



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

Tuesday, April 8, 2025

6:00 PM

**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.
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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 6:00 p.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 participation.

Public participation opened at 6:02 p.m.

(No name provided) shared details of a prior meeting with Mayor Norris and Ms. Johnston to discuss traffic issues near Whiteview Village, asked how changing the medians can correct the traffic, described the traffic issues around Whiteview Village including homes, apartments, and disc golf traffic, praised Ms. Johnston for her explanation, but expressed how she does not understand how correcting the medians can correct the traffic.

Vicky Haley, Flagler County resident, thanked the Mayor for changing his stance on the fuel farm, she and her family are counting on the Mayor to stick with that stance, the fuel farm would be in her backyard, and is concerned about leakage, accidents, property values, and urged the Mayor to stay with the people and help us talk with the County Commissioners about what is best for this community and Flagler County. Ms Haley shared that fuel farms do not belong by our homes, there are industrial areas in Florida that are more suitable, and asked the Mayor if we can count on him.

The Mayor replied that she could count on him.

Angela Dawson, Sawmill, echoed the prior speaker, thanked the Mayor for requesting staff withdraw consideration of the fuel tank project and for listening, thanked Council Member Miller for speaking with her about this issue, and

shared that the project is too close to our water supply and homes, and hoped that the full Council tonight will support the Mayors request.

Georgia Ann Miller, R section, spoke about confusion about Belvedere and wanted to clear up a few things, discussed an incident in East Palestine, Ohio and the details of the NTSB investigation, spoke of the risk even if the fuel farm is not in Flagler County, and SOPs with the County.

Laurie Young, Sawmill Branch, thanked Council for answering her emails, shared that she moved from Duval last year, saw that industrial land was designated near her home but believed nothing hazardous would be allowed there, discussed wildfires from 1998 and the effects felt in Jacksonville and Flagler County, asked how they would put out fires with gallons of fuel added to the situation, and asked that this project not move forward.

Narina Speaks, resident of Sawmill Branch, reiterated her strong objection to the proposed Belvedere fuel terminal in the City limits, discussed the Mayor's post as a great first step, that it provides the reassurance they were seeking, is seeking confirmation from all City Council Members that this project will not move forward, asked for transparency, wants to understand next steps for this property, wants to move forward without the constant worry of this project resurfacing, discussed the proposed sports complex and that they had an open dialog and a beautiful conversation, and thanked Council for their time and consideration.

Dennis McDonald discussed the tank farm and asked Council how you could roll this out without a presentation from the Fire Marshall, why didn't staff have the Fire Chief give information to the general public to calm things down and make us aware, that this is an unfair situation, does not believe this is going to happen, discussed Jason DeLorenzo, Chief of Staff, and suggested that Council find a City Manager that really knows how to run a City.

Ed Fuller discussed the City Manager bringing opportunities to Council, that Council can ask whatever questions they want, that he is not here to assign blame, gave credit to the citizens group for not being disagreeable and for doing their due diligence, stated that it is never too late to make the right decision, shared his experience in the oil industry and that you would never put this near homes but near water, thanked Council, and shared praise for the citizens group.

Public participation closed at 6:23 p.m.

Mayor Norris responded to public comment regarding Whiteview Village. Ms. Johnston responded that this topic will be on next week's agenda.

Council Member Miller responded to comments on Belvedere, does not believe there will be anything to vote on, and is not in support of it.

Council Member Gambaro shared that he was skeptical last week and is also a 'no' on the project, recommends not moving forward with site selection, and thanked the residents for their emails and due diligence.

Vice Mayor Pontieri thanked the Mayor for listening to the residents and reversing course, stated that the decision to not move forward is unanimous, that this is not our brand, that this is not anti-business, we're just not desperate and we should not act desperate, and that we need to be looking for good long-term partners.

Ms. Johnston confirmed that she will let Belvedere know that we will not be moving forward on the site selection analysis and will communicate Council direction.

E PRESENTATIONS

1 DISCUSSION - CITY COUNCIL DISTRICT SEAT 3 VACANCY

This item was moved to item 2.

Mayor Norris provided a background of the item and shared thoughts on this phase of the selection process. Council held discussion of options, processes, and methods.

Responding to Council discussion, City Attorney Duffy said that having a closed ballot is not a violation of the Sunshine Law.

Ms. Johnston asked Council to provide clear direction and consensus for how they want voting processes for Board and Committee selections in the future.

Council continued discussion of options and concurred to choose their top three applicants using tally sheets.

*Public Comment:
There were none.*

Council held three rounds of voting:

The first-round results were:

*Burton - 0
Courtney - 0
Ferguson - 2
Flanagan - 1
Manfre - 2
Paulus - 0
Perez - 1
Stancel - 2
Stevens - 2
Sullivan - 2*

After the first round, Council concurred to hold a second round with the five applicants who received 2 votes each. All applicants receiving no votes or 1 vote were eliminated from further consideration.

