



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, September 23, 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. All members were present with Vice Mayor Pontieri appearing virtually.

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.

Chantal Preuninger asked if there is an update on the forensic audit, an update on the data center, and described an incident she had while driving.

Adam Laduca asked about the processes in a CDD for maintaining infrastructure and for changing speed limits.

Jeani Duarte commented on data centers, forever chemicals, and the 9/22 Charter Review Committee meeting.

Steve Carr thanked the City for working on the sewer system on Florida Park Drive, and thanked Christopher Crawford for his help.

Mark Webb thanked Council Member Gambaro for his townhall and commented on the 9/22 Charter Review Committee meeting.

Public participation closed at 9:11 a.m.

Ms. Johnston provided a response to public comment regarding the data center, financial audits, thanked Mr. Carr for recognizing Mr. Crawford, directed Mr. Deluca to department directors for information on CDDs, and discussed noticing of meetings.

Mayor Norris provided a response to public comment regarding CDDs and speed limits.

E PRESENTATIONS

1 PRESENTATION - PLANTE MORAN ENTITY-WIDE RISK ASSESSMENT

Ms. Johnston provided a background of the item.

Council discussed the State DOGE audit.

Tim Wilsey, Risk & Safety Administrator, and Matt Bohdan and Briana Solorio from Plante Moran, presented the item to Council.

Topics presented included: project methodology, assessment results, and a monitoring plan.

Mr. Wilsey, Mr. Bohdan, and Ms. Solorio provided a response to Council questions.

Council discussed recommended action and suggested discussion with department directors.

Public comment:

Chantal Preuninger discussed addressing issues and demanded a forensic audit.

Tony Amaral complimented the presentation and advised monitoring on a longer timeline.

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

2 PRESENTATION - COMMUNITY DRIVEN ECONOMIC DEVELOPMENT VISION PLAN

Ms. Johnston provided a background of the item.

Monica Dominguez, Northeast Florida Regional Council (NEFRC), presented the item to Council.

Topics presented included: Northeast Florida Regional Council mission, team, purpose, vision plan, meeting schedule, and how to participate.

Ms. Dominguez provided a response to Council questions.

Public comment:
There were none

3 PRESENTATION - CODE PROCESSES

Ms. Johnston provided a background of the item.

Barbara Grossman, Code Enforcement Manager, members of the Code Enforcement staff, and City Attorney Duffy presented the item to Council.

Topics presented included: top code violations, nuisance abatement, animal control division, business tax receipt division, urban forestry division, code enforcement authority and regulations, code enforcement process, notice requirements, best practices, code enforcement board and process for code case hearings, hearing officers versus the code enforcement board, costs, and analysis.

Ms. Grossman, Code Enforcement staff, and Mr. Duffy provided a response to Council questions.

Public comment:
Chantal Preuninger informed Council that there are audience members who want to comment on the commercial vehicle item.

Mark Webb discussed animal licensing and reporting violations.

Council responded to public comment.

4 ORDINANCE 2025-XX CHAPTER 44, TRAFFIC AND VEHICLES, ARTICLE II, STOPPING, STANDING, AND PARKING, BY AMENDING SUBSECTION 44-34(C) PARKING AND STORAGE OF VEHICLES GENERALLY, OF THE CITY CODE OF ORDINANCES

Mayor Norris read the title into the record.

Ms. Johnston provided a background of the item.

Barbara Grossman, Code Enforcement Manager, presented the item to Council.

Topics presented included: amendment to current code, vehicles prohibited prior to amendment, and definitions.

Ms. Grossman provided a response to Council questions.

Public comment:
Deana Fulwood discussed storing work vehicles.

Chantal Preuninger discussed letting people park in their backyard, parking anything on your own property, and asked about parking in swales.

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

Council gave direction for the City Attorney to wordsmith the ordinance and bring the item back to a future Business meeting.

5 ORDINANCE 2025-XX AMENDING CHAPTER 50 WATERWAYS, SECTION 50-31 DEFINITIONS AND CREATING A NEW SECTION 50-33 ANCHORING

Mayor Norris read the title into the record.

Barbara Grossman, Code Enforcement Manager, presented the item to Council.

Topics presented included: overview of waterways, proposed regulation, and recommendations.

Ms. Grossman provided a response to Council questions.

Public comment:

Chantal Preuninger asked what if they have nowhere else to go.

Council responded to public comment and gave direction to bring the ordinance back to a future Business meeting.

6 DISCUSSION - CITY MANAGER SEARCH

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

Ms. Fuller provided the status of the applicants: six submitted on time, one submitted late, three withdrew, and two did not respond.

Council Member Gambaro recommended moving forward with four of the applicants.

Vice Mayor Pontieri recommended moving forward with the seven applicants that submitted videos.

Council gave consensus to move forward with the six applicants that submitted videos on time.

- 1. Fraser, David*
- 2. Geffken, Carl*
- 3. McGlothlin, Michael*
- 4. Schembri, Anthony*
- 5. Thomas, Thomas*
- 6. West, Norman*

Council gave direction for the applicants to submit a 2-page white paper discussing the first year of the City under their term, and for staff to perform background and social media checks, to collect the information by October 8, to provide to Council by October 9, and for Council to discuss at the October 14

workshop. Council also scheduled a special workshop for November 13 for final interviews.

F PUBLIC PARTICIPATION

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

Public comment:

Andrew Werner discussed the reaction of a blogger to Charlie Kirk, that he does not want his tax dollars going towards this, and asked for Council to make a motion to disentangle from this platform.

Naftali DeJesus discussed unlicensed contractors and code enforcement.

Vice Mayor Pontieri responded to public comment, asked for information from code enforcement on fines and processes for unlicensed contractors, and for information on City advertising.

Council held discussion on advertising and local media.

G DISCUSSION BY CITY COUNCIL OF MATTERS NOT ON THE AGENDA

Council Member Gambaro discussed a recent meeting at Ralph Carter Park and asked for consensus to look at other fields within the school district to move activity away from Ralph Carter Park.

Mayor Norris, Council Members Gambaro, and Council Member Miller gave consent.

Vice Mayor Pontieri and Council Member Sullivan did not give consent.

Council Member Miller discussed the recent TPO meeting and that this week is a bye week.

Vice Mayor Pontieri praised several members of the Palm Coast Fire Department for receiving CPR Life Saving awards.

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 shared that Mr. Nelson Sastoque of the Palm Coast Flagler Health Alliance had recently passed away.

Ms. Johnston also mentioned that the final budget hearing is 9/24 at 5:15 p.m.

J ADJOURNMENT

The meeting was adjourned at 12:42 p.m.

Respectfully submitted by: Alison Palmer
Deputy City Clerk