



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 David Sullivan

Tuesday, April 22, 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.
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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

Vice Mayor Pontieri called the meeting to order at 9:01 a.m.

B PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

C ROLL CALL

Deputy City Clerk Alison Palmer called the roll. Mayor Norris was absent.

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.

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

Public participation opened at 9:03 a.m.

Marion Petruzzi spoke about Ralph Carter Park, sporting events, meetings with staff, lights, comments at prior meetings, and attendance numbers in the evenings.

Denise Henry, P section, discussed Council and staff, that she now attends meetings regularly, and discussed the prior meeting.

Bruce Stone, Seminole Woods, discussed traffic and road conditions on Seminole Woods and Sesame Boulevard and concerns about the traffic.

David Ferguson congratulated Mr. Sullivan, discussed the process of selecting the district 3 member and that the process was unfortunate, and discussed the future of Palm Coast.

Ed Fuller congratulated Mr. Sullivan, discussed the FSU shooting, and praised the eggstravaganza event, Holland Park and the Southern Rec Center.

Patrilo Garish discussed the pools in Palm Coast, the YMCA in Ormond Beach, and the benefits of swimming.

Regine Bernier discussed growth and quality of life, the YMCA, and the sports complex on US 1.

Ms. Johnston responded to public comment on traffic.

Council Member Miller and Ms. Johnston responded to public comment on Ralph Carter Park.

Council Member Sullivan appreciated public comment and expressed that he is glad to be here.

Council Member Gambaro discussed the findings of the investigation into Mayor Norris and motioned to issue a vote of no confidence and censure, and a second motion to send a letter to Governor DeSantis to remove Mayor Norris.

Vice Mayor Pontieri asked that this be addressed during agenda item G. Discussion by City Council of Matters Not on The Agenda.

Vice Mayor Pontieri asked City Attorney Duffy about voting practices. City Attorney Duffy discussed Council history and practice and that going forward Council Members names would be on the appointment ballots.

E PRESENTATIONS

1 PRESENTATION - ANNUAL INVESTMENT REPORT

Helena Alves, Director of Financial Services, provided a background of the item.

Consultants Dani Metz and Leslie Weaber of PFM Asset Management presented the item to Council.

Topics presented included: philosophy and approach, investment policy, economic update, economic uncertainty, the latest Fed 'dot plot,' inflation, unemployment rate, U.S. treasury yield curve, sector returns, portfolio review, sector allocation analytics, portfolio performance, and earnings.

Council held discussion on the following additional topics: investment objectives, cash-flow, rate cuts, portfolio allocation, funds, and recommendations.

Ms. Alves, Ms. Metz, and Ms. Weaber provided a response to Council questions.

*Public comment:
There were none.*

2 PRESENTATION - YEAR-TO-DATE BUDGET OVERVIEW

Ms. Johnston provided a background of the item.

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

Topics presented included: budgeted revenue sources, the general fund, proprietary fund revenues, FY 2025 expenditures, FY 2025 expenses, the budget timeline, and the financial transparency dashboard on the City website.

Council held discussion on the following additional topics: economic development and incentives, Palm Harbor Golf Course, fleet purchases, debt service, traffic management, IT improvement plans, and department budgets.

Ms. Alves, Ms. Ragsdale, and Ms. Johnston provided a response to Council questions.

Council requested a presentation on economic incentives on a future workshop.

Public comment:

Mark Webb commented on the budget for the aquatic center, hours of operation, seasonal use, and value of the aquatic center.

James Mooney, Covington Park, discussed limited resident passes available for the golf course, asked about the budgets for the golf course and pools, and traffic counts.

Council Member Miller responded to public comment on traffic counts and the aquatic center.

3 PRESENTATION - PALM HARBOR GOLF CLUB

Vice Mayor Pontieri introduced the item.

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

Topics presented included: diversifying revenue options, changes to current operations, rate increases, golf course maintenance analysis, 5-year budget review, and budget projections.

Council held discussion on the following additional topics: resident passes, fleet projections, cost recovery, capital improvements, leases and contracts, putting out an RFP, and options.

Mr. Hirst provided a response to Council questions.

Public comment:

Janice Reid, Cypress Knoll Golf Course, discussed history of the golf course, confusion over what a pass holder is, thinks pass holders should be eliminated, leasing and purchasing golf carts, and thinks Council should look at the numbers.

