



**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, January 20, 2026

9:00 AM

**City Hall - Jon Netts
Community Wing**

City Staff

Michael McGlothlin, 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 9:00 a.m.

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

C. ROLL CALL

City Clerk Kaley Cook 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 procedure of public comment.

Jeani Duarte spoke on the topics of an invitation to meet with the City Manager and Deputy City Manager and wanted to do so in a public dialogue, subtle changes in the 2018 to 2024 Charter, exact method that citizens knowingly and willingly accepted changes to the Charter, retroactive approvals, and boil water notices. Ms. Duarte provided Council with a handout which has been attached to these minutes.

Jeremy Davis discussed public records, permit records, asked for proof of CD plus software, to produce an SOP or vendor documentation, audit history, show exactly what text changed, technical manual changes, an audit trail, and policies.

Darlene Shelley shared conversations with District 4 residents, financial burdens, and the Comprehensive Plan.

Dennis McDonald discussed European Village fencing, approval of parking spaces that are in another municipality, and authority.

Mr. McGlothlin replied that he and staff will follow up on comments related to operations.

Vice Mayor Pontieri replied to public comment to discuss European Village, her concerns, not getting into private disputes, and watching with cautious eyes.

Mayor Norris replied that he was also watching the situation, replied to public comment to discuss ownership of greenspaces in the City, that the Flagler Executive Airport is not owned by the City, and provided advice to Mr. Davis.

E. MINUTES

1. MINUTES OF THE CITY COUNCIL: JANUARY 6, 2026, BUSINESS MEETING JANUARY 13, 2026, WORKSHOP MEETING

Pass

Motion made to approve by Council Member Gambaro and seconded by Vice Mayor Pontieri

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

F. ORDINANCES FIRST READ

2. ORDINANCE 2026-XX MOBILE FOOD DISPENSING VEHICLES

Vice Mayor Pontieri asked for the ability for Council to engage in discussion throughout the presentation. Mayor Norris agreed.

Michael Hanson, Planner, presented the topic to Council. Topics presented included: Florida Statutes, Food Truck Tuesday events, and the proposed Ordinance.

City Council held discussion on the following topics: Statute preemptions and regulations regarding food safety, community outreach, what documents have to be shown to the City, concern for lack of provision for obtaining a City business license, fencing requirements, intent of the language, barrier requirements, fencing requirements for restaurant businesses with outdoor areas, remove vacant lots, recommendation for a fine schedule for illicit discharge, and hours of operation as a private matter.

Mr. Hanson and Michael Guiliano, Local Business Tax Inspector, provided response to Council questions.

Motion by Council Member Gambaro to approve the Ordinance as amended to include the addition of a definition from the Land Development Code on perimeter fencing. The motion was seconded by Council Member Sullivan.

The motion was restated to approve the Ordinance as amended to include the recommendations of the PLDRB and the definition from the Land Development Code on perimeter fencing. The motion was seconded by Council Member Sullivan.

City Council continued discussion on the item to discuss indemnity, principal use facilities, and hours of operation.

Mayor Norris asked if language could be worked in to include early operation.

Attorney Duffy asked Council to clarify the direction.

City Council provided consensus to remove all language for time restrictions besides the 2:00 a.m. - 6:00 a.m. time.

Attorney Duffy provided procedural recommendations.

The motion and second were withdrawn.

Council Member Gambaro motioned to approve the Ordinance as amended to support the recommendations from PLDRB, add a definition from the LDC for principal use of perimeter fencing, correct a typo, to include fines for illicit discharge, vacant lots on accessory use, and withdraw the requirement for operating during the business hours of the principal use of the establishment. The motion was seconded by Vice Mayor Pontieri.

Public comment:

Sheila Hines, local Food Truck owner, shared support for the ordinance, was pleased with the current proposed ordinance and discussed commercial vehicles in driveways and review permits.

Wilson Herndon, local food truck owner, replied to Council comments regarding health and safety concerns, shared inspection procedures and licensure requirements, and would like to see the same standards.

Raymond Royer shared about a meeting with the VFW, concern with permits, the need for younger members to join the club, and his future goal to bring vendors to these sites and properties.

Council Member Sullivan discussed the small number of food truck owners that live in Palm Coast and keep their truck here, that they have to pay a permit fee, and looked to find ways to support the local food truck owners.

Mr. Giuliano provided the SERT process and waiver of the special events permit fees for local vendors.

Mayor Norris highlighted that the fees may be charged by the event sponsor.

Attorney Duffy asked Ms. Grossman to provide details of the Code Board process for illicit discharge.

Ms. Grossman provided the fine process and amounts for violations.

Mayor Norris asked Mr. Hanson to please pass along an invitation to the second reading and a link to the meeting to local food truck owners.

Pass

Motion made to be adopted as amended on second reading by Council Member Gambaro and seconded by Vice Mayor Pontieri

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

G. RESOLUTIONS

3. RESOLUTION 2026-17 AUTHORIZING AND APPROVING THE ISSUANCE OF NOT TO EXCEED \$330,000,000 UTILITY SYSTEM REFUNDING AND REVENUE BONDS, SERIES 2026

Mayor Norris read the title into the record and provided a reminder that this item was presented at the previous workshop meeting.

Helena Alves, Director of Financial Services, opened the item and introduced Joel Tindal, Hilltop Securities, and Christopher Roe, Bryant Miller.

Mr. Roe provided a background of the item.

City Council held discussion on the following topics: optional municipal bond insurance, bond repayment, support for purchase of the insurance, basis for the numbers on current or future residents, roles of the financial institutions, and related Charter provisions.

Mr. Roe, Mr. Tindal, and Ms. Alves provided response to Council questions.

Mr. Tindal provided details of the City Charter and orders which provide authority to the City Council to move forward with this item.

Vice Mayor Pontieri requested to add the information to the public record and it has been attached to these minutes (Exhibit A).

