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, May 6, 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. PROCLAMATIONS AND PRESENTATIONS- 5:30 P.M.

This section of the agenda began at 5:40 p.m.

1. PROCLAMATION - MAY 10-11, 2025, AS MATERNAL MENTAL HEALTH WEEKEND

Ms. Johnston presented the Proclamation to representatives of Maternal Matters Favored.

Tamara Mackroy, President/Founder of Maternal Matters Favored, shared thanks and comments.

Vice Mayor Pontieri shared comments and thanks to Ms. Mackroy.

2. **PRESENTATION - PRESENT CERTIFICATES TO GRADUATING STUDENTS OF THE CITY OF PALM COAST'S CITIZENS ACADEMY CLASS**

Ms. Johnston and Mayor Norris presented the certificates to the graduates.

Mayor Norris shared comments.

B. CALL TO ORDER CITY COUNCIL BUSINESS MEETING - 6:00 P.M.

Mayor Norris called the meeting to order at 6:00 p.m.

C. PLEDGE OF ALLEGIANCE TO THE FLAG AND A MOMENT OF SILENCE

D. ROLL CALL

City Clerk Kaley Cook called the roll. All members were present.

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.

Mayor Norris addressed the contentious times and encouraged everyone to maintain civility.

Cameron Orr stated that he resigned his position on the humane society board because they are resistant to change, believed it to be apparent from the recent joint cities/county meeting on the topic, shared that they have no money, no land, and no plan, and encouraged finding a cost-effective solution.

Wendy Chumarchi discussed the humane society, ignoring State mandates, loss of a dog at the shelter, sought to move all animal control under the excellent supervision on Ms. Grossman, highlighted a Florida Statute requirement for audits, and encouraged including such language in future agreements.

Donna Stancel encouraged annexing the existing access behind RaceTrac on SR 100 and Seminole Woods, asked the Council to consider annexing via eminent domain, discussed potential traffic improvements from annexing the land, and asked about the turn lane onto Seminole Woods.

Ken McDowell shared his disgust with the City Council, collective efforts against the mayor, wanted the district representatives to represent the district, discussed the need to straighten out the City, supported funding a forensic audit, especially of the Utility department, shared demands for a forensic audit, and wanted the State of Florida to look into an illegal appointment.

Robert MacDonald asked for ballpark figure for how much the city has paid for the City Manager Search, discussed the recent search process and wanted to know how much it would cost to change the Charter regarding City Manager residency requirements, shared support for Ms. Johnston in her role as Acting City Manager, and for Vice Mayor Pontieri.

Elizabeth Esposito urged Council to create a cement skate park, shared the need for a proper skate park, popularity of skating, tourism, and highlighted community support for a skatepark.

Brad West shared his history in Palm Coast, shared support for the Council Members, discussed great leaders, told the Mayor that he is surrounded by great leaders and did not understand why the Mayor does not leverage it, shared support for Ms. Johnston and Attorney Duffy, shared frustration with the Mayor, and provided recommendations.

Kyle Rhodes highlighted his time in the community, his local business, the opening of a public skatepark in Stewart, FL, wanted to see a park opened in Palm Coast, dilapitated state of the current parks, community need, and thanked the community for showing support.

Mark Stancel stated that the city need to look at how to economize and not waste time, money, and resources, discussed recent projects, waste, looking for efficiencies, asked about a sidewalk on Seminole Woods, and discussed turn lanes.

Jim Blecken discussed drainage, swales, a suggestion provided, case status and response received, hoped that someone was actually looking at the *suggestion, discussed the housing market, homes on the market, homes sold per month, prices dropping, market saturation, and encouraged a moratorium.*

Bruce Stone shared about traffic issues and comments from Council Members.

Rose Chumaceiro, long time resident of Palm Coast, wanted a new City Manager, thanked the Mayor for fighting for residents, discussed swale maintenance and issues, supported a forensic audit, and signed a petition for DOGE.

Mayor Norris asked for the resident's street address.

Carol Stoughton discussed crumbling roads, detours, traffic, City employee salaries, the need to look into the backroom people, wanted a moratorium, discussed water supply and pep tanks, the need for people on the Council who are going to take care of residents on a fixed income, and wanted people to be under oath.

Mayor Norris asked Ms. Johnston if he provided with documents from someone regarding a skatepark.

Ms. Johnston replied yes.

Mayor Norris replied that we should look to explore that.

Ms. Johnston highlighted the adopted Parks Master Plan which sets policies and guidelines for park priority projects, and that this is a great consideration for the upcoming discussion of the Park Impact Fees, currently scheduled for the May 27, 2025, meeting.

Mayor Norris shared support for the request.