Denise Henry, P section, asked about the revenue of the pro shop, if it can be contracted out, and that the budget needs to be increased.

Kathy Kelley, lives across the street from the course, is happy to hear that Council wants to keep the course in perpetuity, discussed traffic, wants

economic development to focus on jobs, asked what the RFP would be to sell or to manage the golf course, and asked about the presentation.

Steve Evans resident of Palm Coast and former golf course superintendent, asked about the financials, discussed the need for professionals to maintain the course, discussed communication, and asked if Council has been to the course to see what is going on.

James Molloy asked if Hurricane Milton increased costs, says the course is in rough shape, asked about a private company turning it into condos, and that the course needs oversight by Council.

Ed Fuller shared his experiences at the golf course, that it is an economic driver and a destination, and thanked Council.

Steve Trask agreed with Mr. Fuller, thinks Palm Harbor is a wonderful treasure but it needs help, the course is brown because the pumps are not working properly, it requires money and attention, and please keep the golf course.

Mark Gregoire, Palm Coast resident for 17 years, discussed the noise ordinance, that Council should spend their time doing more important things, that the competition wants Palm Harbor to go away, that price is not the primary concern of a golfer, that Palm Harbor is the best course in town, and for Council to figure out how to get more golfers into town.

A speaker (no name provided) discussed overcrowding, the noise ordinance, shared his experiences playing golf, and that Council should be proud of the golf course.

Tom Woods commented that the golf course is a gem, a wonderful asset for the community, cost recovery is going down the wrong path, need to generate revenue and increase costs, and that it has not been properly invested in.

Council held discussion on the following additional topics: the maintenance contract, making Palm Harbor a better golf course, comparison to other amenities, and protections that this will be a golf course in perpetuity.

Ms. Johnston confirmed that the RFP for the sale of the golf course as an operational golf course will come back to Council with an appraisal of the property at a future workshop. City Attorney Duffy will research the language and scenarios.

4 PRESENTATION - PALM COAST AQUATICS CENTER

James Hirst, Director of Parks & Recreation, and John Walsh, Board Member of the Volusia Flagler YMCA, provided a background of the item.

Chris Seilkop, President/CEO at Volusia Flagler Family YMCA, presented the item to Council.

Topics presented included: history of the YMCA in Palm Coast, financials, community partners, activities, facility assets, current facilities in Palm Coast, Freida Zamba, budget, and proposed plans.

Council held discussion on the following additional topics: finances, County and school board participation, timeline, the location and land, and the existing stage.

Mr. Seilkop, Mr. Walsh, Mr. Jeff Douglas, and Ms. Johnston provided a response to Council questions.

Public comment:

Jamie Gilbert, a synchronized swim coach, expressed excitement for the YMCA, said thank you for considering the pool, and would like a deep end for synchronized swimming.

Patrilo Garish, Palm Coast resident and swimmer, thanked Council.

Regine Bernier, Palm Coast resident and swimmer, thanked Council and asked about workshops.

Mark Webb, avid user of the swimming facilities, recommends a covered pool, and that this pool when completed will already be too small.

John Walsh responded that a second YMCA facility is being planned.

Vice Mayor Pontieri responded to public comment on community engagement.

Ms. Johnston asked for direction on continuing to work with the YMCA and to bring back numbers during the budget process. Council affirmed the direction.

James Hirst, Director of Parks & Recreation, presented to Council on the Palm Coast Aquatic Center.

Topics presented included: history and background, hours of operation, pass holder options, current operations, and community impact.

Council held discussion on the following additional topics: lifeguard recruitment and retention and pass holder history.

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

The meeting recessed at 12:53 p.m.

The meeting reconvened at 1:15 p.m.

5 PRESENTATION - 10-YEAR ANNUAL CIP UPDATE

Ms. Johnston provided a background of the item.

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

Topics presented included: core beliefs and pillars of priorities, capital project funds and strategy, recreation impact fee fund and strategy, transportation

impact fees, Old Kings Road special assessment fund, Fire impact fees, streets improvement fund, CRA fund, stormwater management fund, and utility funds.

Council held discussion on the following additional topics: the MOC, master plan priorities, recreation priorities, the 5-year CIP, direction from Council, Town Center DRI language, levels of service, and canal dredging.

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

Ms. Johnston affirmed direction to come back to Council after the Parks Recreation Impact Fee Study is complete with design dollars for recreation projects including neighborhood parks and other Council priorities.