Public Comment:

Jeani Duarte requested a copy of the court order, stated that this is an unfunded loan, shared concern for adoption of a utility bond in 2021, discussed approvals, provisions of the Charter, interest rates, benefits to the City of Palm Coast, caps on water rate hikes, underwriters and consultants, and who is making this up as they go.

Darlene Shelley asked what this bond issuance is going to fund, its purpose, how is it going to get repaid, and discussed transparency, burdens, implications for voting no, and grant funding.

Jeremy Davis discussed funding, transparency owed, legal opinion on why this is appropriate, feasibility study, publish detailed project list and details, and an oversight plan.

Sandra Shank agreed with the prior speakers, discussed approvals sought, lack of transparency, future growth and the housing market crashing, bond insurance, and urged Council to not move forward with the approval.

Mayor Norris encouraged residents to review the prior workshop which provided many of the requested details.

Council Member Miller discussed the severity of this issue and shared about the Utility Master Plan and strategic plan which includes links to prior meetings and information related to the topic.

Vice Mayor Pontieri shared a history of the item, grant funding, this item as separate from the Charter referendum item that was discussed in public comment, and asked Mr. Roche, Utility Director, to describe what would happen if this went unfunded.

Mr. Roche provided the utility and the potential outcomes if the item were not approved.

Council Member Gambaro discussed a hurricane shortly after his swearing in, overcapacity at wastewater plants, Council commitments to residents to take action, efforts taken to get State appropriations, and revenue requirements to obtain a bond.

Council Member Sullivan discussed the information shared on the topic, felt fully briefed, and that Council and staff have explained the need and bond as best they can.

Pass

Motion made to be approved by Council Member Gambaro and seconded by Vice Mayor Pontieri

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

4. RESOLUTION 2026-8 APPROVING REVISIONS TO THE AFFORDABLE HOUSING ADVISORY COMMITTEE (AHAC) BYLAWS

Jackie Gonzalez, Site Development Coordinator, and Devry Paradowski, Flagler County Housing Manager, presented the topic to Council.

City Council held discussion on the following topics: timing of the changes, conflicts, and direction to include immediate family members as a conflict of interest.

Public Comment:

Darlene Shelley asked for residents to access the full agenda packet on the City's website.

Raymond Royer was happy with the staff and Council Member Gambaro's attendance, discussed the importance of this item, and shared about developments in Texas.

Mr. McGlothlin shared an update on agenda accessibility.

Vice Mayor Pontieri discussed full agenda accessibility on the website and sought further updates.

Council Member Gambaro thanked fellow committee members and staff, discussed the AHAC meetings and the potential solutions discussed in the meetings.

Pass

Motion made to approve by Council Member Miller and seconded by Vice Mayor Pontieri

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

5. RESOLUTION 2026- 18 APPROVING THE ANNUAL AFFORDABLE HOUSING INCENTIVES REPORT 2025 FOR THE STATE HOUSING INITIATIVES PARTNERSHIP (SHIP) ACT

Mayor Norris read the title into the record.

Jackie Gonzalez, Site Development Coordinator, Devry Paradowski, Flagler County Housing Manager, and Sandra Shank, AHAC Vice-Chair, presented the topic to Council.

City Council held lengthy discussion with Ms. Shank on the following topics: lot sizes, options for affordability, concerns for costs to build a house, property values, concerns for creating blight, community land trusts, and density.

Council Member Gambaro discussed the reason for the passion on the topic and the importance, requested that the discussed formula be sent to City Council, and needs in order to obtain SHIP funding.

City Council held lengthy discussion on the itemized recommendations within the report and provided consensus to remove numbers 3, 5, and 7.

Vice Mayor Pontieri asked when proposals based on the direction today can be expected.

Mr. Papa provided a response regarding timeline and expectations.

Motion made to approve the Resolution acknowledging the recommendations from the AHAC and acknowledging the guidance provided by Council by Council Member Gambaro and seconded by Council Member Miller

Public comment:

Jeani Duarte discussed recovery homes, helping the working poor and helping them own a home.

Jeremy Davis provided a definition of affordable housing.

Darlene Shelley recommended good paying jobs as a solution.

Tony Amaral applauded Council for the discussion, shared that he has discussed options with Council individually, and encouraged Council to be open to the recommendations with staff guidelines.

Carla Amaral, member of the AHAC committee, discussed 3 mandatory items from the State and asking Council to fulfill the obligation, the goal of getting people into homes that they can afford, and simple things that you can do to bring affordable housing to our workforce.

Nicole Graves, East Flagler Mosquito Control District and AHAC Committee Member, encouraged looking at ADU ordinances now to allow the City to get ahead of the curve, discussed land trusts, and to think about what is in the future.

Council Member Miller continued discussion on the topic to support efforts in reducing construction and design costs but was not in favor of subsidies.

Vice Mayor Pontieri agreed and appreciated meeting with Mr. and Mrs. Amaral and shared support for further exploring the suggested ideas.

Vice Mayor Pontieri sought clarity on the motion.

City Council held discussion on the details of the motion and the direction provided throughout the item's discussion.

The motion and second were withdrawn.

City Council held discussion on the itemized recommendations within the report to share which they support.

Motion made to approve the Resolution accepting recommendations 1, 2, 4, 5, and 6 by Council Member Gambaro and seconded by Council Member Miller

Pass

Approved - 3 - Mayor Michael Norris, Council Member Charles Gambaro, Council Member Ty Miller

Denied – 2- Vice Mayor Theresa Pontieri, Council Member David Sullivan

City Council recessed at 12:54 p.m. City Council reconvened at 1:16 p.m.

6. 2022-2023 STATE HOUSING INITIATIVE PARTNERSHIP (SHIP) ANNUAL REPORT

Jackie Gonzalez, Site Development Coordinator, and Devry Paradowski, Flagler County Housing Manager, presented the topic to Council.

