



City of Palm Coast Minutes

City Hall
160 Lake Avenue
Palm Coast, FL 32164
www.palmcoast.gov

City Council Business Meeting

Mayor Michael Norris
Vice Mayor Theresa Pontieri
Council Member Charles Gambaro
Council Member Ty Miller
Council Member David Sullivan

Tuesday, May 5, 2026

6:00 PM

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. PROCLAMATIONS - 5:30 P.M.

1. PROCLAMATION - MAY 3-9, 2026, AS PUBLIC SERVICE RECOGNITION WEEK

Mr. McGlothlin and City Council presented the proclamation to City staff members.

Kyle Berryhill, Interim Deputy City Manager, shared comments and thanks.

City Council shared comments and thanks to staff.

2. PROCLAMATION - MAY 4-10, 2026, AS MATERNAL MENTAL HEALTH WEEK

Mr. McGlothlin and City Council presented the proclamation to Maternal Matters Favored.

City Council shared thanks for the awareness and efforts on the topic.

3. PRESENTATION - PRESENT CERTIFICATES TO GRADUATING STUDENTS OF THE CITY OF PALM COAST'S CITIZENS ACADEMY CLASS

Ms. Kershaw shared a brief overview of the Citizens Academy.

Mr. McGlothlin and Mayor Norris presented the certificates to the citizens academy

graduates.

B. CALL TO ORDER THE CITY COUNCIL BUSINESS MEETING - 6 P.M.

Mayor Norris called the meeting to order at 6:00 p.m.

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

D. ROLL CALL

City Clerk Kaley Cook called the roll. All members were present.

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.

Eddie Lang, local realtor and resident, discussed affordable housing and the important role of the City Council and shared an invitation to an upcoming event.

Carla Amaral, Vice Chair of the Affordable Housing Advisory Committee, discussed a recent affordable housing report, affordability in Palm Coast, and asked Council to use incentives with intention.

Council Member Gambaro shared about the options that Council can consider over the next 6 months, encouraged Council to consider affordable housing, and replied to Mr. Lang that he will attend the Meet the Mayors event.

Council Member Sullivan discussed the long-term discussion of affordable housing, support for the groups, that this topic as a problem across the Country, and the need for concern amongst the public and private sector.

Vice Mayor Pontieri echoed the comments of Council Member Sullivan, discussed actions taken by the Council that were criticized, would like to see increased partnership by the private sector, and

did not believe in subsidized housing.

Council Member Miller asked for the Meet the Mayor event date.

Mayor Norris shared issues that he has seen and discussed impact fees.

F. APPROVAL OF MINUTES

1. APPROVE MINUTES OF THE CITY COUNCIL: APRIL 21, 2026, BUSINESS MEETING

Motion made to approve by Vice Mayor Pontieri and seconded by Council Member Gambaro. The motion was approved unanimously.

G. CONSENT

1. RESOLUTION 2026-XX APPROVING THE FACILITY USE AGREEMENT WITH PALM COAST BASEBALL, LLC

City Council resumed discussion on the item after adopting the consent agenda.

City Council held discussion on the following topics: the need for refinement, the need for questions to be answered in order to be comfortable moving forward, clarification of costs, the agreement as overly broad, remove the term policing, and to continue discussion with the Palm Coast Little League.

Motion made to table the resolution until the next business meeting, 5/19/2026, by Council Member Gambaro and seconded by Vice Mayor Pontieri.

Public comment:

Tony Amaral discussed the locations listed in the agreement and additional details of the agreement.

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

2. RESOLUTION 2026-61 APPROVING A WORK ORDER WITH MCKIM & CREED FOR THE WATER TREATMENT PLANT #2 AUTOMATIC TRANSFER SWITCH 1,2,3 REPLACEMENT

3. RESOLUTION 2026-62 APPROVING A WORK ORDER WITH CONNECT CONSULTING, INC., FOR THE EVALUATION, LIMITED REHABILITATION, AND PUMP REPLACEMENT OF WELL SW-28

4. RESOLUTION 2026-63 APPROVING PIGGYBACKING THE SOURCEWELL CONTRACT #080124 WITH FORD MOTOR COMPANY, WITH PURCHASES FACILITATED THROUGH GARY YEOMANS FORD, FOR THE PROCUREMENT OF OEM VEHICLE PARTS AND SUPPLIES ON AN AS-NEEDED BASIS

Mayor Norris highlighted the new agenda order as adopted recently by Council.

Vice Mayor Pontieri discussed item 1, the terms of the agreement, league start time, and concerns, with Attorney Duffy and James Hirst, Director of Parks & Recreation.

Council Member Miller discussed item 1 to ask about permitting costs and to ensure that the Palm Coast Little League is comfortable with the agreement.

Motion by Council Member Gambaro, seconded by Council Member Sullivan, to pull the item from the consent agenda. The motion passed unanimously.

Mayor Norris asked if scheduling conflicts have been addressed with another party. Mr. McGlothlin shared that a meeting offer is on the table.

City Council proceeded with the remainder of the consent agenda.

Vice Mayor Pontier discussed item 4 of the consent agenda to ask about pricing.

Mr. Mancill shared that staff will review prices and cost.

*Public comment:
There were none.*

Motion by Council Member Gambaro, seconded by Council Member Sullivan, to approve items 2, 3, and 4 of the consent agenda. The motion passed unanimously.

H. ORDINANCES SECOND READ

1. ORDINANCE 2026-04 REPEALING AND REPLACING CHAPTER 2, ARTICLE 1, DIVISION 3 OF THE CITY OF PALM COAST CODE OF ORDINANCES

Gwen Ragsdale, Budget & Procurement Manager, provided a brief overview of the item and the changes requested since first reading.

Mayor Norris highlighted that the item is intended to make things easier for department managers.

Motion by Council Member Gambaro, seconded by Council Member Sullivan, to approve items 2, 3, and 4 of the consent agenda.

*Public Comment:
There were none.*

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

I PUBLIC COMMENTS

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

Sam Royer shared his fight for first responders, lack of plan from the developer for affordable homes as discussed earlier in the meeting, asked what the plan was, and discussed trying to hold elected officials accountable.

Mayor Norris discussed equal opportunity housing laws.

Vice Mayor Pontieri replied to the comments of Mr. Royer.

Council Member Miller discussed tasks that should be administrative.

Mayor Norris discussed impact fees and lack of relief for impact fees.

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

Mayor Norris sought consensus to create, and enter into, a Memorandum of Understanding to allow the Palm Coast Historical Society and Flagler County Historical Society access to westward lands to review for historical sites that could come into concern.

Council Member Gambaro referred to an email from Mr. Zepp and asked if Raydient has addressed those items for Old Brick Road.

Mr. McGlothlin shared that not all items have been worked through.

Mayor Norris highlighted that he would like the understanding to include unfettered access.

Attorney Duffy clarified the direction to include both the Palm Coast Historical Society and Flagler County Historical Society.

City Council shared unanimous consent.

Attorney Duffy sought clarity on the agreement and access to land for historical surveying.

Council Member Sullivan highlighted the Council retreat the day prior to share that it was productive.

Council Member Gambaro shared that Mr. Royer has been involved in the Helper Act and encouraged residents to familiarize themselves with the cause.

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

There were none.

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

There were none.

M. ADJOURNMENT

The meeting was adjourned at 6:50 p.m.

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