Public comment:

There were none.

6 PRESENTATION - SAP EVALUATION WORKSHOP

Ms. Johnston provided background and presented the item to Council with Brittany Kershaw, Director of Communications & Marketing, and Jennifer Fiveash, Battalion Chief.

Topics presented included: Palm Coast Community Survey, Pillars of Priorities, SAP Priorities, new priorities, and next steps.

Council held a lengthy review of the SAP priorities and process and agreed to prioritize the list at a future workshop.

Objective 1 Identify savings - remove, make operational
Objective 2 Solar study - remove
Objective 3 Road repair and safety plan - keep
Objective 4 Stormwater maintenance - keep
Objective 5 Saltwater canal dredging - keep
Objective 6 Citizen engagement - make operational, add ap to objective 7
Objective 7 Technology improvement plan - keep
Objective 8 Economic development - keep
Objective 9 Transit options - remove, make operational
Objective 10 Housing options - remove, make operational
Objective 11 Arts and culture - keep
Objective 12 Parks Master Plan - keep
Objective 13 Infrastructure - keep

Council also held discussion on new priorities:

- 1. Office of risk assessment - include*
- 2. Quality of life - include*
- 3. Cost recovery – remove, facility specific*
- 4. Charter review - include*
- 5. Hire a utility director - remove, operational*

Ms. Johnston inquired about conducting an analysis to look at moving trash and stormwater fees to non-ad valorem tax assessment. Council concurred not to move forward.

Council requested a review of boards and committees to be on the May 6, 2025, agenda.

Ms. Johnston confirmed that the SAP will be brought back to Council at a future workshop to rank in priority order.

*Public comment:
There were none.*

F PUBLIC PARTICIPATION

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

*Public participation
There were none.*

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Miller discussed the TPO Vision Zero meeting and mentioned upcoming meetings and workshops. Consensus was given for Council Member Miller to attend future meetings.

Council Member Gambaro shared that he is looking forward to the City Manager interviews, and Congressman Randy Fine's upcoming visit.

Council Member Gambaro motioned that based on the investigation into Mayor Norris, that Council immediately issue a vote of no confidence and a vote of censure for Mayor Norris.

Council Member Gambaro made a second motion that Council immediately send a letter to Governor DeSantis requesting Mayor Norris' removal from office for malfeasance and asked that this letter includes signature blocks of those on this Council that choose to vote in favor of this motion.

City Attorney Duffy advised Council to consider the motions one at a time, and the first motion first.

Vice Mayor Pontieri asked for a point of order: at a workshop can a motion like this be voted on?

City Attorney Duffy responded that there is no case law and nothing in policies and procedures to prevent this, but that it is good practice at business meetings and normally not at workshops.

Council Member Miller seconded the motion.

Council held a lengthy discussion of the investigation and options.

Council Member Sullivan recommended that any vote be unanimous, and that he sees this as a three-step process with the State Ethics committee as the second step before sending a letter to the Governor.

Council requested a presentation on the investigation as soon as possible.

City Attorney Duffy agreed to coordinate.

Public comment

Eddie Lang shared his thoughts, that he would like this to move quickly, and expressed support for Council and staff.

Ed Fuller commented that this is a sad day and shared praise for Ms. Johnston.

Jeremy Davis shared that he will not talk about a man who is not here, discussed the report, the westward expansion, Council, shared thanks to the city workers for the culvert pipe, and wants the city to move forward.

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

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

Council Member Gambaro amended the second motion to motion for Council to file a formal ethics complaint against Mayor Norris for malfeasance with the ethics commission while Council waits for the formal presentation of the investigation, and to decide whether to finalize the letter to the Governor.

Council Member Sullivan seconded.

Council continued discussion of the investigation, the motion, and the ethics committee.

Pass

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

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

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

City Attorney Duffy provided an update on available dates for the presentation and will work with the investigator to schedule.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Ms. Johnston requested that Chief Berryhill provide a briefing on current fire danger. Chief Berryhill provided a briefing, discussed a County-wide burn ban in

effect starting Wednesday, gave recommendations for residents, and provided a response to Council questions.

Ms. Johnston discussed high water use over the prior weekend, that the City Manager interviews are being held Thursday April 24, and that the Tunnel to Towers event is being held Saturday April 26.

J ADJOURNMENT

The meeting was adjourned at 5:00 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*