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, July 21, 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.
- In accordance with the Americans with Disabilities Act and Section 286.26, Florida Statutes, persons needing a reasonable accommodation to participate in any of these proceedings or meeting should contact the City Clerk at 386-986-3713, at least 48 hours prior to the meeting.
- City Council Meetings are streamed live on YouTube at https://www.youtube.com/@PalmCoastFL.
- It is proper meeting etiquette to silence all electronic devices, including cell phones while Council is in session. Any person who decides to appeal any decision of the City Council with respect to any matter considered at this meeting will need a record of the proceedings, and for such purpose, may need to hire a court reporter to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

NOTICE: This meeting is being live streamed on the City of Palm Coast YouTube channel and audio recorded for public record and transparency.

A. CALL TO ORDER

Mayor Norris called the meeting to order at 9:00 a.m.

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

C. ROLL CALL

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

D. PROCLAMATIONS

1. PROCLAMATION - AUGUST 2026 AS WATER QUALITY MONTH

Mayor Norris and Mr. McGlothlin presented the proclamation to members of the Utility Department.

Mr. Roussell, Deputy Director of Utility, shared about the importance of water quality.

Brian Roche, Utility Director, shared comments and appreciation for the Utility staff.

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.

Jeanie Duarte discussed a 2011 ballot item and Charter amendments.

Jimmy Hengy discussed a proposed MPD, original DRI, and items that have not been determined.

Dennis McDonald discussed restatement of the Westward expansion project, actions needed by the board, responsibilities of the City Manager, City elections, and requested a copy of documents regarding the review of the City Manager and City Attorney.

Council Member Miller clarified procedure for applications to the City and Charter rulings.

Vice Mayor Pontieri discussed Charter issues, a request to the City Attorney regarding changes that were made, statute of limitations, 2024 amendment and the process of putting an item on referendum, MPD and DRIs, and removal of the abandonment of the DRI agenda items.

Council Member Sullivan replied to comments that he will fulfill the remainder of his appointed term and provided the election timeline.

City Council held discussion on the appointment process that would be triggered if Mr. Sullivan were to vacate the seat.

Council Member Gambaro discussed the Planning and Land Development Regulation Board (PLDRB) meeting last week, comments from the Flagler School Board attorney, agreed with the City Attorney's opinion, the lack of authorization from the school board to share comments on their behalf, and the school board attorney operating without the direction or authorization of his board.

Vice Mayor Pontieri agreed with part of the City's opinion and part of the School Board's opinion, shared her opinion, and discussed holding stern on making sure that we have an acceptable MPD prior to abandoning the DRI.

Mayor Norris discussed appointments and the need to check into the prior precedent.
Council Member Sullivan discussed the vacancy, appointment, and setting a precedent to complete such assignments.

Mayor Norris discussed the westward MPD, economic impact report, memorandum of agreement between the developer, the City, and the Historical Society, and did not want anything related to the project to come to City Council without the economic impact analysis at the current ad valorem rates and future rates, and the agreement with the Historical Society.

Mr. McGlothlin asked for consensus from the Council and directions to staff on the topics discussed.

Mayor Norris replied that an MPD should not come forward to Council without a memorandum of agreement with the Historical Society, the City, and the developer and an economic impact analysis to the City.

Council Member Gambaro replied that there is already an economic development analysis that has been provided to Council.

Mayor Norris clarified that he would like an analysis on impacts if an amendment is approved in November.

City Council held lengthy discussion on the topic.

Attorney Blocker provided the prior appointment process and Statutory provisions for untimely appeals.

F. APPROVAL OF MINUTES

1. APPROVE MINUTES OF THE CITY COUNCIL: JULY 7, 2026, BUSINESS MEETING JULY 14, 2026, WORKSHOP MEETING

Motion made to approve by Vice Mayor Pontieri and seconded by Council Member Sullivan. The Motion passed unanimously.