Council Member Sullivan shared that the County got significant briefings and shared problems, and asked Ms. Johnston to check on the status of Wadsworth skatepark projects.

Vice Mayor Pontieri shared that she reached out to Commissioner Dance on the topic, provided response and suggested a meeting with a County representative, City representative, and residents to avoid duplication and to streamline communication.

Mayor Norris shared discussions from the joint meeting regarding an audit for the Humane Society.

Ms. Johnston shared the action items from the joint City/county meeting.

Ms. Johnston replied to various public comments on the topics of the Florida Department of Transportation construction project on SR 100, annexation of land, upcoming topics on a Charter Review, City Manager Search costs, turn lanes, and a swale presentation scheduled for June.

Mayor Norris asked staff to check on Ms. Chumacerio's street to see what maintenance has been done.

Mayor Norris asked if we can we do imminent domain on Seminole Woods.

Attorney Duffy replied that he would need to review further.

Council Member Miller shared support for a skatepark, to work with the County to try to find funds and discussed the priorities from the joint city/county meeting.

Vice Mayor Pontieri thanked Mayor Norris for the statement to remain civil, was appreciative of resident engagement, and echoed the sentiment of the Mayor.

Council Member Sullivan shared a history of an issue obtaining land near BJ's and offered a solution of going south.

Council Member Gambaro shared support for a skatepark and sought consensus from the Council move to through the administrative business items and to come back and talk through the organizational items.

Mayor Norris and Vice Mayor Pontieri highlighted the agenda order.

Vice Mayor Pontieri replied to Mr. Blecken to share that she asked staff to include the suggestions provided in the upcoming presentation.

F. MINUTES

3. MINUTES OF THE CITY COUNCIL:
APRIL 15, 2025, BUSINESS MEETING
APRIL 22, 2025, WORKSHOP MEETING
APRIL 24, 2025, SPECIAL WORKSHOP MEETING
APRIL 29, 2025, SPECIAL MEETING
MAY 1, 2025, SPECIAL MEETING

Mayor Norris asked to amend the April 29 and May 1 minutes to be a full transcript of the meetings.

Vice Mayor Pontieri asked to do a transcript for any meeting discussing the ethics issue.

Mayor Norris asked the City Clerk to complete a transcript for any meeting from the beginning of the ethics discussion to now which included discussion on the topic.

Pass
Motion made to approve as amended by Vice Mayor Pontieri and seconded by Council Member Sullivan

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

G. ORGANIZATIONAL

4. DISCUSSION - CITY MANAGER SEARCH

Ms. Johnston shared conversations with Mr. Thomas the prior week and that both candidates rescinded their applications.

Mayor Norris sought to understand why Mr. Thomas was not in attendance, shared his guidance, discussed the process, his conversations with Mr. Hough, issues with the process, criteria, and wanted to know why Mr. Thomas felt or got direction from the City not to write the whitepaper.

Ms. Johnston reiterated the conversations and direction from Mr. Thomas.

Mayor Norris stated that Mr. Thomas did not have the authority to stop the process and sought a motion from someone who voted against Mr. Hough to nominate him to be the next City Manager.

Council Member Gambaro shared issues with interviews held in an unprofessional fashion, Mayor Norris' behavior, and believed that Council should take a break in the process.

Mayor Norris replied that he has the right, as a single member of the Council, to conduct interview wherever he pleases.

Mayor Norris reiterated the motion he was seeking and that the next motion he will make will be to terminate the contract with SGR for violating their contractual obligations.

Vice Mayor Pontieri shared her thoughts on the candidates, their qualifications and experience, the needs of the City, supported terminating the contract with SGR, and believed that Council should take a breath to get some good and positive work done.

Mayor Norris believed that the process was tainted, candidates were sandbagged, and believed that an outsider needs to be selected.

Mayor Norris passed the gavel to Vice Mayor Pontieri.

Mayor Norris moved to terminate the services of SGR and move on to immediately search for another firm. The motion was seconded by Council Member Sullivan.

Council Member Sullivan shared that SGR was not able to find someone acceptable and wants a unanimous vote if at all possible.

Council Member Gambaro shared support for terminating the SGR contract and shared support for a pause before starting another search.

Council Member Miller agreed and believed that there were hiccups along the way.

Vice Mayor Pontieri asked for Council Member Miller's position on starting the search immediately versus waiting.

Council Member Miller preferred to wait to get some stability.

Mayor Norris wanted to move immediately, discussed the budget cycle, and asked for a follow up on how much the City has paid SGR in the last 10 years.

Vice Mayor Pontieri highlighted the appearance of a consensus to terminate the contract with SGR, believed there would be a benefit to not reopen the search immediately, shared concern for not getting the best possible candidates, and believed that in doing what is best interest of the city, that her opinion is to wait and the potential of reviewing additional search options.

