



**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, February 17, 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.
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- 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. PROCLAMATIONS AND PRESENTATIONS

1. PROCLAMATION - FEBRUARY 9-13, 2026, AS PHLEBOTOMISTS RECOGNITION WEEK

City Manager Michael McGlothlin presented the proclamation.

Lauren Ramirez from Salus Medical Training shared comments and thanks.

2. PRESENTATION - SAP Q1 COUNCIL PRIORITY UPDATE

Lauren Johnston, Deputy City Manager, presented the topic to City Council.

Topics presented included: the SAP schedule, SAP priorities: prioritize infrastructure, citywide plan for stormwater maintenance and swales, saltwater canal dredging, road repair and safety, technology improvement, risk and efficiency analysis, economic development, quality of life for essential workers, implement the Parks Master Plan, support arts, cultural, and historical initiatives, the charter review committee, and next steps.

Ms. Johnston, Mr. McGlothlin, and John Zabler, Director of Community Development, provided a response to Council questions.

Council held discussion on the following additional topics: the development of Tract 17, marketing for economic development, the Promenade at Town Center, refocusing the Parks Master Plan, and the schedule for the Charter Review Committee presentation.

Vice Mayor Pontieri requested a list of leases at the Promenade closer to the opening.

Public comment:

Darlene Shelley commented that the presentation should be provided to the residents, and discussed the SAP priorities.

Jeani Duarte commented on the meeting agenda, the swale pilot program, charter review, and provided documents which are attached to these minutes.

Mayor Norris and City Attorney Duffy cautioned Ms. Duarte to keep comments on this agenda item.

Lauren Ramirez commented on park amenities for families and children and gave Council positive feedback on park projects.

Tony Amaral asked for an update on the completion of the MOC, discussed Tract 17 entitlements, and asked Council to focus on contracts.

Mayor Norris, City Council, and Ms. Johnston provided a response to public comment regarding democracy, the Promenade, and commercial and economic development.

Mayor Norris requested staff look into Mr. Amaral's comments about entitlements and Tract 17.

Ms. Johnston demonstrated how to access the dashboard and SAP priorities on the City website.

E. 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 comment.

Jeremy Davis shared that his thoughts are with Vice Mayor Pontieri on the loss of her mother, discussed social media communication from the City, permit records, and asked for City policy on permit records.

Connie Sparks discussed City water, a bobcat in her backyard, is against more homes being built, and a letter she received about the development of a preserve near her home.

Darlene Shelley discussed Palm Coast as bait-and-switch and expressed sympathy to Vice Mayor Pontieri.

Jeani Duarte expressed condolences to Vice Mayor Pontieri, and commented on the agenda, the Charter Review Committee, and appointed Council seats.

Bruce Stone discussed City Council, the water department, flooding in Seminole Woods, and Council taking campaign donations.

Dennis McDonald commented on the number of residential units under development order, asked about residential units in Palm Coast, and made suggestions for processing development orders.

Gary Kunnas discussed recent comments from residents on a skate park, that it should be a private enterprise because of liability, and campaign contributions to Council.

Joy Cook offered condolences to Vice Mayor Pontieri, discussed Seminole Woods, builders and developers, and retaliation for speaking out.

Laurie Sugg continued reading the comments prepared by Ms. Cook discussed district 2, the Charter Review Committee, and residential overload.

Jim Sugg asked about development, traffic studies, and discussed water quality and health issues.

Kirk Widdington discussed systems of government, majority rule, prior engineering work and the traffic in Atlanta, and shared that he thinks Council is doing a great job.

Mayor Norris and Council Member Miller responded to public comment regarding development.

Council Member Sullivan responded to public comment regarding infrastructure, referenced a current wastewater problem in Washington, D.C, and that they are trying to make sure things like that do not happen here.

Vice Mayor Pontieri responded to public comment regarding the work of the current Council on development, legal repercussions, and following the law.