G. CONSENT

1. RESOLUTION 2026-91 APPROVING AN AMENDMENT OF THE NAMING OF PUBLIC FACILITIES GUIDELINES

2. **RESOLUTION 2026-92 APPROVING THE COMMUNITY DEVELOPMENT BLOCK GRANT (CDBG) FEDERAL FISCAL YEAR (FFY) 2026 (FY 2026/27) ANNUAL ACTION PLAN**

3. **RESOLUTION 2026-93 APPROVING UTILIZING UNUSED PRE-APPROVED FUNDS FROM THE INDIAN TRAILS SPORTS COMPLEX PARKING EXPANSION PROJECT FOR ADDITIONAL ITEMS AT ITSC AND TO ADVANCE THE CONSTRUCTION OF ADDITIONAL SITEWORK & PARKING AT THE SOUTHERN RECREATION CENTER**

Vice Mayor Pontieri discussed item 2 with Ms. Gonzalez and shared thanks for item 3.

Public Comment:
Todd Milner, Palm Coast Little League, shared appreciation and support for item 3 of the consent agenda.

Motion made to be adopted on consent by Council Member Gambaro and seconded by Council Member Miller

H. APPOINTMENTS

1. **APPOINT ONE (1) MEMBER TO THE VOLUNTEER FIREFIGHTERS PENSION BOARD**

   Ms. Cook, City Clerk, shared briefly about the vacancy for Council's consideration.

   Mr. Mulligan provided a brief background and thanks for the consideration.

   Public Comment:
   There were none.

   Motion to appoint Dylan Mulligan to the board by Vice Mayor Pontieri and seconded by Council Member Miller. The motion passed unanimously.

2. **APPOINT MEMBERS TO THE CODE ENFORCEMENT BOARD**

   Vice Mayor Pontieri looked to table items 2 and 3 and open the application process to allow more people to apply.

   Motion to table the item by Vice Mayor Pontieri and seconded by Council Member Sullivan.

   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

3. **APPOINT MEMBERS TO THE PLANNING AND LAND DEVELOPMENT REGULATION**

BOARD

Motion to table the item by Vice Mayor Pontieri and seconded by Council Member Sullivan.

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. RECESS CITY COUNCIL AND CONVENE THE SR 100 CORRIDOR CRA BOARD

City Council recessed at 9:56 a.m. and convened the SR 100 Corridor CRA Board.

1. STATE ROAD 100 CORRIDOR COMMUNITY REDEVELOPMENT AGENCY RESOLUTION 2026-94 APPROVING A PURCHASE AND SALE CONTRACT WITH SANDERS TRUST LLC FOR THE 8.5 ACRES IN THE WHISPERING PINES AREA OF THE SR 100 COMMUNITY REDEVELOPMENT AREA

Mayor Norris read the title into the record.

Ms. Smith, Land Management Administrator, and Mr. McKinney, Economic Development Manager, presented the topic to City Council. Topics presented included: history of the CRA, request for statement of qualifications, and location map.

City Council held discussion on the following topics: potential claw back provision, access requirements, purpose of the CRA, no other incentives offered, that the funds will go into the CRA, and not wanting to take a loss on the property but support for the creation of jobs.

*Attorney Blocker, Ms. Smith, and Mr. Zobler provided details as requested. *

Motion to approve the item by Council Member Miller and seconded by Council Member Sullivan.

Public comment:
Tony Amaral shared support for the item and posed the consideration of a right of first refusal.

Mayor Norris and Attorney Blocker held discussion on the potential of right of first refusal language.

Council Member Miller discussed money moving into the local economy, multiplier effects, and appreciated the opportunity.

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

J. ADJOURN THE SR 100 CORRIDOR CRA BOARD AND RECONVENE CITY COUNCIL

City Council adjourned the SR 100 Corridor CRA Board at 10:12 and reconvened the City Council Meeting.

K. RESOLUTIONS

1. RESOLUTION 2026-95 APPROVING THE PURCHASE AND SALE CONTRACT WITH SANDERS TRUST LLC FOR THE STATE ROAD 100 CORRIDOR COMMUNITY REDEVELOPMENT AREA 8.5 ACRES OF LAND

Mayor Norris read the title into the record.

Motion to approve the item by Council Member Gambaro and seconded by Council Member Sullivan.