Mayor Norris asked if traditional methods were used.

Mayor Norris amended the motion to immediately start an internal search.

Council Member Sullivan, as the seconder of the motion, did not agree with the amendment and found the motions at hand to be complicated.

Attorney Duffy recommended splitting the motion into two.

Mayor Norris rescinded the original motion.

Mayor Norris motioned to terminate SGR as the search firm.

Council Member Sullivan withdrew the second from the original motion and seconded the new motion.

Public Comment:
Paulette Hatfield shared about several friends in Fort Myers Beach and an internal search for City Manager that received over 75 applicants, that the City hired a very qualified City Manager, but did not believe anyone will be found anytime soon because of the internal mess, and was very sad for the conditions the city is in.

Rose Chumaceiro didn't understand why we had to pay money for a City Manager search, discussed Council Members on the fence causing disruption, the need to fix this, and the need to do something now.

Mark Stancel shared a need to expand the search and to find someone with knowledge and experience.

Rita Madeiros wanted Mr. Hough, shared her history of not being hired because of lack of experience, wanted Council to take another look at Mr. Hough and his white paper, and wanted a review of the situation.

Carol Stoughton commented on Ms. Johnston's experience, that Council never gave the 2 applicants a chance, did not believe Vice Mayor Pontieri had the right to tell the public that the candidates were unqualified, wanted Vice Mayor Pontieri to abstain from the votes, wanted the City to get a new City Manager and move on with business.

Jeani Duarte believed the conversation between Ms. Johnston and Mr. Thomas needs to be evaluated, shared support for Mr. Hough as the last man standing and to bring him on board.

Denise Henry agreed to fire Doug Thomas, issues with the process, supported an internal process, and supported Mr. Hough.

Donna McGevna stated that Mr. Hough lost his integrity when he tried to change his salary after watching the meeting and hearing the other applicant's salary, Mr. Hough was used as a bargaining tool and last man standing, discussed the suffering as a city and encouraged taking a long pause.

Darlene Shelley disagreed with the prior speaker, believed the city is in a crisis, resident expectations for issues to be addressed, shared her experience as an operations manager, issue with members not elected by the people pushing their will on elected Council Members, wanted to know who found SGR, asked how long have they been representing the city, and discussed the process.

Jim Blecken spoke about the Acting City Manager, doing the role of Acting City Manager and Assistant City Manager by herself, discussed Mr. Hough's experience, and supported reconsidering Mr. Hough.

Dennis McDonald stated that Mr. Thomas was bad out of the box, shared issues throughout the process, and the need to stick with this and get it done.

Jeremy Davis said that he would love to see the accountability that the Mayor is asking for and that someone inside the city is pushing their own agenda.

Marilyn Mack reiterated the comments from Mr. McDonald, stated that this city does not know how to do contract management, believed Mr. Hough should be reevaluated, did not want to wait, the City is suffering, and that there is a need to get it together.

Vice Mayor Pontieri responded to public comment on the decision at hand and the Council responsibility to pick the right person.

The City Clerk reiterated that the motion is to terminate the contract with SGR for the City Manager search.

Pass

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

Mayor Norris motioned to direct the Human Resource Manager to create a listing, post the job for 45 days, and for council to re-examine the applicants at that time.

Council Member Miller asked for 60 days.

Mayor Norris was not amenable to the change and asked for details of the budget process.

The motion died for lack of a second.

Vice Mayor Pontieri motioned to open an internal search the City Manager and to keep it open for 90 days. The motion was second by Council Member Miller.

Council Member Sullivan shared that right now we're at a low point for candidates wanting to come in and take the job and recommended pausing the search before we start it again.

Mayor Norris asked how long Ms. Johnston has been the acting City Manager.

Ms. Johnston replied just over a year.

Council Member Gambaro agreed with Council Member Sullivan and highlighted his experience.

Vice Mayor Pontieri understood wanting to go out immediately, shared concerns, and wanted to get the right people and complete the proper vetting.

Mayor Norris requested weekly updates to the whole council of the applications received, with no exclusions, by the close of business on Fridays.

Vice Mayor Pontieri wanted to see the qualifications and criteria for Council approval.

Attorney Duffy recommended a follow up workshop discussion if the motion passes.

Public Comment:
Marilyn Mack stated that she was sick of the games, discussed kickbacks, and that the city can be dissolved because there is no benefit of the city to the residents.

Rita Madeiros did not believe Mayor Norris was the problem, discussed her work experience, and that anyone put in the position is going to need training time.

Rich Cooper wanted to make Council aware that some of residents are happy and think you are doing a good job, discussed his history living in the city, intentions of the Mayor, that people will continue to want to move here, and that a pause is strategically responsible.