City Council held discussion on the following topics: how investment dollars were determined, counseling services, and SHIP fund home purchases.

Ms. Gonzalez and Ms. Paradowski responded to Council questions.

*Public comment:
There were none.*

Pass

Motion made to approve 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

7. RESOLUTION 2026-13 APPROVING AN OPTION AND GROUND LEASE AGREEMENT WITH DIAMOND TOWERS V, LLC FOR THE CONSTRUCTION OF A TELECOMMUNICATIONS TOWER AT 1385 RYMFIRE DRIVE

Doug Akins, IT Director, and Tom Waniewski, Diamond Communications, presented the topic to City Council.

City Council held discussion on the following topics: current number of leases, lease language, schedule, and lighting.

*Public Comment:
Jeani Duarte discussed the existing tower, discussed property locations, and did not support towers near fire stations and sports fields.*

Mr. Akins and Mr. Waniewski provided a response to the questions.

Pass

Motion made to approve by Council Member Gambaro 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

8. RESOLUTION 2026-14 APPROVING AN OPTION AND GROUND LEASE AGREEMENT WITH DIAMOND TOWERS V, LLC FOR THE CONSTRUCTION OF A TELECOMMUNICATIONS TOWER AT 350 SESAME BLVD

Mayor Norris read the title into the record.

Doug Akins, IT Director, and Tom Waniewski, Diamond Communications, presented the topic to City Council.

City Council held discussion on the following topics: plan for rerouting the path, landscape buffers, selection of the location, coverage needs, and a request to include coverage map in future presentations.

Public Comment:

Jeani Duarte asked how this will affect water.

Pass

Motion made to approve by Vice Mayor Pontieri and seconded by Council Member Gambaro

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

H. CONSENT

Vice Mayor Pontieri looked to discuss items 9-12 of the agenda (previously items 10-13).

Vice Mayor Pontieri discussed item 9 and amending the Resolution to include language that ensures one member per district and two at large appointments.

Vice Mayor asked staff to describe what the indemnity agreement for item 12 is for.

Helena Alves, Financial Services Director, provided details of the indemnity agreement.

Public comment:

Jeani Duarte asked if the indemnity agreement was removed and commented on numerous items of the consent agenda.

Jeremy Davis discussed the amended agenda, asked what exactly Council is approving, discussed retroactive effective dates, financial limits, and urged Council to pull item 12 and answer the questions.

Pass

Motion made to be adopted on consent with amending item 9 by Council Member Gambaro and seconded by Vice Mayor Pontieri

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

9. RESOLUTION 2026-9 ESTABLISHMENT OF A PARKS & RECREATION ADVISORY BOARD
10. RESOLUTION 2026-15 APPROVING A FLORIDA DEPARTMENT OF TRANSPORTATION CONSTRUCTION AGREEMENT FOR SWALE SYSTEM CONSTRUCTION AND MAINTENANCE
11. RESOLUTION 2026-11 APPROVING A FLORIDA POWER & LIGHT AGREEMENT AND COST FOR THE RELOCATION OF TRANSMISSION POLES FOR THE OLD KINGS ROAD WIDENING PHASE II PROJECT
12. RESOLUTION 2026-10 APPROVING AN INDEMNITY AGREEMENT WITH THE CITY MANAGER
13. RESOLUTION 2026-7 APPROVING A SOLE SOURCE AGREEMENT WITH ALPHA GENERAL SERVICES, LLC FOR MISCELLANEOUS REPAIR PARTS FOR THE PEP SYSTEM
14. RESOLUTION 2026-16 APPROVING A PIGGYBACK CONTRACT WITH HOUSTON-GALVESTON AREA COUNCIL WITH FONROCHE LIGHTING AMERICA, INC., FOR SOLAR LIGHTING EQUIPMENT AND SERVICES ON AN AS-NEEDED BASIS
15. RESOLUTION 2026-12 APPROVING THE PROCESS OF THE TRANSFER OF CITY CANAL BULKHEADS

Pass

Motion made to approve by Council Member Gambaro and seconded by Vice Mayor Pontieri

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

I. PUBLIC PARTICIPATION

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

There were none.

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

Mayor Norris thanked Alpha Kappa Alpha Sorority for the invitation to their Founders Day, honoring Sandra Booker, LaShakia Moore, Phyllis Pearson, and Robbie Johnson.

Vice Mayor Pontieri shared thoughts and prayers for families across the community who recently experienced home fires.

Council Member Gambaro thanked Council for the robust discussion and making tough decisions.

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

Attorney Duffy shared that he will be calling a shade meeting regarding Holland Park next week. Additionally, Attorney Duffy highlighted an update from Attorney Blocker at a prior meeting to hold a shade meeting relating to the Flagler HBA lawsuit and Palm Coast Holding lawsuit and that scheduling is underway.

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

Mr. McGlothlin highlighted that he will soon be seeking Council consensus on the community survey, shared that he has been working with several residents that have been referred to him, that his budget message was provided to Directors for budget season, and that staff is working on accelerating the full agenda packet accessibility for the community.

Council Member Miller asked about an item on the sole source purchases for pep tanks and to know if it was budgeted.

Mr. Rosche shared details of the purchase for replacement parts.

16. REPORTING OF EMERGENCY AND SOLE SOURCE PURCHASES FOR DECEMBER 2025

M. ADJOURNMENT

The meeting was adjourned at 2:22 p.m.

