice Mayor Pontieri asked if this ordinance addresses loitering in medians.

City Attorney Duffy recommended making loitering in medians a second ordinance, as this ordinance is to remain consistent with State statute concerning sleeping or camping.

Council discussed enforcement, available services, and recent local history.

Ms. Johnston and Ms. Grossman provided a response to Council questions.

Public Comment:

Jeremy Davis discussed that he has been homeless and believes we need a shelter.

Council gave consensus to discuss an ILA at a future Joint City County meeting.

Pass

Motion made to approve by Vice Mayor Theresa Pontieri and seconded by Council Member Charles Gambaro

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

K. RESOLUTIONS

11. RESOLUTION 2025-58 APPROVING SABAL PRESERVE AT TOWN CENTER PHASES 1 AND 2 FINAL PLAT - APPLICATION 6054

City Attorney Duffy read the title into the record.

Mayor Norris asked for any ex parte communications, there were none.

Estelle Lens, Planner, and Dennis Leap, Site Development Coordinator, presented the topic to Council. Topics included subdivision final plat, location, zoning and FLUM maps, subdivision platting process, history of the property, infrastructure/performance bond, and recommendations.

City Council held discussion on approved versus actual builds and requested to see this information in presentations going forward.

Council Member Gambaro asked Ms. Johnston if we have a plan for the intersection of Royal Palms Parkway and Town Center Boulevard.

Ms. Johnston provided a response to Council questions and outlined short- and long-term solutions, and that a DOT agreement will be coming before Council at a future meeting.

Vice Mayor Pontieri asked about the timeline, and to see this on a future agenda.

Council held discussion on the traffic analysis, plans for traffic, impact fees, traffic improvements, levels of service, and triggers for road improvements.

Ms. Lens, Ray Tyner, Deputy Director of Community Development, Phong Nguyen, Senior Planner, and Jason DeLorenzo, Chief of Staff, provided a response to Council questions.

Ms. Johnston advocated that Council attend upcoming TPO events on April 17 for Vision Zero to make roads safer and April 28 to review long range 2050 plans.

Public Comment:

There were none.

Pass

Motion made to approve by Council Member Charles Gambaro and seconded by Council Member Ty Miller

**Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan
Denied - 1 - Mayor Michael Norris**

12. RESOLUTION 2025-59 APPROVING RESERVE EAST FINAL PLAT - APPLICATION 5764

City Attorney Duffy read the title into the record.

Mayor Norris asked for any ex parte communications, there were none.

Estelle Lens, Planner, and Dennis Leap, Site Development Coordinator, presented the topic to Council. Topics included subdivision final plat, location, zoning and FLUM maps, subdivision platting process, history of the property, infrastructure/performance bond, and recommendations.

Council did not have questions or comments.

*Public Comment:
There were none.*

Pass

Motion made to approve by Council Member Charles Gambaro and seconded by Vice Mayor Theresa Pontieri

**Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan
Denied - 1 - Mayor Michael Norris**

13. RESOLUTION 2025-62 APPROVING A CONSTRUCTION CONTRACT WITH HALIFAX PAVING, INC., A CEI CONTRACT WITH GAI CONSULTANTS, A POST DESIGN SERVICE WORK ORDER WITH ENGLAND-THIMS & MILLER ENGINEERS, AND A 10.00% PROJECT CONTINGENCY FOR THE WHITEVIEW PARKWAY

City Attorney Duffy read the title into the record.

Carl Cote, Director of Stormwater & Engineering, presented the item to Council. Topics included: project limits and scope, objectives, and proposed improvements.

Mr. Cote provided a response to Council questions.

*Public Comment:
There were none.*

Pass

Motion made to approve by Vice Mayor Theresa Pontieri and seconded by Council Member Ty Miller

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

L. CONSENT

Council discussed items 15, 16, and 17.

*Public Comment:
There were none.*

Pass

Motion made to approve by Council Member Charles Gambaro and seconded by Council Member David Sullivan

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

- 14. RESOLUTION 2025-60 APPROVING A MASTER SERVICES AGREEMENT WITH G.E.M. STONE CONTRACTORS, INC., FOR THE INSTALLATION OF NEW AND REPLACEMENT PEP TANKS**
- 15. RESOLUTION 2025-57 APPROVING A MASTER SERVICES AGREEMENT WITH TRI-COUNTY BOBCAT SERVICES, INC., FOR CITYWIDE TREE SERVICES**
- 16. RESOLUTION 2025-61 APPROVING PIGGYBACKING THE SOURCEWELL CONTRACT WITH KOHLER POWER SYSTEMS FOR ELECTRICAL ENERGY POWER GENERATION EQUIPMENT AS NEEDED**
- 17. RESOLUTION 2025-63 APPROVING A MASTER SERVICES AGREEMENT WITH FOREFRONT ARCHITECTURE & ENGINEERING, LLC FOR ARCHITECTURE AND ENGINEERING SERVICES FOR COMMUNITY CENTER PARKING EXPANSION AND ADAPTIVE REUSE OF FIRE STATION #22**

M. PUBLIC PARTICIPATION

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

*Public Comment:
Mark Webb discussed citizens academy, partnering with developers, the Whiteview project, and developing a wish list of projects for partnership.*

Ms. Johnston responded to public comment.

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

Vice Mayor Pontieri thanked European village, asked how many representatives we have to TPO and are we advocating projects.

Ms. Johnston provided an update on an ILA from the TPO regarding membership and voting, and long-range plans.

Vice Mayor Pontieri asked for consensus to have staff draft a resolution regarding utility impact fees and move to repeal the payment plan.

Council gave consensus.

Ms. Johnston agreed to have staff draft a resolution to be presented at a future meeting.

Council Member Gambaro discussed Congressman Fine's visit and sufficient notice so Council can attend.

Council Member Sullivan shared thanks for the process.

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

There were none.

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

Ms. Johnston presented sole source and responded to Council questions.

Ms. Johnston provided a schedule of upcoming City and County meetings:

4/24 City Manager Interviews

4/29 Joint City County workshop on animal control

4/29 Special Meeting at 6 p.m. for direction on the City Manager search.

Ms. Johnston clarified the DOGE letter and response.

Mayor Norris discussed a request for a sign at the Palm Coast VFW Post and asked if staff would work with the VFW. Ms. Johnston responded that there is no variance process for the sign code and would need consensus from Council for staff to look at re-writing the sign code. Council did not give consensus.

18. REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR MARCH 2025

Q. ADJOURNMENT

The meeting was adjourned at 12:17 p.m.

*Respectfully submitted by Alison Palmer
Deputy City Clerk*