MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
WEDNESDAY, NOVEMBER 6, 2024

TIME: Wednesday, November 6, 2024 – 9:00 AM
PLACE: Town Hall Island Room – 2 Bridge Rd., Hobe Sound, FL
PRESENT: Present were Mayor Penny Townsend, Vice Mayor Marshall Field VI, and Commissioners Anne Scott, Patricia Warner and Joseph Taddeo. Also present were Town Manager Robert Garlo, Town Clerk Kimberly Kogos, Town Attorney Thomas Baird and IT Director Bill Sutton.

PLEDGE OF ALLEGIANCE

ROLL CALL

COMMENTS*

Mayor/Commissioner Comments*
Mayor Townsend introduced the attending Town Attorney, Brett Lashley, as Tom Baird is out of town. She read the Town Vision.

a. Town Coffee Update

Commissioner Warner provided a review of the Town Coffee meeting and mentioned topics that were discussed including the state of the beaches, especially following recent storms, current litigation update, the Waterfront Setback Line study (WFSBL), Public Safety matters, and leaf blowers.

It was agreed that the Town Coffee would convene in the conference room going forward.

b. Commissioner Comments

There were none.

c. Agenda Approval

The agenda was approved.

d. Other Comments

It was noted that 18 people were online.

NOTE: The Town Commission meeting will recess at 10:00am to conduct a closed-door Attorney Client session in the Town Hall Conference Room, which is estimated to last approximately one hour, but may continue as long as necessary to conduct the required business. The Town Commission will reconvene once the session has adjourned.

Public Comment*

There were none.

Public Comment is an opportunity for the Mayor and Town Commissioners to listen to any issue(s) of importance to you. Public Comment is offered at the beginning of our meetings, in the event attendees cannot stay in chamber for the agenda item or meeting duration. If you elect to address an item on *today's agenda during opening Public Comment, we ask that you please refrain from re-addressing the item during Public Comment at the agenda item. Residents also may submit comments, at any time, to the Mayor and Commissioners into the public record: THMail@tji.martin.fl.us. (Please email Public Comment at least one business day prior to the meeting to ensure timely distribution to the Mayor and Commissioners.)*

CONSENT ITEMS

1. Consent Agenda

Category A- To be reviewed and approved (as is or as edited) by the Town Commission

a. Minutes of the October 3, 2024, Town Commission

b. Fixed Asset Disposals

MOTION:**Vice Mayor Field*****/Commissioner Taddeo moved to approve the consent agenda as presented.***

ACTION:Motion Passed 5-0

PRIORITY MATTERS & PRESENTATIONS

2. Martin County Ocean Rescue Facility Presentation

Martin County Administrator, Don Donaldson greeted the Commission and introduced the Martin County Ocean Rescue Facility presentation.

Division Chief, Christian Montoya, Fire Rescue, greeted the Commission and provided an updated presentation of the proposed Ocean Rescue facility at the public beach. He reviewed data including the number of visitors (150,000+), medical calls and water rescues (6 in 2023). He reviewed the current conditions and the proposed facility, showing the footprint as well as a rendering of the proposed facility. Key features include equipment storage, a triage area and safe refuge for staff. He mentioned that the facility was presented to the Hobe Sound Chamber of Commerce a few weeks ago who provided a letter of support from them.

Vice Mayor Field explained that although the structure is needed, it is the gateway to the Island where the residents live. He noted a more appealing appearance would be helpful which had been suggested previously.

Commissioner Scott expressed concern that the proposal had not been discussed with residents and those who use the public beach facility. She stated that she understands the need of the facility for the lifeguards but does not see how the structure will benefit anyone else.

Vice Mayor Field summarized the key points and asked Fire Rescue to bring a different proposal back to the Commission.

Commissioner Warner stated she approves of the structure but prefers a different appearance.
Commissioner Scott stated that she would prefer a collaborative effort.
Commissioner Taddeo expressed approval of a new facility as the current structure needs to be upgraded but agreed with the architectural appearance concerns already expressed.

Mayor Townsend stated that there are groups of people who gather at the pavilion daily, including disabled veterans, who do not go to the beach. She asked if those regular visitors had been consulted regarding their use of the space.

Public Comment:
Resident Anne Geddes suggested researching other beach facilities that have "some charm” and apply some of that beauty to the proposed structure.

3. Public Safety Promotions

Chief Ewing greeted the Commission and announced Public Safety Department Promotions including:

- Captain Joseph Scolly (executive team member)
- Devan Wilson, Operations Support Administrator (executive team member)
- Officer Eric Hinson, Public Safety Corporal
- Officer Anthony Fusco, Public Safety Corporal

Chief Ewing noted the responsibilities and duties of each individual, and recognized each of them.