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

City Council Questions
Proposed Indemnity Agreements
Agenda Item: Resolution 2026-XX — January 20, 2026

I. Status & Authority

- 1. The indemnity agreements are unexecuted and have no legal effect unless this Council adopts Resolution 2026-XX today. Yes No
- 2. If adopted, the stated effective dates would operate retroactively (April 2, 2024 and December 17, 2025). Yes No
- 3. The Council has previously approved indemnification covering these individuals for these same time periods. Yes No

II. Scope of Indemnification

- 4. The proposed indemnification includes civil, criminal, administrative, and investigative matters, subject only to the listed limitations. Yes No
- 5. Indemnification is limited solely to retirement-plan fiduciary duties. Yes No
- 6. The agenda materials clearly disclose that the indemnification applies retroactively. Yes No

III. Retroactivity & Financial Exposure

- 7. A policy justification for retroactive indemnification has been provided to Council. Yes No
- 8. Council received legal analysis addressing whether retroactive indemnification is permissible under the City Charter or Florida law. Yes No
- 9. Potential financial exposure resulting from retroactive indemnification has been evaluated or quantified. Yes No

IV. Delegation & Future Amendments

- 10. Section 3 authorizes future amendments affecting indemnification scope or duration without returning to Council. Yes No
- 11. Any future expansion of indemnification would require separate Council approval. Yes No

V. Execution & Public Record

- 12. If adopted, a City official is authorized to execute the agreements without further Council action. Yes No
- 13. Fully executed indemnity agreements will be made publicly available promptly after execution. Yes No
- 14. If this resolution is not adopted, no indemnity obligations take effect in any manner. Yes No

VI. Record Confirmations

- 15. Approval today would newly authorize indemnification that did not previously exist for the retroactive periods stated. Yes No
- 16. Council approval is legally required before any indemnity obligation attaches to the City. Yes No

Council Acknowledgment (Procedural)

Council Member Name (Printed)	Signature	Date

City Clerk Receipt & Filing Acknowledgment

City Clerk / Deputy Clerk (Printed)	Signature	Date	Time

City of Palm Coast — City Council Meeting (Jan. 20, 2026)

Reference: Charter §3(e) Voter-Approval Threshold (36 months / \$15,000,000)

Pre-Vote Questionnaire: Submitted for clarification prior to any Council vote.

Requested Action: Provide written confirmation whether the proposed financing triggers Charter §3(e) and identify supporting legal authority.

Charter §3(e) — Official Text

“Unless authorized by the electors of the city at a duly held referendum election, the Council shall not enter into lease purchase contracts or any other unfunded multiyear contracts, the repayment of which: extends in excess of 36 months; or exceeds \$15,000,000.00.”

What §3(e) Controls (Plain Language)

Charter §3(e) is **not fund-specific** and does **not** state “General Fund only.” It applies to **any unfunded multiyear repayment obligation** meeting either threshold:

- **Term:** over 36 months, OR
- **Amount:** over \$15,000,000

Key point: the trigger is the **repayment obligation**, not the fund label (“Enterprise/Utility” vs. “General Fund”).

Council Questions (Procedural / Non-Argumentative)

1) Is this financing an “unfunded multiyear contract” under Charter §3(e)? Yes
 No

2) Total repayment (principal + interest + fees): \$ _____

3) Repayment term (months/years): _____

4) Repayment extends beyond 36 months? Yes No

5) Total repayment exceeds \$15,000,000? Yes No

6) If §3(e) is claimed not to apply, provide written legal authority:

City Attorney memo Bond Counsel opinion Other:

7) If utility revenues fall short, what occurs?

Rates increase Service reduced Reserve funds used Transfers from other funds Other: _____

Public-Safe Summary

Charter §3(e) restricts the Council from entering **unfunded multiyear repayment obligations** exceeding **36 months** or **\$15,000,000** unless approved by the electors at referendum. The Charter does not distinguish between General Fund and Enterprise Fund—only whether the obligation meets the thresholds.

Signatures / Clerk Receipt

Council Member Name: _____ Date: ____ / ____ / ____

Council Member Signature: _____

City Clerk Receipt (Stamp / Initials):

Received by: _____ Date/Time: ____ / ____ / ____ : AM PM

January 20, 2026

Jeani Duarte

Good morning. You each have ^{A Packet J} a short Pre-vote questionnaires. Please take a moment to fill them out and pass it to the clerk.

I'd like to thank staff member Bobbie for inviting me to meet with the new City Manager and Deputy Manager to discuss issues I brought up last week.

I would be more than happy to at a public workshop with open dialogue providing the opportunity for citizens to examine the factual documents and voice their concerns without censorship or 3 minute limits.

Upon collecting my charter data concerning the seat of District 4, I noticed some subtle changes between our 2018 and 2024 Charters concerning vacancies of our Mayors seat.

That, had the council succeeded in getting rid of our duly elected Mayor, our Vice Mayor would have assumed the role of Mayor for the remainder of the term. Once again, Bypassing the vote of the electors which is strictly outlined and mandatory in the 2018 version.

For the record, please provide the exact method in which the citizens of Palm Coast knowingly and intentionally approved this change.

Our rights are being chipped away and violated. Like last year's attempt to remove provision 3(e), which would have removed our right to vote on issues by referendum, removed the spending cap, removed the 36-month repayment deadline and removed restrictions the city has on entering into Public-Private Partnerships.

Which your new P3 guideline is in direct conflict with our current city's charter.

And for the record, pre-vote, please provide what happened December 17, 2025, the day our new City Manager took office, and April 2, 2024 in which retroactive approvals are being sought?

If the plan is to turn Palm Coast into a cash cow, what exactly is the Process", spoken of that everyone is going to want buy into? And who is everyone when homeowners utility bills will continue to increase by no less than 4% annually with no cap. And authorizes the city manager to pay all, some or none of the bond debt? Where is the insurance? Where are the safeguards?

Who is using public funds to build wealth, while leaving homeowners stuck paying the bill?

Our water bills will soon exceed our mortgages

Original Charter, provision (3)(e) language:

“ Unless authorized by the electors of the city at a duly held referendum election, the Council shall not enter into lease purchase contracts or any other unfunded multiyear contracts, the repayment of which: extends in excess of 36 months; or exceeds \$15,000,000,00.”