Carol Stoughton could not believe that Council did not know when Ms. Johnston assumed the position of Acting City Manager and wanted Mr. Hough to come in.

Jeanie Duarte shared that 90 days is long enough, the City has been suffering, and wanted Mr. Hough.

Bruce Stone discussed the Council raise, wanted to see the Council raise decreased, would love to see another vote on the moratorium, and comments from NextDoor.

Rose Chumaceiro discussed votes, voting members out, and the need to get the situation taken care of.

Mindy Melendez shared concern for waiting and that the Council should all be getting along.

Paulette Hatfield urged Council to get back to the motion at hand, that the motion is for 90 days, she did not believe anyone was going to run and jump into the position, shared support for Ms. Johnston and that people think city staff are doing a great job.

Jim Blecken encouraged working the work around, while the Council is looking for a permanent City Manager, discussed the vacant positions, stated that somebody needs to be in the position, and that 90 days from now is after the budget is due.

Pass

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

City Council held discussion on the need for a workshop to review the qualifications before the listing goes out.

Council concurred to add the topic to the next workshop meeting.

5. DISCUSSION - FLORIDA STATUTE 288.075 COMMERCIAL DEVELOPMENT AND CAPITAL IMPROVEMENTS, AND ALLEGATIONS OF QUID PRO QUO

Mayor Norris shared the need to table the discussion so that he can have a conversation with the sheriff, was concerned for legal issues, and that this is an improper forum.

Attorney Duffy shared the details of his conversation with Mayor Norris.

Vice Mayor Pontieri shared concerns from the prior comments by the Mayor for allegations of quid pro quo, that it had not been brought up sooner, and was concerned for where to go from here and whether or not actions need to be taken.

Mayor Norris replied that he wanted the Council to be aware that it happened and that some of the sworn statements are from the people involved in the alleged quid pro quo.

Vice Mayor Pontieri felt that the Council was now hamstrung because they don't know what is going on.

Mayor Norris shared about legal guidance that he will seek and that he did not want to open the City up to litigation.

Vice Mayor Pontieri replied that discernment should have been exercised last week.

Council Member Gambaro shared the Vice Mayor's concerns, reiterated the comments and emergency meeting request from the Mayor last week, that the allegations were criminal in nature, and supported going to the Florida Department of Law Enforcement to have the allegations addressed.

Council Member Sullivan agreed with the comments and cautioned bringing up issues and leaving them with no resolution.

Vice Mayor Pontieri asked that before allegations are launched form this dais, that Council think carefully about what they say and do, shared concern for leaving something hanging for people to misinterpret, asked the Mayor to consult legal beforehand, and for Council to exercise discernment in what they say and when.

Mayor Norris asked to look at any emails that were sent to all of the Council Members besides him.

6. DRAFT ETHICS COMPLAINT

Attorney Duffy highlighted that the draft ethics complaint is in the packet, shared advice from the Commission on Ethics, and sought direction from City Council.

Mayor Norris asked if all sworn statements have been received.

Attorney Duffy replied that Mr. Brandon is working on it.

Mayor Norris asked Attorney Duffy to be diligent in reviewing if any of the statements have changed.

Attorney Duffy replied yes and that Mr. Brandon is doing that as well.

Council Member Sullivan sought to add a sentence to the end of the cover letter highlighting the 4-0 vote of no confidence and censure by the Council as a result of the investigation.

Mayor Norris asked if the transcripts requested earlier in the meeting could be included in the complaint.

Attorney Duffy replied that he did not think it was needed, but if the Council wants to, it can be added.

Vice Mayor Pontieri asked about the specific instances highlighted and provided a recommendation to update the language. Council provided consensus to update the language.

Public Comment:
Carol Stoughton wanted to know if the attorney got sworn statements and if they were received before the decision was made.

Leslie Johnson shared that she has been requested to speak the following: what would you do to protect millions of dollars? Unwitting witnesses to collusion to cover crimes, corroborations, and if you would like to get in contact with the resident to please go through her.

Karen Martin discussed the silencing of anyone who doesn't agree, people mocking and berating employees, disgusting and personal attacks, actions of supporters of the Mayor, that the ringleader is the Mayor, the creation of a toxic work environment, and stated that Palm Coast cannot move forward until the leadership crisis is behind us.

Jeanie Duarte stated that Vice Mayor Pontieri has led the pack, that the Vice Mayor should be ashamed of herself for the wording suggested, asked about the updates of sworn statements, and diminished trust.

Rita Madeiros, said that the public speaker does not speak for many of us, we voted the Mayor in, asked the Council to work with him, and discussed an audit and moratorium.

Mark Stancel said that the Mayor has got his rough sides, but he was elected for a reason, that he had high hopes for the Council, and shared support for Mayor Norris.