F. MINUTES

3. MINUTES OF THE CITY COUNCIL: FEBRUARY 3, 2026, BUSINESS MEETING

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

G. ORDINANCES SECOND READ

4. ORDINANCE 2026-02 EASTHAMPTON MASTER PLANNED DEVELOPMENT (MPD) AMENDMENT - APPLICATION #6302

Mayor Norris read the title into the record and asked City Attorney Duffy if Council is following policies and procedures regarding changes from first to second read.

City Attorney Duffy discussed first versus second read and affirmed that Council is following procedure.

Mayor Norris called for any ex parte communication.

Mayor Norris, Vice Mayor Pontieri, Council Member Gambaro, and Council Member Miller had ex parte communication, but declared it would not affect their decision.

Mayor Norris called for the swearing in of witnesses. Ms. Palmer swore in the witnesses.

Mayor Norris asked Michael Hanson, Senior Planner, to discuss how lot sizes have changed since 2013 to the new Comprehensive Plan.

Mr. Hanson provided a response and Council held discussion.

Mr. Hanson presented the topic to Council. Topics presented included: location, the request for 13 additional units, requested lot size change, adding a recreational trail, adding a non-vehicular access easement, and the updated concept plan.

Mr. Hanson provided a response to Council questions.

Michael Chiumento, attorney representing the applicant, discussed changes made based on the February 3 Business meeting, community benefits, and introduced representatives from ICI

Nika Hosseini, attorney representing the applicant, thanked Council and staff, and discussed a proposal for a nonprofit partnership with FBH Community, Inc., for workforce housing.

Mayor Norris asked Dick Smith, ICI Homes, about his prior statement about this not being doable at market levels. Ms. Housseini provided a response. Mayor Norris asked if the nonprofit is tied to the applicant. Ms. Housseini responded that it is tied to their family foundation.

Council held discussion with the applicant on the following additional topics: the letter of intent, Cypress Knolls, the nonprofit, the cost of the land, the declaration of restrictive covenants, and public benefit.

Motion by Council Member Gambaro to approve the Ordinance as amended to include the updates, changes and amendments that were presented here today. The motion was seconded by Council Member Sullivan.

The motion was restated to approve the Ordinance as amended to include the contingency and addition of the letter of intent and the contingencies of the deeds that ICI will not sell it and it will go to the community they are specifically proposing. The motion was seconded by Council Member Sullivan.

Mayor Norris asked if the developer could come back to Council to change the terms.

City Attorney Duffy confirmed that the developer could but that Council would have to approve.

Public comment:

Jeremy Davis discussed lot size and utility bond debt, and asked if an updated water plan has been completed.

Marcelo Oliver, E section resident, discussed development, accepting campaign contributions, public opinion against more homes, and setting precedent for smaller lot sizes.

Greg Norton, E Section resident, discussed that Council can reject this legally, asked about lot sizes, questioned whether Mr. Hansen has gone to look at this lot, and asked if they are willing to give up profit, why not go back to 58 houses.

Janet Gann, E section resident, expressed shock, discussed public benefit, asked how this is a public benefit, and discussed due diligence.

Yvonne Legereau, property owner in Cypress Knolls, fears that a smaller lot size will set a precedent for the golf course to build houses, discussed that there is one way in and out, that there are many houses and lots available in Cypress Knolls, and asked why not make a donation for the 58.

Darlene Shelley discussed bait-and-switch, developing golf courses, that this is incompatible development, that their rights are being taken away, and that there is affordable housing in Palm Coast.

Jeani Duarte discussed lot size, moratorium, and wanting to make more money.

Bruce Stone suggested that Council return campaign contributions.

Sam Royer, E section resident and affordable housing advocate, discussed terms, asked how does this save the individual person, what is the offset, discussed HUD housing, advised Council to get the fine details clearly laid out, and shared concerned for buyers.