Jeani Duarte <jeani3d@gmail.com>

Meeting Request

1 message

Bobbie Jeanne Varney <BVarney@palmcoastgov.com>

Thu, Jan 15, 2026 at 11:49
AM

To: "jeani3d@gmail.com" <jeani3d@gmail.com>

Cc: Kendra Iannotti <kiannotti@palmcoastgov.com>

Good morning, Ms. Duarte.

I am reaching out to schedule a meeting with you, our City Manager, and Deputy City Manager. We would like to have a meet and greet as well as discuss the concerns you have brought to City Council. Below are some dates and times that both Mr. McGlothlin and Mrs. Johnston have availability.

Jan 21st @9AM

Jan 23rd @2PM, 3PM

Jan 28th @11AM

Jan 29th @3PM

Jan 30th @9:30AM, 3PM

Please let me know which works for you or if I need to provide additional options further out.

Have a wonderful day!

Bobbie Jeanne Varney

Staff Assistant I

Sept. 10, 2018

(7) *Vacancies; forfeiture of office; suspension; recall; filling of vacancies.*

- (a) Vacancies. A vacancy in the office of the Mayor or of a Council seat shall occur upon any of the following: upon the death of the incumbent; removal from office as authorized by law; resignation; appointment to other public office which creates dual office holding; judicially determined incompetence; or forfeiture of office as herein described.
- (b) Forfeiture of office. The Mayor or any other Council member shall forfeit his/her office upon determination by the Council, acting as a body, that he/she:
 1. Lacks at any time, or fails to maintain during his/her term of office, any qualification for the office prescribed by this Charter or otherwise required by law;
 2. Is convicted of a felony, or enters a plea of guilty or *nolo contendere* to a crime punishable as a felony, even if adjudication of guilt has been withheld;
 3. Is convicted of a first degree misdemeanor arising directly out of his/her official conduct or duties or enters a plea of guilty or *nolo contendere* thereto, even if adjudication of guilt has been withheld;
 4. Is found to have violated any standard of conduct or code of ethics established by law for public officials and has been suspended from office by the Governor, unless subsequently reinstated as provided by law; or
 5. Is absent from three consecutive regular Council meetings without being excused by the Council.
- (c) Suspension from office. The Mayor or any other Council member shall be suspended from office by the Council acting as a body upon return of an indictment or issuance of an information charging the Council member or Mayor with any crime which is punishable as a felony or with any crime arising out of his/her official conduct or duties which is punishable as a misdemeanor. Pursuant thereto:
 1. During the period of suspension, the Mayor or the Council member shall not perform any official act, duty, or function, or receive any allowance, emolument, or privilege of office.
 2. If the Mayor or the Council member is subsequently found not guilty of the charge, or if the charge is otherwise dismissed or altered so that suspension would no longer be required as provided herein, the suspension shall be lifted by the Council, and the Council member or Mayor shall be entitled to receive full back allowances and such other emoluments or as he/she would have been entitled to had the suspension not occurred.
- (d) Recall. The electors of the City following the procedures for recall established by general law or ordinance may remove the Mayor or any member of the City Council from office.
- (e) Filling of vacancies.
 1. If, for any reason other than recall, a vacancy occurs in the office of Mayor, the Vice Mayor shall assume the position of Mayor, and within 30 days following the occurrence of such vacancy, a Special Election shall be called as outlined in [section 8\(5\)\(b\)](#). The Special Election for Mayor shall be for the remainder of the unfilled term.
 2. If, for any reason other than recall, a vacancy occurs in the office of any Council seat within the first two years of a term, the office shall be filled by appointment within 30 days following the occurrence of such vacancy by majority vote of the remaining Council members. Such appointments shall last until the next regularly scheduled election, at which time the seat shall be declared open and an election held for the remaining two years of the original term, thus continuing the original staggering of district seats.
 - 3.

Sept. 10, 2018 Charter

4. Is found to have violated any standard of conduct or code of ethics established by law for public officials and has been suspended from office by the Governor, unless subsequently reinstated as provided by law; or
 5. Is absent from three consecutive regular Council meetings without being excused by the Council.
- (c) Suspension from office. The Mayor or any other Council member shall be suspended from office by the Council acting as a body upon return of an indictment or issuance of an information charging the Council member or Mayor with any crime which is punishable as a felony or with any crime arising out of his/her official conduct or duties which is punishable as a misdemeanor. Pursuant thereto:
1. During the period of suspension, the Mayor or the Council member shall not perform any official act, duty, or function, or receive any allowance, emolument, or privilege of office.
 2. If the Mayor or the Council member is subsequently found not guilty of the charge, or if the charge is otherwise dismissed or altered so that suspension would no longer be required as provided herein, the suspension shall be lifted by the Council, and the Council member or Mayor shall be entitled to receive full back allowances and such other emoluments or as he/she would have been entitled to had the suspension not occurred.
- (d) Recall. The electors of the City following the procedures for recall established by general law or ordinance may remove the Mayor or any member of the City Council from office.
- (e) Filling of vacancies.

1. If, for any reason other than recall or assuming the office of Mayor, a vacancy occurs in the office of any Council seat within the first two years of a term, the office shall be filled by appointment within 90 days following the occurrence of such vacancy by majority vote of the remaining Council members. If said vacancy occurs within six (6) months of the next regularly scheduled election, the remaining Council members may delay the appointment. Such appointments shall last until the next regularly scheduled election, at which time the seat shall be declared open and an election held for the remaining two years of the original term, thus continuing the original staggering of district seats.

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3.

(7) Vacancies; forfeiture of office; suspension; recall; filling of vacancies.