Darlene Shelley said that every complainant in the investigation has something significant to lose by addressing the wrongs that have been done in our city and was concerned that the Acting City Manager has worked along side all of the people who no longer work here.

Dennis McDonald shared concerns, believed that Mr. Gambaro will be removed, discussed Mr. Gambaro's recent land purchase, and to pay attention to why people are upset and why we want a city manager. Mr. McDonald provided an attachment which are included with these minutes.

Gary Kunnas discussed costs, speed bumps on the main roadway, and to take a look at people driving on lawns to avoid the speedbumps.

Paulette Hatfield urged Council to send the report to the ethics committee as soon as possible.

Council Member Gambaro responded to public comment on his land purchase.

Vice Mayor Pontieri reiterated the motions on the topic, following the proper process for an admitted charter violation, a lawsuit about a potential lawsuit, the censorship of a prior Council Member, and her consistency. Vice Mayor Pontieri did not appreciate the behavior of the audience, the social media comments, or the attacks on staff and asked the public to stop minimizing what people have said they experienced.

Attorney Duffy shared that he needs someone to sign the Form 50.

The Council concurred to have Vice Mayor Pontieri sign the form.

Mayor Norris shared advice that he received regarding municipal insurance policy coverage for elected official legal defense against ethical complaints and asked for the details.

7. PROPOSED CONFIDENTIAL SETTLEMENT AGREEMENT

Attorney Duffy provided a brief overview of the proposed confidential settlement agreement.

Motion by Council Member Miller to accept the proposed settlement agreement, seconded by Council Member Gambaro.

Public comment:
There were none.

Pass

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

8. COUNCIL LIAISON APPOINTMENTS FOR FY 2024-2025

City Clerk Kaley Cook provided a brief background of the item and highlighted a vacancy.

Council Member Sullivan was willing to fill the vacant appointment.

Mayor Norris shared that since the Council has censured and voted no confidence, that he would like the other Council Members to fill his appointments, other than the joint cities/county workshop.

City Council outlined the following appointments:

Affordable Housing Advisory Committee	Gambaro
Family Life Center	Pontieri
Flagler County Cultural Council	Pontieri
Flagler County Transportation Disadvantaged Local Coordinating Board	Sullivan
Flagler Schools Oversight Committee	Miller, Gambaro
Florida Department of Juvenile Justice, Circuit 7	Sullivan
Joint Cities and County Workshop	Norris, Miller
River to Sea Transportation Planning Organization	Miller, Pontieri
St. Johns River Water Management District	Gambaro
Stewart Marchman Act (SMA) Healthcare	Review prior time conflict
Tourist Development Council	Pontieri

H. APPOINTMENT

9. APPOINT ONE MEMBER TO THE FIREFIGHTERS RETIREMENT SYSTEM AND TRUST FUND

Kyle Berryhill, Fire Chief, provided a background of the item.

Ms. Johnston shared an additional application for Ms. Stancel.

Motion by Vice Mayor Pontieri, seconded by Council Member Sullivan to reappoint Mr. Hackney.

Public Comment:
Robert MacDonald was opposed to the appointment, believed the policy is wrong, that the board was made to represent the volunteers not the career firefighters, discussed the history of the appointment, and wanted to get an interpretation of the composition of the board.

Jeremy Davis agreed with the comments of the prior speaker and shared the need for a volunteer to fight for the volunteers.

Chief Berryhill provided clarification on the two different tracks associated with the current pension system.

Vice Mayor Pontieri held discussion with Chief Berryhill on potential conflicts on interest.

Pass

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

I. ORDINANCES SECOND READ

10. ORDINANCE 2025-06 ADOPTION OF THE 2050 COMPREHENSIVE PLAN

City Attorney Duffy read the title into the record.

Jose Papa, Senior Planner, presented the topic.

City Council held discussion on requirements and meeting needs, removing subjective language, clarification on policies, State preemption on certain topics, and accepted or rejected recommended changes.

Vice Mayor Pontieri made a motion to approve the current Comprehensive Plan with the language as presented, without the recommended changes from the PLDRB as to policies 3.1.1.6, 3.1.1.7, and 5.1.1.6, but with the suggested changes from PLDRB regarding the bird studies as to policy 6.1.13.8, and to change policies 1.7.1.1 and 1.7.2.3 to reflect the proposed changes from staff to reflect that we can approve with more than one MPD and the resulting language. The motion was seconded by Council Member Miller.

Public Comment:
Jim Blecken was glad for the changes, shared serious problems with water and wastewater supply, and putting teeth into developers to put in the infrastructure and cover usage on the systems.

Carol Stoughton asked if this plan is going to help the current citizens or if this is going to harm us more than we are already harmed.

