



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, August 12, 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.
- If you wish to obtain more information regarding the City Council's agenda, please contact the City Clerk's Office at 386-986-3713.
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- 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 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 6:01 p.m.

Chantal Preninger asked about adding busses for public transportation and asked who would be in charge of that.

Jeff Adams discussed the proposed rezoning item from the prior week's meeting, misconceptions, and offered to discuss further with Council.

Jeani Duarte discussed City Council, hurricane season, wastewater treatment plants, a meeting at City Hall that she wanted to attend, and information from prior meetings.

Bruce Stone discussed that we have major problems in the City, the water department and water quality, shared support for Mayor Norris, and addressed Council Member Miller about campaign funding.

C.D. Roussell discussed information he had previously provided to Council, and the cement plant.

Steve Carr discussed the purpose of local government, how they make decisions, and residents vs. businesses.

Tony Amaral discussed money budgeted for integrating cameras with the Flagler County Sheriff's Office and asked about that contract.

Acting City Manager Lauren Johnston responded to public comment regarding public transportation, wastewater treatment plant 2, the saltwater canal task force meeting, and the contract with FCSO for cameras.

Council Member Sullivan addressed public comment regarding public transportation.

Public participation closed at 6:18 p.m.

E PRESENTATIONS

1 PRESENTATION - ALL CAPITAL AND FLEET FUND BUDGETS

Ms. Johnston provided a background of the item.

Helena Alves, Director of Financial Services, Carl Cote, Director of Stormwater & Engineering, and Matt Mancill, Director of Public Works presented the item to Council.

Topics presented included: the 5 year CIP, capital fund restricted revenue, capital projects fund – revenues and expenditures, streets improvement fund restricted revenue, street improvement fund, impact fees fund restricted revenues, transportation impact fee fund, town center transportation impact fee fund, recreation impact fee fund, fire impact fee fund, SR 100, Old Kings Road special assessment fund, stormwater management fund 5 year plan, water and wastewater capital project fund summary, water capital projects fund expenditures, fleet department overview, fleet position summary, fleet management fund, fleet equipment FY 2026, and budget timeline.

Ms. Alves, Mr. Cote, and Mr. Mancill provided a response to Council questions.

Public comment:

Chantal Preninger discussed projects and revenues and asked about impact fees.

Vice Mayor Pontieri asked for consensus to look at properties exempt from ad valorem for FY 2027. Council gave consensus.

Council provided direction to bring back Fire impact fee fund data.

2 ORDINANCE 2025-XX AMENDMENT TO THE 2050 COMPREHENSIVE PLAN TO INCORPORATE THE WATER SUPPLY FACILITIES WORK PLAN

Jose Papa, Senior Planner, and Peter Rousell, Deputy Director of Utility, and Garann Hopkins, Environmental Coordinator, presented the item to Council.

Topics presented included: purpose of the water supply facilities work plan, planning horizon, demand projections, alternate water supply, infrastructure needs, conservation and reuse, intergovernmental action, comprehensive plan, implementation, comprehensive plan amendments, summary, and next steps.

Council held discussion on the following additional topics: the purpose of the ordinance.

Mr. Papa, Mr. Rousell, and Mr. Cote provided a response to Council questions.

Public comment:

Jeani Duarte discussed the water treatment plants, brackish water, and reclaimed water.

Chantal Preninger discussed estimating growth, and water use at a data center.

3 PRESENTATION - SUBDIVISION CAPACITY/DEVELOPMENT

Ms. Johnston provided a background of the item.

Marcus Duffy, City Attorney, Ray Tyner, Deputy Director of Community Development, Peter Roussell, Deputy Director of Utility, and Carl Cote, Director of Stormwater & Engineering, presented the item to Council.

Topics presented included: legislative vs. quasi-judicial decisions, legislative land use decisions: policy and discretion, subdivision platting in Palm Coast, subdivision master plan, preliminary plat, final plat, and current and approved developments.

Mr. Duffy, Mr. Tyner, Mr. Roussell, Mr. Cote, and Mr. Papa provided a response to Council questions.

Public comment:

Chantal Preninger asked about infrastructure and building applications.

Jeani Duarte discussed prior meetings, state allocations, and westward expansion.

F PUBLIC PARTICIPATION

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

Public participation opened at 9:38 p.m.

Steve Carr shared appreciation for the work the City is doing on Florida Park Drive.

Public participation closed at 9:39 p.m.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Vice Mayor Pontieri congratulated Chief Berryhill for 20 years with the Fire department.

Mayor Norris mentioned that a hurricane is forming, and that the City and residents need to monitor the storm.

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 responded that we are getting storm ready, but according to Florida Division of Emergency Management, it poses no threat to Florida in the next 7 to 10 days.

J ADJOURNMENT

The meeting was adjourned at 9:40 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*