- (a) Vacancies. A vacancy in the office of the Mayor or of a Council seat shall occur upon any of the following: upon the death of the incumbent; removal from office as authorized by law; resignation; appointment to other public office which creates dual office holding; judicially determined incompetence; or forfeiture of office as herein described.
- (b) Forfeiture of office. The Mayor or any other Council member shall forfeit his/her office upon determination by the Council, acting as a body, that he/she:
1. Lacks at any time, or fails to maintain during his/her term of office, any qualification for the office prescribed by this Charter or otherwise required by law;
 2. Is convicted of a felony, or enters a plea of guilty or *nolo contendere* to a crime punishable as a felony, even if adjudication of guilt has been withheld;
 3. Is convicted of a first degree misdemeanor arising directly out of his/her official conduct or duties or enters a plea of guilty or *nolo contendere* thereto, even if adjudication of guilt has been withheld;
 4. Is found to have violated any standard of conduct or code of ethics established by law for public officials and has been suspended from office by the Governor, unless subsequently reinstated as provided by law; or
 5. Is absent from three consecutive regular Council meetings without being excused by the Council.
- (c) Suspension from office. The Mayor or any other Council member shall be suspended from office by the Council acting as a body upon return of an indictment or issuance of an information charging the Council member or Mayor with any crime which is punishable as a felony or with any crime arising out of his/her official conduct or duties which is punishable as a misdemeanor. Pursuant thereto:
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(e) Filling of vacancies.

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- 3.

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- 3.

Sept. 10, 2018 Charter

2024 Charter

Printed 9/16/2024

Mayor Vacancy — Charter Comparison (Elector Vote Impact)

Side-by-side comparison of Mayor vacancy provisions showing how the 2024 Charter altered elector participation.

Issue	2018 Charter	2024 Charter
Role of Vice Mayor	Acts temporarily as caretaker	Automatically becomes Mayor
How Mayor is chosen	By citywide electors	By succession from Council-selected Vice Mayor
Election trigger	Special election required	Election not required before succession
Elector participation	Guaranteed	Deferred or eliminated

Findings of Fact

1. The 2018 Charter required a special election to fill a vacancy in the office of Mayor.
2. Under the 2018 Charter, the Vice Mayor served only as an interim caretaker pending elector selection.
3. The 2024 Charter provides that the Vice Mayor automatically assumes the office of Mayor upon a vacancy.
4. The Vice Mayor is selected by a vote of the City Council and is not elected citywide.
5. The 2024 Charter does not require an election prior to the Vice Mayor assuming and continuing in office.

Conclusions of Law

1. Municipal charters must be interpreted according to their plain language.
2. The 2024 Charter eliminates the electorate as the initial decision-maker in a mayoral vacancy.
3. Automatic succession by a Council-selected Vice Mayor materially reduces elector participation.
4. The method of filling a mayoral vacancy was substantively altered from the 2018 Charter framework.

April 18, 2025

*Via E-Mail to City Attorney (MDuffy@palmcoastgov.com)*Mayor Mike Norris
Vice Mayor Theresa Carli Pontieri
Council Member Charles A. Gambaro, Jr.
Council Member Ty Miller
Council Member David Sullivan
City of Palm Coast
160 Lake Avenue
Palm Coast, Florida 32164**RE: INVESTIGATION INTO ALLEGATIONS OF VIOLATIONS OF THE PALM COAST CITY CHARTER, INTERFERENCE WITH CITY EMPLOYEES, AND OTHER UNPROFESSIONAL CONDUCT BY MAYOR MIKE NORRIS**

Dear City Council Members:

This report summarizes my findings based on witness interviews and formal complaints regarding Mayor Mike Norris's conduct. The investigation focuses on allegations of Mayor Norris's interference in the performance of the duties of city employees under the City Manager's supervision. The investigation further provides options for the City Council to consider as it determines the best path forward for the City of Palm Coast.

I. Individuals Contacted:

- A. Renina Fuller, Director of Human Resources (Enclosure 1)
- B. Jason DeLorenzo, Chief of Staff (Enclosure 2)
- C. Brittany Kershaw, Director of Communications & Marketing (Enclosure 3)
- D. Lauren Johnston, Acting City Manager (Enclosure 4)
- E. Jose Paper, Senior Planner (Enclosure 5)
- F. Ray Tyner, Deputy Director of Community Development (Enclosure 6)

City of Palm Coast
April 18, 2025
Page 2 of 11

- G. Marcus Duffy, City Attorney (Enclosure 7)
- H. Edward Danko, Former City Council Member (Enclosure 8)
- I. Paul Rice, Director of Real Estate Development, Raydient (Enclosure 9)
- J. Kyle Berryhill, Fire Chief (Enclosure 10)
- K. Jeff Douglas, Douglas Property & Development (Enclosure 11)
- L. Patrick Appolonia, Multimedia Associate (Enclosure 12)
- M. Mike Norris, Mayor (Enclosure 13)

II. Materials Reviewed:

- A. Text from Mayor Norris with his notes of what he conveyed to the Acting City Manager and Chief of Staff on March 10, 2025 (Enclosure 14)
- B. Statement of Brittany Kershaw dated November 15, 2024 (Enclosure 15)
- C. Statement of Patrick Appolonia dated November 15, 2024 (Enclosure 16)
- D. Statement of Renina Fuller dated November 15, 2024 (Enclosure 17)
- E. Statement of Shannon P. Martin dated December 16, 2024 (Enclosure 18)
- F. Statement of Patrick Buckley dated February 26, 2025 (Enclosure 19)
- G. Ethics Complaint filed by Edward Danko dated March 31, 2025 (Enclosure 20)
- H. FlaglerLive, "Mayor Norris in Pattern of Offensive Behavior Toward Staff Since November, Internal Complaints Show," March 18, 2025 (Enclosure 21)
- I. Flagler County Buzz Interview of Mayor Norris dated March 20, 2025, available at [www.flaglercountybuzz.com](#)
- J. 2025 State of the City Address, available at [www.palmcoastgov.com](#)

Original Charter, provision (3)(e) language

“Unless authorized by the electors of the city at a duly held referendum election, the Council shall not enter into lease purchase contracts or any other unfunded multiyear contracts, the repayment of which: extends in excess of 36 months; or exceeds \$15,000,000.00.”