Darlene Shelley shared prior concerns, history of the item, concern for a document that was written by people who are no longer here, and catering to the growth of the airport and developer wants.

Jeanie Duarte asked what a creed design is.

Mayor Norris shared that he has a problem with the plan, DRI expiration dates, that he was going to make a motion to table this plan until we got a permanent City Manager, inability to catch up on utilities, and that he intends to vote no.

Vice Mayor Pontieri shared that she believes it is a good comprehensive plan, to the extent it will motivate Project Magellan to come in, infusing the community with a lot of dollars and jobs, highlighted that the Council will review the MPDs, and responded to Mr. Blecken on infrastructure.

Pass

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

11. **ORDINANCE 2025-05 AMENDING CHAPTER 42, ARTICLE I, CREATING SECTION 42-6, PROHIBITING PUBLIC CAMPING OR SLEEPING ON PUBLIC PROPERTY**

Attorney Duffy read the title into the record.

Ms. Johnston shared that no changes have been made to the item.

Council Member Sullivan reminded the Council of his prior comments on potential waivers for veterans to share that there are none.

Council Member Miller asked about funding for a Volusia County shelter.

Ms. Johnston shared that she has had those conversations with Ms. Petito, County Administrator.

Public Comment:
There were none.

Pass
Motion made to be adopted on second reading by Vice Mayor Pontieri and seconded by Council Member Miller

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

J. RESOLUTIONS

12. **RESOLUTION 2025-73 SUPPORTING GOVERNMENT EFFORTS IN IDENTIFYING UNNECESSARY SPENDING, CREATING EFFICIENCIES, AND SAVING TAX PAYER DOLLARS**

City Attorney Duffy read the title into the record.

Ms. Johnston provided a brief background of the item.

Public Comment
C.D. Roussell shared his 25 years of experience in software, experience with DOGE for the State of California, and discussed algorithms.

Marilyn Mack stated that the agenda item makes no reference to DOGE.

Council responded that DOGE is referenced in the Resolution.

Mayor Norris asked for the Resolution to be sent to Ms. Mack.

Pass
Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

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

13. RESOLUTION 2025-71 APPROVING A LAND DONATION OF 3 PARCELS FROM MPC LOTS, LLC FOR THE BELLE TERRE SAFETY IMPROVEMENTS PROJECT

City Attorney Duffy read the title into the record.

Ms. Johnston provided a background of the item.

Public Comment:
There were none.

Pass
Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

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

14. RESOLUTION 2025-67 APPROVING COLBERT LANDINGS PHASE 2 FINAL PLAT - APPLICATION 6063

City Attorney Duffy read the title into the record.

Estelle Lens, Planner, and Dennis Leap, Site Development Manager, presented the topic to Council.

Vice Mayor Pontieri asked what Council is able to consider, from a legal perspective, to either approve or deny, a final plat.

Attorney Duffy provided the criteria outlined in the Land Development Code:

2.05.05. Review findings. When reviewing a development order application, the approval authority shall determine whether sufficient factual data was presented in order to render a decision. The decision to issue a development order shall be based upon the following including, but not limited to:

A. The proposed development must not be in conflict with or contrary to the public interest;
B. The proposed development must be consistent with the Comprehensive Plan and the provisions of this LDC;
C. The proposed development must not impose a significant financial liability or hardship for the City;
D. The proposed development must not create an unreasonable hazard, or nuisance, or constitute a threat to the general health, welfare, or safety of the City's inhabitants; and

E. The proposed development must comply with all other applicable local, state, and federal laws, statutes, ordinances, regulations, or codes.

Vice Mayor Pontieri asked if sufficient information and data was provided from the applicant that the infrastructure needs are met.

Ms. Johnston and Attorney Duffy replied yes.

Public Comment:
Carol Stoughton asked if they are going to handle the sewage treatment plants and how many more people are coming into this development.

Jim Blecken said that 1.6 homes is an interesting number, discussed homes per acre, reasons for denial, and believed the grounds have been met.

Bruce Stone asked why we let builders in if they don't give assistance for utilities and infrastructure.

Mayor Norris asked about administrative approval.

Mr. Tyner provided the process and authority outlined in the Land Development Code.

Mayor Norris wanted to know how we can stop it and recommended ungodly fees.

Attorney Duffy highlighted property owner rights and that as long as they are following the land development code, and without data that says that they can't move forward, the City Council cannot say no.

Ms. Johnston shared that it might be beneficial to have a workshop item on the comp plan policies and previous approvals. Council concurred to add this item to a future workshop.

