



City of Palm Coast Minutes

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

City Council Special Business Meeting

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

Wednesday, August 19, 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. 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.

Jeani Duarte discussed the primary election results, Charter language, appointed Council Members, and unlawful votes.

Bruce Stone discussed lawn care, increased mosquitoes, and candidate campaign contributions.

Mr. McGlothlin highlighted that City Council has a follow-up regarding the seating of Mr. Stevens.

Vice Mayor Pontieri replied to public comment to share the definitions and Charter language regarding elections and when the District 3 seat swearing in will occur.

Mayor Norris replied to public comment that regularly scheduled elections are defined in the City's Charter.

E. RESOLUTIONS

1. RESOLUTION 2026-107 SETTLEMENT AGREEMENT WITH PALM COAST HOLDINGS

Mayor Norris read the title into the record and asked for communications to be disclosed.

Council Member Miller and Vice Mayor Pontieri disclosed conversations with Mr. Chiumento.

Council Member Gambaro and Council Member Sullivan did not have conversations to disclose regarding this litigation.

Attorney Duffy provided an overview of the item.

City Council held discussion on the following topics: potential of a third party to do the title and transfer, key points of the agreement, map, financial concerns, cost benefit, results of going to court and potential loss of litigation, control of the land, and land value and resale value.

Motion by Council Member Gambaro and seconded by Council Member Sullivan to approve the settlement agreement with Palm Coast Holdings.

Public Comment:

Jeani Duarte encouraged tabling the item and spoke about the conversations related to the litigation.

Vice Mayor Pontieri replied to public comment that mediation discussions are confidential.

Passed

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

Denied – 1- Vice Mayor Theresa Pontieri

F PUBLIC COMMENTS

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

Jeani Duarte discussed regular elections and Charter language, difference in a regularly scheduled election, and wanted the two appointed Council Members to be removed.

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

There were none.

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

There were none.

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

There were none.

J. ADJOURNMENT

The meeting was adjourned at 9:27 a.m.

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