Proposed language for the ballot

Shall Article VI of the Charter be amended by removing provision (3)(e) related to fiscal contracting authority that limit the City's ability to enter into public private partnerships, have the ability to address growth by having future residents contribute to infrastructure costs, respond to emergencies and use available financial instruments including, but not limited to, bonds.

Concise Legal Comparison

Existing Charter effect: Requires voter approval by referendum before the City Council may enter into unfunded multiyear contracts exceeding 36 months or \$15 million.

Proposed ballot effect: Repeals provision (3)(e) in full, eliminating voter-approval thresholds and transferring final authority to the City Council without replacement limits or safeguards.

Key distinction: The current language imposes a mandatory elector-controlled restriction; the proposed language removes that restriction entirely.

**Thank you for contacting the City of Palm Coast -
thread::lLvKYzl6G4uux_dyt18SZAl::**

2 messages

City of Palm Coast <customer-service2@palmcoastgov.com>Tue, Dec 30, 2025 at 1:57
PMTo: "jeani3d@gmail.com" <jeani3d@gmail.com>, "do_not_reply@palmcoastgov.com"
<do_not_reply@palmcoastgov.com>

The City of Palm Coast has updates for your request.

This public records request is considered to be an **extensive request** under Chapter 119, Florida Statutes. I will process this request in accordance with Section 119.07(4)(d), Florida Statutes and will provide you with an estimate of costs shortly.

Good afternoon Ms. Duarte,

This request is considered to be extensive, pursuant to Section 119.07(4)(d), Florida Statutes. It is estimated to take **11 hours** to complete the request, at the hourly rate of **\$41.96 per hour**, for a total cost estimate of **\$461.56**. Please let us know how you would like to proceed with the request.

Reference Number: [00335219](#)

Subject:
New Public Records Request

Description:
Public Records Request

Request Id : 2201

12/12/2025

Employee : **Lucy Nabico**

**Thank you for contacting the City of Palm Coast -
thread::lLvKYzl6G4uux_dyt18SZAI::**

2 messages

City of Palm Coast <customer-service2@palmcoastgov.com>Wed, Jan 7, 2026 at 3:17
PMTo: "jeani3d@gmail.com" <jeani3d@gmail.com>, "do_not_reply@palmcoastgov.com"
<do_not_reply@palmcoastgov.com>

The City of Palm Coast has updates for your request.

I have identified the records responsive to your request. The estimate of cost is below:

Good afternoon Ms. Duarte,

The revised request is considered to be extensive, pursuant to Section 119.07(4)(d), Florida Statutes. It is estimated to take 1.5 hours to complete the request, at the hourly rate of \$41.96 per hour, for a total cost estimate of \$62.94. Please let us know how you would like to proceed with the request.

Reference Number: [00335219](#)

Subject:
New Public Records Request

Description:
Public Records Request

Request Id : 2201

12/12/2025

Employee : Lucy Nabico

Requestor : JEANI DUARTE

City Manager Search — What Residents Should Know

Palm Coast City Council | May 2025

What happened?

At the May 6, 2025 Palm Coast City Council meeting, Acting City Manager Lauren Johnston explained that the City Manager search process was paused after candidates withdrew, leaving only one applicant. A planned evaluation step (the “white paper analysis”) was not completed.

Key points shared on the public record:

- City staff discussed the search with the recruiter on May 1, 2025
- One candidate withdrew, reducing the pool to one
- The evaluation step was paused without a public Council vote at that time
- Council members were briefed individually rather than in a public meeting
- The final candidate later withdrew, effectively ending the search

Why does this matter?

The City Manager is one of the most powerful positions in city government. Residents expect hiring decisions to be discussed openly, with all Council members present and the public able to observe the process.

What this request is — and is not

This filing does not accuse anyone of wrongdoing. It asks for independent review and guidance to ensure transparency, public trust, and clear procedures going forward.

What is being requested

- Review of how information was shared with Council members
- Clarification of best practices for open meetings
- Recommendations to prevent similar concerns in future searches

Source: Palm Coast City Council Meeting — May 6, 2025, Item G (Timestamp ~1:09:00)
Full public record, verbatim quote, and exhibits are available in the official filing packet.

Exhibit A — Verbatim Public Record Statement

Palm Coast City Council Meeting — May 6, 2025
Item G: City Manager Search (Timestamp ~1:09:00)

“No, but Ms. Fuller can come up, if, um, she can just to answer any questions. Ah, we spoke to Mr. Thomas on Thursday, [May 1st] and, um, Mr. Thomas informed us that Mr. Trambino rescinded his, um, application and then, um, Mr. Thomas spoke with us about, ah, taking a pause for now and not moving forward with the white paper analysis because you were down to one candidate at that point. Um and it was my intention to bring that to, ah, the council meeting on Thursday but, ah, Thursday’s meeting ran rather long and uh, so I did not get to bring that to your attention. I did speak with many of you, um about that item and then um, Mr. Thomas told us on Monday that Mr. Huff rescinded his application. And so that is where we are as of now.”