Vice Mayor Pontieri recommended tabling the item to have staff bring back what they have presented, that it meets the criteria, so that Council can review the objective data and shared concerns for not meeting the burden as outlined by the City Attorney. Additionally, Vice Mayor Pontieri recommended that staff include the criteria for future plat considerations for City Council. City Council agreed with the recommendation.

Vice Mayor Pontieri held discussion with staff and Ms. Johnston on wastewater capacity.

Pass
Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan

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

15. RESOLUTION 2025-68 APPROVING MASTER SERVICES AGREEMENTS WITH CERES ENVIRONMENTAL SERVICES, INC., AND CTC DISASTER RESPONSE, INC., FOR DISASTER DEBRIS REMOVAL AND DISPOSAL SERVICES

Attorney Duffy read the title into the record.

Ms. Johnston provided a background of the item.

Matt Mancill, Director of Public Works, provided a quick overview.

City Council held discussion on prior storms, issues with debris pickup, and preparedness for the upcoming storm season.

Public comment:
There were none.

Pass
Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

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

K. CONSENT

Ms. Johnston highlighted the correction of word within the Resolution to the utility fund.

Vice Mayor Pontieri asked about items 19 and 20.

Christopher Crawford, Utility System Supervisor, provided details of the two items.

Public Comment:
From the audience, Marilyn Mack asked about the update language and Resolution numbers.

Pass
Motion made to adopt the consent agenda, with the update to the fund listed in item 16, by Council Member Miller and seconded by Council Member Sullivan

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

16. **RESOLUTION 2025-64 ESTABLISHING INTENT TO REIMBURSE CERTAIN CAPITAL EXPENDITURES INCURRED WITH PROCEEDS OF A FUTURE TAX-EXEMPT FINANCING**

17. **RESOLUTION 2025-65 APPROVING MASTER PRICE AGREEMENT CONTRACTS WITH MULTIPLE VENDORS FOR CITYWIDE CHEMICALS AND FERTILIZERS**

18. **RESOLUTION 2025-66 APPROVING A MASTER SERVICES AGREEMENT WITH CLEARWATER SOLUTIONS, LLC FOR THE REPAIRS NEEDED ON PUTTER DRIVE TO THE SEWER SYSTEM AND ROADWAY**

19. **RESOLUTION 2025-70 APPROVING A MASTER SERVICES AGREEMENT WITH S.E. CLINE CONSTRUCTION, INC., FOR THE REPAIRS NEEDED ON FARMSWORTH DRIVE TO THE SEWER SYSTEM AND ROADWAY**

20. **RESOLUTION 2025-69 APPROVING A MASTER SERVICES AGREEMENT WITH ALL STATE CIVIL CONSTRUCTION, INC., FOR THE REPAIRS NEEDED ON UTAH PLACE TO THE SEWER SYSTEM AND ROADWAY**

21. **RESOLUTION 2025-72 APPROVING PIGGYBACKING THE FLORIDA SHERIFF'S ASSOCIATION CONTRACT WITH BOULEVARD TIRE CENTER FOR THE PURCHASE OF TIRES AND RELATED SERVICES**

L. PUBLIC PARTICIPATION

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

From the audience, Ms. Stoughton asked about item 18.

Mayor Norris explained that the item was approved on the consent agenda.

Jeremy Davis shared his history of asking the City to correct issues, discussed stormwater intrusion, and responded to earlier public comment.

Marilyn Mack asked about referencing the solicitation number.

Discussion was held on the numbering of items.

Jim Blecken discussed swales, that he sees waste and spending, bonds proposed, and providing funding recommendations.

Attorney Duffy informed the Council that per the Council Policies and Procedures, they will need a motion to extend the meeting past 11:00 p.m.

Motion by Vice Mayor Pontieri, seconded by Council Member Gambaro, to extend the meeting the 11:15 p.m.

Bruce Stone shared that he was very confused, discussed homes put up that are sitting empty and shared Wall Street predictions.

Carol Stoughton shared about a noisy manhole cover and asked if the engineering department makes sure work is complete before approving.

Kimberly Rosania was deeply disappointed by the lack of decorum, frivolous investigation, and urged respect for speakers including each other.

Mayor Norris asked staff to take a look at 13 Putter Drive.

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

Council Member Miller shared about local sports organizations.

Council Member Sullivan commented on development and economy.

Vice Mayor Pontieri shared about upcoming presentations related to the golf course and sought consensus to have staff present full cost recovery would look like to include 5-year and 10-year CIP. Council concurred.

Council Member Miller asked for the presentation date.

Ms. Johnston replied that staff is targeting May 27th.

Discussion was held on potential options and information to include in the presentation.

Vice Mayor Pontieri asked staff to show flows for wastewater treatment plants for all approved plats and the timeline in the future presentation.

Vice Mayor Pontieri responded to the comments of Ms. Rosania.

