



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 26, 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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- 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. 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 9:01 a.m.

Jeani Duarte discussed the 8/25 Charter Review Committee meeting, the costs associated, and the consultant.

Mike Cocciola discussed the Friends of the Library, the library system and services, and funding for the library.

Denise Henry discussed City signs, discretionary spending, and wasting money.

Mark Webb discussed the 8/25 Charter Review Committee meeting and asked why it was not livestreamed.

Paulette Hatfield, F section, thanked the Acting City Manager for her work, and discussed an Expo to be held on 9/25 at the Community Center.

Public participation closed at 9:13 a.m.

Acting City Manager Lauren Johnston responded to public comment regarding the facilitator for the Charter Review Committee, livestreaming meetings, thanked Ms. Hatfield, and discussed the Palm Coast Expo.

Council responded to public comment regarding the Charter Review Committee facilitator, livestreaming the meetings, and the library.

E PRESENTATIONS

1 PRESENTATION - FINAL PROPOSED BUDGET FOR ALL APPROPRIATED FUNDS

Ms. Johnston provided a background of the item.

Helena Alves, Director of Financial Services, Gwen Ragsdale, Budget & Procurement Manager, Peter Roussell, Deputy Director of Utility, and Carl Cote, Director of Stormwater & Engineering presented the item to Council.

Topics presented included: the general fund, proprietary funds, capital funds, all remaining funds, TRIM, and next steps.

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

Vice Mayor Pontieri asked for consensus to show internal allocations listed on the summary. Council gave consensus.

Vice Mayor Pontieri asked for a full accounting of the emergency communication fund.

Council provided direction to reduce the millage by 0.10% to 4.0893.

Public comment:

Chantal Preuninger discussed the budget presentation, and asked questions about the budget.

Jeani Duarte discussed the budget presentation, Council reaction, and asked questions about the budget.

Celia Pugliese discussed the budget presentation and the 8/25 Charter Review Committee meeting.

Council responded to public comment and continued discussion of the budget.

2 PRESENTATION - PALM HARBOR GOLF CLUB

Ms. Johnston provided a background of the item.

James Hirst, Director of Parks & Recreation, and Dennis Redican, Outdoor Recreation Manager, presented the item to Council.

Topics presented included: internal allocation review, golf cart leasing, updates to Palm Harbor Golf Club, Flagler School District, tax appraisal/tax relief, and options.

Mr. Hirst, Mr. Redican, Ms. Johnston, and Matt Mancill, Director of Public Works, provided a response to Council questions.

Council provided direction to review golf course operations and prepare an RFP to outsource operations after March 2026.

Public comment:

Eric Webber expressed support for the golf course, asked if we have done due diligence on the golf course, and stated that staff needs support.

Chantal Preuninger asked questions about running the golf course.

Celia Pugliese discussed Matanzas golf course, other recreational facilities, and expressed support for the golf course.

James Janoff discussed revenue streams, price points, and suggested staff look at pricing.

Nelson Sistoki, W section, discussed the school leagues, Loopers, shared praise for staff, and asked for Council to give staff 9 months to a year to turn things around.

Billy Wood wants Council to give staff a chance and offered suggestions.

Jeani Duarte proposed forming a committee that staff would have to work with and mentioned 5G towers.

Denise Henry discussed Loopers and suggested changes to the contract.

Joe Runac, Courtney Ct., lives on the golf course, shared praise for staff, suggested a better pro shop, and wants the course to remain in the control of the City.

Mark Gregoire discussed outsourcing and wants the City to retain control so we can reinvest in the course.

John Rabon asked why the golf course is the only thing in Parks & Recreation that needs to be self-sustaining.

Council responded to public comment and continued discussion of the golf course.

3 PRESENTATION - ADAPTIVE REUSE DESIGN OF FIRE STATON 22 STAKEHOLDER ENGAGEMENT AND PROGRAMMING

Carl Cote, Director of Stormwater & Engineering, and James Hirst, Director of Parks & Recreation, presented the item to Council.

Topics presented included: stakeholder engagement, discussion topics, summary of community input, Palm Coast Chamber of Commerce, Flagler County Tourist Development Council, Palm Coast Historical Society, Flagler County Cultural Council, Palm Coast Professional Firefighters, themes and priorities, and options.

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

Council provided direction to pursue option #2.

*Public comment:
There were none.*

4 PRESENTATION - PALM COAST AQUATICS CENTER AND THE YMCA

Ms. Johnston provided a background of the item.

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

Topics presented included: Frieda Zamba facility operations, partnership, YMCA aquatics programs, and options.

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

Council provided direction to pursue option #2.

*Public comment:
Denise Henry discussed operating hours on Sunday and asked about expanded hours.*

George Mayo discussed the pool, that the pool is always being used, is concerned that the YMCA will restrict use, and shared praise for staff.

Ralph Lightfoot asked where the YMCA is. Mr. Hirst responded that it is not yet built.

Council responded to public comment.

5 PRESENTATION - THE SOUTHERN RECREATION CENTER

Ms. Johnston provided a background of the item.

James Hirst, Director of Parks & Recreation, and Ms. Laura Bowen, Executive Director of USTA presented the item to Council.

Topics presented by Ms. Bowen included: who we are and USTA service to Palm Coast.

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

Council rescheduled this item to the September 9 Workshop.

Vice Mayor Pontieri left the meeting at 12:55 p.m.

Public comment:

Dan Gibson discussed pickleball in Palm Coast and asked that Council include this group when discussing the Rec center. Mr. Gibson provided a document which is attached to these minutes.

Agnes Lightfoot asked Council to consider that most employees are parttime and asked if maintenance is included.

George Mayo suggested that Council determine the number of employees and the job duties that would be managed by USTA.

(Male speaker) discussed that tennis is for life, it is a family sport and is in favor of USTA if they absorb expenses.

Mary Rowtson, a pickleball player, is not happy with USTA, and does not see the benefit from USTA.

Chantal Preuninger stated that programs should be self-funded.

Council recessed at 1:00 p.m. Council reconvened at 1:17 p.m.

6 PRESENTATION - CITY MANAGER SEARCH

Renina Fuller, Director of Human Resources, and Ashley Fenner, Human Resources Coordinator, presented the item to Council.

Topics presented included: an overview of the posting and the applicant pool.

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

Council held discussion of the process.

Council rescheduled the discussion of the top 25 applicants to the September 9 Workshop.

Public comment:

Jeanni Duarte discussed transparency and asked for more access.

Paulette Hatfield discussed transparency, that seeing all applicants in person would be expensive, and that Council has been elected to make the decision.

Denise Henry asked if there are any Palm Coast residents.

F PUBLIC PARTICIPATION

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

There were none.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Miller mentioned that college football kicks off this weekend.

Council Member Gambaro discussed lights in residential areas and invited City Council to meet at Ralph Carter Park.

Council held a brief discussion about parks and fields.

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 mentioned the Joint Cities and County Workshop on 8/27 at 5:30 p.m.

J ADJOURNMENT

The meeting was adjourned at 1:42 p.m.

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*

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