Speaker: Lauren Johnston, Acting City Manager
Source: Official City Council video/audio record

Exhibit B — Verbatim Quote to Legal Significance

Palm Coast City Council Meeting — May 6, 2025
 Item G: City Manager Search (Timestamp ~1:09:00)

Verbatim Statement (Public Record)	Legal / Governance Significance
"We spoke to Mr. Thomas on Thursday, [May 1st]..."	Establishes material communications occurred outside a noticed public meeting, triggering Sunshine Law scrutiny when related to foreseeable official action.
"Mr. Trambino rescinded his... application"	Confirms a material change in the candidate pool requiring timely public disclosure and Council awareness.
"...taking a pause for now and not moving forward with the white paper analysis..."	Acknowledges suspension of an evaluation component, constituting foreseeable official action typically requiring public Council authorization.
"...because you were down to one candidate at that point"	Demonstrates the pause was a policy/process decision rather than a ministerial act.
"It was my intention to bring that to the council meeting on Thursday..."	Indicates recognition that the matter warranted public Council consideration.
"...Thursday's meeting ran rather long... I did not get to bring that to your attention"	Confirms delayed public disclosure of a material administrative action.
"I did speak with many of you... about that item"	Explicit admission of individual communications with multiple council members, raising serial-communication and constructive-meeting concerns.
"Mr. Thomas told us on Monday that Mr. Huff rescinded his application"	Confirms further material change in recruitment status prior to public disclosure.
"That is where we are as of now"	Establishes the search process had effectively stalled or concluded without contemporaneous public vote.

Speaker: Lauren Johnston, Acting City Manager
Source: Official Palm Coast City Council video/audio record

Side-by-Side Comparison

City Charter §3(e) vs. P3 Guidelines

Topic	City Charter §3(e)	Public-Private Partnership (P3) Guidelines
Source of Authority	City Charter (voter-adopted governing document)	Administrative policy adopted by the City
Primary Purpose	Restricts City Council authority to enter certain financial obligations without voter approval	Establishes procedures for receiving, evaluating, and approving P3 proposals
Triggering Condition – Duration	Applies to unfunded multiyear contracts where repayment extends beyond 36 months	No explicit duration limit stated
Triggering Condition – Amount	Applies to contracts where repayment exceeds \$15,000,000	Requires financial analysis but does not set a dollar threshold
Type of Agreements Covered	<ul style="list-style-type: none">• Lease-purchase contracts	
<ul style="list-style-type: none">• Any other unfunded multiyear contracts	<ul style="list-style-type: none">• P3 agreements	

Topic	City Charter §3(e)	Public-Private Partnership (P3) Guidelines
<ul style="list-style-type: none"> • Development, financing, operation, maintenance, or management arrangements 		
Elector Approval Requirement	Mandatory: "Unless authorized by the electors of the city at a duly held referendum election..."	No voter-approval provision included
City Council Authority	Council " shall not enter into " covered contracts without prior referendum approval	Council approval required for P3 agreements, but only after guideline procedures are completed
Role of Staff / Administration	No authority granted to staff to bypass or substitute for elector approval	City Manager and staff manage solicitation, review, due diligence, and recommendation processes
Financial Review Standard	Voter authorization is a precondition once thresholds are met	Requires cost-benefit analysis, feasibility review, financing plan, and due diligence
Label vs. Substance	Applies based on financial	Focuses on project structure and delivery method (P3 framework)

Topic	City Charter §3(e)	Public-Private Partnership (P3) Guidelines
Conflict Resolution Rule	substance (term and amount), not contract label	Guidelines expressly state that statutory or administrative authority controls in the event of conflict
Public Participation Mechanism	Direct voter referendum	Community impact analysis; consideration of public support or opposition (non-binding)
Legal Effect if Conditions Not Met	Council lacks authority to enter the contract	Guidelines do not address consequences of Charter noncompliance

Document-Based Synthesis (Neutral)

- **Charter §3(e)** establishes a **bright-line limitation** on Council authority for certain long-term or high-value obligations.
- **P3 Guidelines** provide a **procedural and evaluative framework**, but do not eliminate or modify Charter requirements.
- The Guidelines' own governing clause states that **higher legal authority controls** if a conflict exists.



FLORIDA DEPARTMENT OF Environmental Protection

Northeast District
8800 Baymeadows Way West, Suite 100
Jacksonville, Florida 32256

Ron DeSantis
Governor

Jeanette Nuñez
Lt. Governor

Shawn Hamilton
Secretary

October 2, 2023

Sent electronically to: SFlanagan@palmcoastgov.com

Mr. Stephen Flanagan, Public Works Director
City of Palm Coast
2 Utility Drive
Palm Coast, Florida 32137-7366

RE: Warning Letter No. WL23-193
Palm Coast WWTF #1
Facility ID No. FL0116009
Flagler County

Dear Mr. Flanagan:

A Compliance Evaluation and Sanitary Sewer Overflow Inspection was conducted at your facility on May 23, 2022. During this inspection, possible violations of Chapter 403, Florida Statutes ("Fla. Stat."), and Chapter 62-604, Florida Administrative Code ("Fla. Admin. Code"), were observed.

During this inspection, Department personnel noted the following:

- The facility has had ten (10) SSO reports within the last 12 months.
- The facility had exceedances that hit the Technical Review Criteria.

Violations of Florida Statutes or administrative rules may result in liability for damages and restoration, and the judicial imposition of civil penalties, pursuant to Sections 403.121, 403.141, and 403.161, Fla. Stat. (Section 253.04, Fla. Stat.), and Chapter 18-14, Fla. Admin. Code, for proprietary violations.

Please contact Abhi Maturi at (904) 256-1584, or via email at abhi.maturi@floridadep.gov, within **15 days** of receipt of this Warning Letter to arrange a meeting to discuss this matter. The Department is interested in receiving any facts that you may have which might assist in determining whether any violations have occurred. You may bring anyone with you to the meeting that you feel could help resolve this matter.



will be distributed through media releases, email communications, social media groups, as well as posts on the homepage of the City's website.

Palm Coast Utility systems are monitored 24/7/365, and teams stand at the ready to handle any pipe breaks. Following repair, the water system is flushed to ensure water quality, and then bacteriological samples are taken over a 48-hour period. The lab results are reviewed and a Discontinue Boil Water Notice will be distributed using the same methods listed above.

Visit the Florida Department of Environmental Protection for additional information.

ACTIVE NOTICES

1/13/2026: Cimmaron Dr, Cedar Ct, Cedarwood Ct, Cedarford Ct (**Rescinded 01/15/2026**)

