



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, June 24, 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.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A CALL TO ORDER

Mayor Norris called the meeting to order at 9:00 a.m.

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

C ROLL CALL

Deputy City Clerk Alison Palmer called the roll. Council Member Miller 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.

Mayor Norris provided the rules and procedures of public participation.

Jeani Duarte discussed the city manager search, cell towers, impact fees, IT issues at a prior meeting, DOGE, and extraordinary circumstances.

Mark Webb discussed the proposed YMCA, state allocations, and the construction timeline.

Denise Henry discussed the beauty of Palm Coast, the dangers of bicycles on paths, and the park ordinance regarding musical instruments.

Caroline Johnston discussed dumped dogs on Hargrove and U.S. 1, the challenges of taking care of these dogs, and shared thanks for the Sheriff's department and City staff for their help.

Vice Mayor Pontieri addressed public comment regarding the YMCA, animal welfare, and asked for consensus to have another meeting with the County about an animal shelter.

Council gave consensus.

Council Member Gambaro addressed public comment regarding the YMCA.

E PRESENTATIONS

1 PRESENTATION - BROWN & BROWN INSURANCE OVERVIEW

Ms. Johnston provided a background of the item.

Renina Fuller, Director of Human Resources, and Danielle Boyle of Brown & Brown Insurance presented the item to Council.

Topics presented included: self-insured health plan overview, 2024 renewal recap, 2024-25 plan performance summary, and renewal projections.

Ms. Fuller and Ms. Boyle provided a response to Council questions.

Council held discussion on the following additional topics: the stop-loss carrier and proposed plan changes.

Public comment:

Jeani Duarte asked Council to cut the budget.

Council gave consensus to have the consultant model costs based on the HSA only option for new employees after October 1.

2 PRESENTATION - PUBLIC WORKS COMMERCIAL HAULING ANALYSIS

Ms. Johnston provided a background of the item.

Alyssa Roscoe, Residential Solid Waste Collections Supervisor, and Allison Trulock, NewGen Strategies & Solutions, LLC, presented the item to Council.

Topics presented included: history, current processes, fees, analysis of in-house services, findings, changes, and Council options.

Ms. Roscoe and Ms. Trulock provided a response to Council questions.

Council held discussion on the following additional topics: oversight and contracts.

Public comment:

Denise Henry discussed recycling and apartments.

Council gave consensus to move forward with option 1.

3 PRESENTATION - OVERVIEW OF PROPERTY TAXES (TRIM)

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: truth in millage (TRIM), TRIM process timeline, property taxes, market value vs. taxable value, TRIM notice sent by property appraiser, 2025 ad valorem taxes by taxing authority, general fund services provided through property taxes, millage rate and property tax history, millage rate comparison fiscal year 2025, and timeline.

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

Public comment:

Jeani Duarte discussed property taxes.

Mark Webb discussed percentages paid to County and City, and monies paid to the Sheriff's department.

Council gave consensus to add a scenario of one tenth of a mil rollback to the July 8 presentation.

4 PRESENTATION - PALM HARBOR GOLF CLUB DRAFT RFP

Ms. Johnston provided a background of the item.

Jason DeLorenzo, Chief of Staff and Dennis Redican, Outdoor Rec Manager presented the item to Council.

Topics presented included: updates, RFP draft overview, appraisal summary, budget review, rate adjustment recommendation for CIP expenditures, and forecasted revenue with rate adjustment.

Mr. DeLorenzo and Mr. Redican provided a response to Council questions.

Council held discussion on the following additional topics: costs, the appraisal, fees, the Matanzas golf course, and restaurant revenue.

Public comment:

Mike Solora discussed Council working together to fix the issues, ways to increase revenue, and keeping the golf course.

Dennis McDonald discussed that the City began with the golf course, that it is the fabric of the community, asked why our golf course does not make money, and asked Council to figure out a way to run it properly.

Patrick Miller asked about the appraisal, believes it is way off, suggested public-private partnership to run the course, and raising rates.

Jeani Duarte discussed potential buyers, suggested Loopers manage the golf course, and to have events on the greens.

Denise Henry discussed closing times and keeping the course open later.

Eric Webber discussed the strategic plan and asked if we have done anything to set the course up for success.

James Ganoff suggested the City hire the right management, said the course does 50,000 rounds and the accounting needs to be looked at, took exception to the proposed sale price, and commented that not everything is a profit center.

Jeanine Wasoki agreed with the prior speaker, asked Council to save the course, shared that she does not use all city amenities but is glad they are here and wants to keep the golf course.

Council gave consensus to reevaluate allocations, look at leasing carts, raising fees to break even, look at the ILA with Flagler Schools, discuss the lease with Loopers, and research the 16-million-dollar tax break taken previously, to be discussed at a future meeting.

F PUBLIC PARTICIPATION

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

Jeani Duarte asked about City parks and 2nd amendment rights.

Jeff Adams complimented Council on the impact fees, discussed builders and prices, and discussed signage on trucks.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Vice Mayor Pontieri discussed the upcoming children business center event on Saturday at 11:00 a.m. at the Community Center, transportation impact fees, congratulated the employee of the month Jesse Guymon, and thanked Mr. DeLorenzo and wished him good luck.

Ms. Johnston provided clarification on the transportation impact fees.

Council Member Gambaro thanked Mr. DeLorenzo, thanked the charter review applicants, and shared that the Affordable Housing meeting is this afternoon.

Council Member Sullivan thanked Mr. DeLorenzo and his family and wished them good luck.

H DISCUSSION BY CITY ATTORNEY OF MATTERS NOT ON THE AGENDA

There were none.

I DISCUSSION BY CITY MANAGER OF MATTERS NOT ON THE AGENDA

Ms. Johnston discussed that the Boat Parade will be December 13 and the Starlight Parade on December 6, thanked Ms. Henry for complimenting the City, and thanked Mr. DeLorenzo for service and dedication.

J

ADJOURNMENT

The meeting was adjourned at 11:43 a.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*