Carol Gunthorpe, E section resident, shared that the residents are overwhelmingly against the addition of 13 houses and the lot sizes, and expects Council to protect their interests.

Benny (no last name provided), E section resident, asked to see the original plan, and asked about the change from three retaining ponds to one pond with a pump station.

Dennis McDonald asked how Council is making this decision based on information not in the packet, asked where is the paperwork, and asked where public benefit is written in the regulations.

LeJuan (no last name provided) discussed his experience with this program and becoming a homeowner.

Lori Sugg discussed the number of homes allowed, asked Council to follow the court order, asked Council to do their due diligence, that this needs to be an entirely different project, and that there is no benefit.

Jack Goldman shared that he has an issue with the numbers, discussed costs, and asked who is going to take responsibility for auditing this project.

Robert Souza, E section resident, asked if the planning board has already voted no, why is it coming to Council, discussed one way in and one way out, and thinks what was agreed on should be final.

Sue Norton, E section resident, asked how Council is approving the change without going through a legal process, asked about lot sizes, and said that the development does not want this.

Jim Sugg reminded them that this is quasi-judicial and under oath, discussed nonprofit scandals, discussed Mr. Chimento, and proposed that Council table this.

Paul Eisman, E section resident, asked about the size of the homes, the type of construction, and the cost range, what would it cost him as a veteran to buy.

Joyce Spevak, E section resident, expressed confusion over all of the issues coming up, not sure where to begin, and said she is summing up what everyone is saying which is no additional homes.

Mayor Norris asked Council Member Gambaro and Council Member Sullivan to withdraw their motion and second so Council can move to table and vet the project.

Council Member Gambaro and Mr. Hanson discussed if Council would get additional bites at the apple, water and wastewater capacity, and if this is in line with the Comprehensive Plan.

Council Member Gambaro and Forough Hosseini, FBH Community, discussed home quality and the program.

Council Member Gambaro did not withdraw his motion.

Council Member Sullivan did not withdraw his second and asked about impact fees. Ms. Hosseini, provided a response.

Vice Mayor Pontieri asked the applicant about the application process, and if the applicants have to work in our community.

Ms. Hosseini, provided a response.

Vice Mayor Pontieri and Mr. Hansen discussed emergency services concerning ingress and egress, when that discussion would occur in the process, and the LDC for this development and for the E section.

Ms. Johnston responded that the City is working on an easement with FPL.

Vice Mayor Pontieri and Mr. Hansen discussed the breakdown of the lot sizes and the retention ponds.

Council Member Miller asked the applicant, based on Mr. Royer's comments, how does this truly become affordable. Mr. Chiumento provided a response.

Vice Mayor Pontieri asked the applicant why 71 houses over 58. Ms. Housseini provided a response.

Vice Mayor Pontieri discussed legal issues in the LDC and Comp Plan, public benefit, and the impact on the community and stated that she would return \$5,000.00 in campaign contributions.

Mr. Duffy reminded the gallery that public comment is closed on this item and that comment cards are available.

Mayor Norris stated that he thinks this is contrary to the public interest and cannot support it.

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Sullivan

Approved - 4 - Vice Mayor Theresa Pontieri, Council Member Charles

Gambaro, Council Member Ty Miller, Council Member David Sullivan

Denied - 1 - Mayor Michael Norris

City Council recessed at 12:33 p.m. City Council reconvened at 1:00 p.m.

H. ORDINANCES FIRST READ

5. ORDINANCE 2026-XX GOVERNING THE SALE OF CITY-OWNED UTILITY

Mayor Norris read the title into the record.

Marcus Duffy, City Attorney, presented the item and was available for questions.

City Council discussed AI requirements for power, local control, and contract terms.

Vice Mayor Pontieri motioned to approve the ordinance with an amendment to section 2 removing short-term contracts less than 10 years.

Council held discussion of the topic.

Public Comment:

Jeani Duarte discussed taking away the right to vote, public-private partnerships, and water quality.