The second-round results were:

Ferguson - 3

Manfre - 2

Stancel - 2

Stevens - 2

Sullivan - 3

Dave Ferguson and David Sullivan with 3 votes each moved forward, and Council held a third-round vote to determine the third applicant to move forward.

The third-round results were:

Manfre - 1

Stancel - 1

Stevens - 2

Dave Ferguson, David Sullivan, and Candace Stevens were selected to move forward to the vote to be held during the April 15, 2025, business meeting.

Ms. Johnston stated that the April 15, 2025, agenda packet will be provided to the three applicants and that they will have the opportunity to meet with staff as they will be voting immediately after the appointment.

City Attorney Duffy provided the process for the April 15 vote which is to have discussion, make a motion, open for public comment, and then a vote. Attorney Duffy confirmed that Sunshine does not apply to the applicants as they are not members of City Council.

2 PRESENTATION - UPDATE ON RALPH CARTER PARK

This item was moved to item 1.

Ms. Johnston provided a background of the item.

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

Topics presented included: the importance of youth sports, background, the permit process, park improvements, field inventory and utilization, FCSO incident analysis, scheduling, and parking.

Council held discussion on the following additional topics: number of park users, retrofitting the light poles close to homes, safety on the field, height of the light poles, parking violations, and who has access to control the lights.

Council Member Gambaro discussed his reasons for requesting this workshop including management issues, quality of life issues, that he would like to address this as a quality-of-life issue from a policy perspective and for consistency across the City. Council Member Gambaro asked if a permit supersedes the noise ordinance, that he would like to work through this to find a win-win for everyone and wants to resolve this with current and long-term solutions.

Mr. Hirst provided a response to Council comments and questions.

Council continued discussion on the following additional topics: zoning, the Barry Dunn study, history of the park, distance between the park boundary and homes, the noise ordinance, difference between this situation and the airport, stricter enforcement of the rules in place, mitigation efforts over the years, who is impacted, the vegetation buffer, that changing the lights is all-or-nothing because of the technology, the playability of sports, the number of residents that moved in after the lights were installed, hours of operation and lights at other parks, neighborhoods around other parks, and quotes.

Mr. Hirst and Ms. Johnston provided a response to Council questions.

Public Comment:

David Perry discussed quality of life and his work in juvenile justice and social services, and shared many positive quality of life effects resulting from children engaging in sports, acknowledged the inconvenience, applauded the coaches, and shared that it is a disservice to even consider cutting sports.

Michael Flanagan discussed his background in high tech, and suggested looking at the software to see if it can be adjusted to help solve some of the lighting issues.

Courtney (no last name provided) discussed her children's participation with Mad Dogs and commented that if it is considered a neighborhood park, but has lights, maybe it should be renamed.

Marion Petruzzi discussed her background and involvement in her neighborhood, the changes in the park since 2009, her negative experiences as a resident, the Barry Dunn study and Ralph Carter Park being considered a neighborhood park, described attending community meetings and meetings with Ms. Johnston and Mayor Norris, believes the R section is being treated differently than other parts of the City, asked why doesn't the City adhere to operating hours, and invited Council to come to her neighborhood and meet with residents.

Dr. Ryan Smith, owner at Flagler Dental, discussed the children he sees at his office and how their faces light up when they talk about Mad Dogs, shared that it is a shame we are having this conversation, and that this is a good thing.

Usadia Crawford, homeowner in the R section, thinks Mad Dogs is an awesome organization, her son plays with Mad Dogs, suggested blackout curtains, shared that school traffic is worse, and asked Council to come up with something, and that they cannot take this away from the kids.

Jessica (no last name provided), lives in the R section and does not like being put in a group where someone is speaking for all R section residents, suggested room darkeners, discussed that there are kids in all neighborhoods, that her children play with Mad Dogs, and that it does not make sense to take this away from them.

Jared Maxwell (Coach J), B section, introduced several of the children he coaches, spoke about his own children and how important the fields are to him,

how he has fought for 15 years for the park, that you are not going to make everyone happy, asked Council to draw a line in the sand and pick what side they are on, shared that on game days he spends the majority of his day with the Sheriff's Office, he has to work with the deputies, he is not a parking lot attendant or liaison, does not have the authority to do the City's job and for the city to stop hounding him, it is his job to run the league, thanked the coaches and kids for their hard work.

Rick Vaders discussed that plans take time and that we do not have time with kids, taking time away to figure this out is dangerous, they are coaching kids to be leaders, shared that some of the kids shadow him at his business, if we take that away for two years until we figure this out it is dangerous, how he has learned as a business owner that we will never make everybody happy, kids learn discipline, they are great kids learning values on the field, shared appreciation for Council, and hopes he does not come off as too brash but is very passionate about the kids.