Mayor Norris shared about the recent County League of Mayors meeting and appreciated Mayor Emmett hosting the event. Additionally, Mayor Norris stated that we need to look at a special assessment bond and shared about the finalists for the Mayor Mike STEM scholarship.

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

Attorney Duffy shared that he will call an executive session for new litigation entitled Mayor Mike Norris vs. the City of Palm Coast.

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

Ms. Johnston highlighted the length of meetings and asked Council if the workshop scheduled for May 13 can be scheduled to at 4:00 p.m. Council concurred.

P. ADJOURNMENT

The meeting was adjourned at 11:10 p.m.

Respectfully submitted by: Kaley Cook, CMC, FCRM
City Clerk

Instrument No: 2025019135 5/6/2025 11:26 AM BK: 2957 PG: 1473 PAGES: 2 DOCTAX PD $3,220.00 -
RECORDED IN THE OFFICIAL RECORDS OF Tom Bexley, Clerk of the Circuit Court & Comptroller Flagler, FL

Prepared by and return to:
Michael Spoliansky Esq.
Allied Title and Trust
261 North University Drive
Suite 500
Plantation, FL 33324

File No 25-2099

Parcel Identification No 04-11-31-3513-00000-1033

[Space Above This Line For Recording Data]

WARRANTY DEED

(STATUTORY FORM – SECTION 689.02, F.S.)

This indenture made the 24 day of April, 2025 between **CW Ran Property LLC, a Florida Limited Liability Company,** whose post office address is 46670 Crosswick, Canton, MI 48187, of the County of Wayne, Michigan, Grantor, to **Charles A. Gambaro and Georgianna P. Gambaro, husband and wife,** whose post office address is 11 Ryecrest Ln, Palm Coast, FL 32164, of the County of Flagler, Florida, Grantee:

Witnesseth, that said Grantor, for and in consideration of the sum of TEN DOLLARS (U.S.$10.00) and other good and valuable considerations to said Grantor in hand paid by said Grantee, the receipt whereof is hereby acknowledged, has granted, bargained, and sold to the said Grantee, and Grantee's heirs and assigns forever, the following described land, situate, lying and being in Flagler, Florida, to-wit:

Unit 1033, Phase 10, CINNAMON BEACH AT OCEAN HAMMOCK, a condominium, according to the Declaration of Condominiums, as recorded in Official Records Book 982, Pages 429 through 610, inclusive, and all its attachments and amendments thereto, all in the Public Records of Flagler County, Florida, together with an undivided interest in the common elements appurtenant thereto.

Grantors warrant that at the time of this conveyance, the subject property is not the Grantors homestead within the meaning set forth in the constitution of the State of Florida, nor is it contiguous to or a part of a homestead property. William Lopez, III residence and homestead address is: 46670 Crosswick, Canton, MI 48187 and William Lopez Jr., resident and homestead address is: 1876 Wentworth Drive, Canton, MI 48188.

Together with all the tenements, hereditaments and appurtenances thereto belonging or in anywise appertaining.

Subject to taxes for 2025 and subsequent years, not yet due and payable; covenants, restrictions, easements, reservations and limitations of record, if any.

TO HAVE AND TO HOLD the same in fee simple forever.

And Grantor hereby covenant with the Grantee that the Grantor is lawfully seized of said land in fee simple, that Grantor have good right and lawful authority to sell and convey said land and that the Grantor hereby fully warrant the title to said land and will defend the same against the lawful claims of all persons whomsoever.

In Witness Whereof, Grantors have hereunto set Grantors' hand and seal the day and year first above written.

Signed, sealed and delivered in our presence:

Printed Name: [illegible]
Witness #1as to both
Address: [illegible]

Printed Name: Salah Alabbas
Witness #2 as to both
Address: 1510 Kinmore St.
Dearborn Hts, MI 48127

CW Ran Property LLC, a Florida Limited Liability Company

By: William Lopez III
William Lopez, III, Managing Member

By: [illegible]
William Lopez, Jr., Authorized Member

STATE OF Michigan
COUNTY OF Wayne

The foregoing instrument was acknowledged before me by means of (✓) physical presence or ( ) online notarization, this 24 day of April, 2025 by William Lopez, III, Managing Member and William Lopez, Jr., Authorized Member of CW Ran Property LLC, a FL Limited Liabilty Company, on behalf of the company, who ( ) are personally known to me or who (✓) have produced Driver License as identification.

(Notary Seal)

SALAH ALABBASI
Notary Public, State of Michigan
County of Wayne
My Commission Expires Oct. 19, 2029
Acting in the County of Wayne

Printed Name: Salah Alabbas
NOTARY PUBLIC - State of MI
My Commission Expires: 10-19-2029