Mayor Norris cautioned Ms. Duarte to keep comments on this agenda item.

Tony Amaral asked about the DEP order and the bonds, and if we were not able to do the bonds, how this would affect a sale.

Darlene Shelley asked about the agenda packet, asked what utilities, and commented that the voters are not in control and the City does not know how to run a utility.

Mr. Duffy provided a response to Mr. Amaral's question.

Mayor Norris responded to Ms. Shelley that she can get the packet from the City Clerk.

Mr. McGlothlin discussed publishing the packet online and ADA compliance.

Council Member Gambaro asked about the definition of utility. Mr. Duffy referenced Sec 49-32 in the Ordinance.

Council discussed that information about Capital improvements is on the website.

Pass

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

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

I. RESOLUTIONS

6. RESOLUTION 2026-29 SETTLEMENT AGREEMENT TO CASE NO. 2022-CA-00773

Mayor Norris read the title into the record.

Marcus Duffy, City Attorney, presented the item and was available for questions.

City Council held discussion on the topic.

*Public Comment:
There were none.*

Pass

Motion made to approve by Council Member Gambaro and seconded by Council Member Miller

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

J. CONSENT

*Public Comment:
Tony Amaral discussed item 9 and asked about well failure and maintenance.*

Darlene Shelley asked about Connect Consulting, Inc., and the Build Grant and Old Kings Road.

Jeani Duarte discussed oaths taken by Council, the agenda, that the consent agenda is unfair, and WTP3 and the data center.

Brian Roche, Director of Utility, and Pete Rousell, Deputy Director of Utility, and Doug Akins, Director of IT, responded to public comment and Council questions.

Council responded to public comment.

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

- 7. RESOLUTION 2026-32 APPROVING A MASTER SERVICES AGREEMENT WITH PBM CONSTRUCTORS, INC., TO REHAB MASTER PUMP STATION 37-4**
- 8. RESOLUTION 2026-26 APPROVING THE PIGGYBACK CONTRACT WITH W.W. GAY MECHANICAL CONTRACTOR, INC., FOR PLUMBING, MECHANICAL, HVAC, AND REFRIGERATION SERVICES AS NEEDED**

9. RESOLUTION 2026-27 APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE EVALUATION, REHABILITATION, AND PUMP REPLACEMENT OF WELLS SW-8R AND SW-29R, EVALUATION AND REHABILITATION OF WELL SW-32R, AND THE REBUILD OF WELL SW-25
10. RESOLUTION 2026-31 APPROVING MASTER SERVICES AGREEMENTS WITH MULTIPLE FIRMS FOR UTILITY SERVICES CONTRACTOR QUALIFICATION AND ONBOARDING
11. RESOLUTION 2026-25 APPROVING THE PIGGYBACK CONTRACT WITH CITY OF CLERMONT, FLORIDA AND ALTERNATIVE POWER SOLUTIONS, INC., FOR GENERATOR MAINTENANCE AND REPAIR SERVICES AS NEEDED
12. RESOLUTION 2026- APPROVING EXPENSES RELATED TO THE WATER TREATMENT PLANT 3 SERVER CONNECTION TO CITY HALL DATA CENTER
13. RESOLUTION 2026-XX AUTHORIZATION TO SUBMIT AN APPLICATION TO THE UNITED STATES DEPARTMENT OF TRANSPORTATION FOR A FISCAL YEAR 2026 BUILD GRANT FOR THE OLD KINGS ROAD CORRIDOR IMPROVEMENTS PROJECT

K. PUBLIC PARTICIPATION

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

Mark Webb applauded the citizens for participating in today's meeting, asked about stoplights, the cost of metal detectors, and the increase in pet fees.

Kirk Widdington discussed the Joint City/County meeting about animal welfare and Dexter's law, and mentioned websites for stress reduction.

Tony Amaral discussed grants, and asked about the status of the grant writer and the status of Project Magellan.