Alex Moore asked how the lights impact quality of life, cited CDC data on sleep times, and asked what are we talking about?

David Walker discussed that he grew up in an area that did not have parks, that sports changed his life, and without parks and a place for the kids to go, they will be getting into trouble, and that they need somewhere to go.

Council and staff continued discussion on studies and quotes, dimming the lights, the City's brand, addressing resident concerns, and expressed thanks for the coaches and parents.

Council gave consensus to price upgrading the lights. Mayor Norris asked to find out the height of the light poles, and Ms. Johnston confirmed that staff would also look at our website for hours of operation and at various software capabilities.

3 RESOLUTION 2025-XX 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

Ms. Johnston provided a background of the item.

Eric Gebo, Architect III, presented the item to Council.

Topics presented included: parking expansion, existing buildings, timeline, documents, and Council action.

Council held discussion on the following additional topics: the timeline and schedule, the costs, and the stakeholders.

Mr. Gebo and Ms. Johnston provided a response to Council questions.

Public Comment:

Kathy Reichard-Ellavsky shared the history of this project and the role of the Historical Society, would like the Historical Society to have primary consideration for the future use of the building, are celebrating the 25th anniversary of the incorporation of the City and the formation of the Historical Society, wishes we had the energy and enthusiasm for preserving our history that she saw from the Mad Dog community, discussed the need more community involvement and would like help with engagement.

Reasa Pabst, President of the Palm Coast Historical Society, thanked Council and her Board who were in attendance, clarified that they are a welcome center according to the TDC, they are looking forward to growing, shared an experience with a local resident, and reminded Council that they are the keepers of our history and can use all the support they can get.

Denise Henry, P section, asked if we have an engineering department, why do we always have contracts for design, understands it for big projects, but this is for revitalizing a parking lot and should be in-house.

Council Member Miller responded to public comment about engineering and why some projects are in-house versus contracts. Ms. Johnston responded that staff is working on this analysis.

Vice Mayor Pontieri thanked Ms. Reichard-Ellavsky and Ms. Pabst, the Historical Society, the prior Council for the decision not to bulldoze the fire station, and the firefighters.

Council Member Gambaro shared that this was one of his first votes and looks forward to the continued work on this project.

Ms. Johnston informed Council that this will be on the agenda next week for approval.

F PUBLIC PARTICIPATION

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

Public participation opened at 8:12 p.m.

Steve Carr thanked City Council for listening to the citizens, and shared appreciation.

Reasa Pabst thanked Council for including the Historical Society on the committee, and asked if they could have three members on the committee.

The Mayor agreed to allow as many members as they want.

Public participation closed at 8:15 p.m.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Miller wanted to put on the record that the Florida Gators won the National Championship, and asked for consensus for proclamations for sports-related successes, consensus was given, and also shared information from the lobbyist about Tallahassee.

Vice Mayor Pontieri discussed comments from the Mayor made at a prior meeting regarding the burial sites at Sawmill, provided a briefing on the issue and options, and asked for consensus for staff to do a study. Council held a brief discussion on this topic.

Council gave consensus, and Ms. Johnston replied that staff will research the topic.

Council Member Gambaro will be meeting with Senator Rick Scott's team in Washington D.C. and asked for consensus to pursue Federal funding for the fire station and Historical Society.

Council gave consensus.

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 introduced Doug Thomas, who joined the meeting remotely, to provide an update on the City Manager search.

Mr. Thomas informed Council that Sonia Alves-Viveiros has withdrawn from further consideration, and that there are now two candidates remaining.

Council held a brief discussion on next steps and concurred to move forward with the process.

Ms. Johnston informed Council that she emailed Mr. Schwartz this evening that Council is not interested in moving the fueling terminal forward, provided a reminder about the State of the City event on Thursday evening, the Egg'stravaganza this weekend at Town Center, and the Flagler County Fair and Youth show through Friday evening.

Ms. Johnston also responded to public comment to clear the record. Some of the comments that were made from the public Ms. Petruzzi made a comment that I said something that was not true at all. I'm not sure your comments that she said to you Mayor, but what she said I said was not true so just wanted to clear that up for the record, and then also Mr. McDonald's comment about Jason's involvement. Jason was not involved with the fuel terminal project at all, that was per your request Mayor to keep it kind of tight to the chest, so just wanted to make sure that you know when staff is accused of things that they didn't have any involvement in that there's clarity for that purpose as well.

Ms. Johnston also asked Council for direction on a future ballot process for boards. Council held a brief discussion and concurred to use a ballot for narrowing the candidates, then discussion for the selection.

J ADJOURNMENT

The meeting was adjourned at 8:28 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*