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

2. RESOLUTION 2026-97 SETTING A PROPOSED MAXIMUM MILLAGE (TRIM) RATE AND SETTING THE FIRST (TENTATIVE) BUDGET HEARING DATE, TIME, AND LOCATION FOR THE FISCAL YEAR 2027 BUDGET

Gwen Ragsdale, Budget & Procurement Manager, presented the topic to Council.

City Council held discussion on the following topics: a reminder that the budget as presented does not include additional deputies, complaint based model for Code Enforcement and effects to staffing, school resource deputy funding and consideration of asking the school district to fund those positions, overall Sheriff's budget and support for a consolidated budget, service levels for Palm Coast, prior studies, recommendation to fund 5 deputies and have a follow-up study, determining priorities for funding, service priorities, CFO calculations, millage rate recommendations and proposed cuts, fund balance use for one-time expenditures, reviewing org charts to not be top heavy, support for funding the two FTE requests for public works, City Manager contingency history, impacts of Flagler Humane Society contract, eligibility for merit increases, cost of living increase, rewarding work that deserves to be rewarded, needed Sheriff's Office contract and enforcement, and asked for concise reporting by the local media.

Mr. McGlothlin asked City Council to provide service levels.

Mr. Zobler, Ms. Alves, and Mr. McGlothlin responded to Council comments and questions.

Motion made to set the proposed maximum millage (TRIM) rate at 4.2296 by Council Member Sullivan and seconded by Council Member Gambaro.

Public Comment:

Tony Amaral encouraged continued discussion, having backup options available and committing funds to roadway improvements.

Vice Mayor Pontieri discussed priority of services, leadership requirements during tough times, Cost of Living Adjustments, and Merit Increases.

Approved – 4 – Council Member Charles Gambaro, Council Member Ty Miller, Council Member David Sullivan, Mayor Michael Norris

Denied – 1 - Vice Mayor Theresa Pontieri

3. RESOLUTION 2026-96 APPROVING THE NUISANCE ABATEMENT INITIAL ASSESSMENT

Barbara Grossman, Code Enforcement Manager, and Lily Felipe, Code Enforcement Specialist II, provided a brief background of the item.

Motion to approve the item by Council Member Gambaro and seconded by Council Member Sullivan.

Public Comment:
None

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

4. RESOLUTION 2026-98 APPROVING AN AMENDMENT TO DOWNTOWN URBAN CORE IMPROVEMENT GRANT PROGRAM

Mr. Zobler provided a brief overview of the item.

City Council held discussion on funding, roll over of funds, not allowing housing developments under the grant, and a request for a redlined copy of the changes.

Motion by Vice Mayor Pontieri to include requiring an executed lease agreement, to extend the Sunset date, and to table the resolution approving an amendment to the Downtown Urban Core Improvement Grant Program to the August 4, 2026, Business Meeting.

City Council received an update from Mr. William Angrick, Principal of Palm Coast Town Center Development, who provided updates related to the Promenade.

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

L PUBLIC COMMENTS

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

Tony Amaral asked to come up with a process for handling contracts, guarding the interest of protecting Palm Coast, and to factor those provisions in earlier in the process.

Cornelia Downing Manfre, leasing agent for the Promenade, thanked Council for allowing the grant to move forward, shared the focus on smaller regional tenants, and importance of the grant program.

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

Vice Mayor Pontieri thanked the applicants for the boards today, shared a call to action on the roads in Town Center, discussed MPD language, and monies to be used for roads. Additionally, Vice Mayor Pontieri shared that she watched the recent PLDRB meeting and addressed comments from the board.

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

City Council and Attorney Blocker held discussion on the advice provided to Council Members to not attend the PLDRB meeting and the comments of the board. Attorney Blocker agreed with Council not attending the advisory board and the orientation for new board members.

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

1. REPORTING OF EMERGENCY AND SOLE SOURCE FOR JUNE 2026

Mr. McGlothlin thanked Council and staff for the discussion today.

Mayor Norris shared a final reminder that today the maximum millage was set.

P. ADJOURNMENT

The meeting was adjourned at 11:33 a.m.
Respectfully submitted by: Kaley Cook, CMC, FCRM City Clerk