Darlene Shelley discussed a letter from the Army Corps of Engineers sent to residents concerning filling in wetlands, and development.

Council Member Miller asked Ms. Shelley for the letter and responded to Mr. Webb concerning the stop lights.

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

Council Member Miller discussed a resignation from the CAC board, a bill from Representative Greco and Senator Leek for beach management, meetings in Tallahassee about DOGE, and provided a sports update.

Vice Mayor Pontieri discussed public comment regarding stop lights, that the 19,000 dwelling units includes apartments, that the letter from the Army Corps of Engineers has been forwarded to staff, and that increased pet fees are going to the increased costs for the contract with Flagler Humane Society.

Vice Mayor Pontieri discussed meetings held in Tallahassee including a discussion of grants with the Department of Environmental Protection (DEP), and vapes and smoke shops with the Department of Business and Professional Regulation (DBPR).

Council Member Gambaro discussed presenting legislative priorities in Tallahassee as a team, and meetings with Jason Brodeur, Danny Alvarez, Blaise Ingoglia, and the DEP.

Council Member Sullivan agreed with the comments of Council, liked the timing of the trip, and discussed the beach erosion bill.

Mayor Norris discussed that March 1 is the deadline for Homestead Exemption., that the Mayor Mike STEM scholarships application website will be open soon.

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

There were none.

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

Mr. McGlothlin discussed that staff will be working on many of the issues brought up today by citizens, that Ms. Shelley has been added to the agenda distribution list, that all DOGE information has been submitted, that he will meet with Jeremy Davis soon, and presented the emergency and sole source report to Council.

Council Member Miller discussed House and Senate bills in progress.

Mayor Norris shared advice to learn to manage your expectations in reference to the state legislative process.

14. REPORTING OF EMERGENCY AND SOLE SOURCE FOR JANUARY 2026

O. ADJOURNMENT

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

*Respectfully submitted by: Alison Palmer
Deputy City Clerk*

Let it be place on record,

1. **those who are in this room** who attended the event on February 5th at the community center. Who may be members, **and did nothing, to make right the wrong?**
2. those who **now have** knowledge of the **charter changes** that took place some time after the **2018 election** that eliminated the **mandatory special election** of a vacant Mayor seat and replaced it with the "Vice Mayor to assume the seat. **This happened without it ever appearing on any ballot for vote of the electors.**
3. the court findings **for the seat of District 4** only ruled that the case was brought forward by the wrong person.

And to based the augment on election deadlines still did not cancel out the requires special election.

An appointment can Not supersede an election. This seat sits unlawfully.

You see, "no action is action"

and these issues require immediate correction.

Palm Coast is fast becoming a health hazard hub.

Vice Mayor, if anyone is putting out misinformation about our water quality, Please, **SAY THEIR NAME** for the record.

We out rank nearby counties and counties with similar populations in water related diseases such as **Legionnaires' disease** and **E. coli**.

Water contamination reports have been kept from public view.

Clear water does not equal safe. As you well know, color is a secondary concern.

And to sit there and claim the water is safe, I say, "**prove it**" !!!

And prove it has been. With FULL and complete, 3rd party water quality reports.

A TRUE PILOT PROGRAM would have,

1. **had to come** before the **CITIZENS for A VOTE** by referendum.
2. and include **specialist and safeguards** to eliminate **health risks** and costs.
3. And preapproved grant funding.

We have a TRANSPARENY PROBLEM and a **WASTE PROBLEM**, not a water capacity problem.

And your focused on **water treatment plant 3** which is right next to wastewater treatment plant 2, while wastewater treatment plant 1 is causing havoc.

Meanwhile,

Residents are still fighting **against excessive** flight school **touch and go's**, 5G cell towers, a Data Center, Flooding and Rezoning efforts for mass developments.

And your forcing to **accelerate a Charter Review** to rewrite our Charter for a sports complex, with 2 appointed seats on the dais.