COMMISSION ACTION ITEMS

4. Ordinance No. 401 - Alternative Development Standards and the Land Development Regulations - 1st Reading
    a. Ordinance Discussion & Reading

Mayor Townsend introduced Ordinance No. 401, explaining that it has been seen and discussed previously in various forms.

Building Director Harding explained that the ordinance merges Alternate Development Standards with the Land Development Regulations, with no substantial changes. The text has been reorganized by section, such as fences or pools, to maintain existing standards. Minor updates include incorporating the commission’s authority over public lands and conservation into section 3.03 of the regulations.

She noted a correction needed before the second reading: "prohibited uses" should read "permitted uses" in Article Three. Variances for accessory uses and reverse osmosis plants were also clarified by moving them to supplemental regulations. These updates do not change the Board of Adjustments’ authority but streamline the variance process, like the pool fence requirement on waterfront lots.

Director Harding confirmed that language was also changed to be compliant with current statute.

Public Comment:
There were none.

Attorney Lashley read Ordinance No 401 by title only:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING APPENDIX A, OF THE TOWN’S CODE OF ORDINANCES WHICH CONTAINS THE TOWN’S LAND DEVELOPMENT REGULATIONS; PROVIDING FOR THE AMENDMENT OF ARTICLE I, DIVISION 3, SECTIONS 3.01 AND

3.03 REGARDING THE AUTHORITY OF THE BOARD OF ADJUSTMENT AND TOWN COMMISSION; PROVIDING FOR THE AMENDMENT OF ARTICLE III, DIVISION 2, SECTIONS 2.00 B. AND 2.01 C PERTAINING TO USES IN THE A-80 DISTRICT, SECTIONS 3.00 B AND 3.01 C; DIVISION 4, SECTIONS 4.00 B. AND 4.01 C; DIVISION 5, SECTION 5.01 C; DIVISION 6, SECTION 6.00 D AND 6.01 C; DIVISION 7, SECTION 7.00 B AND 7.01 C; DIVISION 8, SECTION 8.00 B AND 8.01 C; DIVISION 9, SECTION 9.01; DIVISION 10, SECTION 10.01; DIVISION 11, SECTION 11.01; PROVIDING FOR THE AMENDMENT OF ARTICLE IV, DIVISION 2, SECTION 2.00 TO ADD A SUBSECTION "D" PERTAINING TO VARIANCES FOR THE INITIAL MEASURING POINT OF A BUILDING, ARTICLE IV, DIVISION 3, SECTION 3.01 PERTAINING TO VARIANCES FOR THE PLACEMENT OF MORE THAN THREE FEET OF FILL ON A PROPERTY, SECTION 3.04 PERTAINING TO SETBACK FOR EASEMENTS AND DRIVEWAYS, SECTION 3.05 PERTAINING TO TENNIS COURT DESIGN AND LOCATION, SECTION 3.06 PERTAINING TO WALLS, FENCES, AND BULKHEADS/SEAWALLS, SECTION 3.07 PERTAINING TO DOCKS AND DUNE CROSSOVERS, SECTION 3.10 PERTAINING TO OFF-STREET PARKING AND SECTION 3.12 PERTAINING TO WIRELESS COMMUNICATIONS TOWERS AND ANTENNAS, AND CREATING A NEW DIVISION 5, ENTITLED ACCESSORY USES AND A NEW ARTICLE 6, ENTITLED REVERSE OSMOSIS PLANTS; PROVIDING FOR AMENDMENTS TO ARTICLE VI, DIVISION 2, PERTAINING TO SIGNS; PROVIDING FOR AMENDMENTS TO ARTICLE IX, DIVISION 2, SECTIONS 2.01 AND 2.02 PERTAINING TO NONCONFORMING STRUCTURES; PROVIDING FOR AMENDMENTS TO ARTICLE IX, DIVISION 4, SECTION 4.00 PERTAINING TO NONCONFORMING USES; PROVIDING FOR THE REPEAL OF ARTICLE X, DIVISIONS 3 AND 4 IN THEIR ENTIRETY; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE.

Vice Mayor Field noted a potential scrivener's error in section 3.

MOTION: **Vice Mayor Field*/Commissioner Warner moved to approve Ordinance No. 401 on 1st reading as presented.***
ACTION: ***Motion Passed 5-0***

b. Public Comment

There was no public comment.

The Town Commission recessed at 9:54 AM for a break and to convene a closed-door Attorney Client session at 10:00 AM.
The Town Commission reconvened at 12:31 PM.

Mayor Townsend announced that the Attorney Client session was conducted, and the Attorneys gained the direction they needed.

The Town Commission recessed at 12:32 PM for lunch.
The Town Commission reconvened at 12:54 PM.

5. Ordinance No. 402 - Vacation Rentals - 1st Reading

a. Ordinance Discussion & Reading

Director Harding introduced Ordinance No. 402 pertaining to Vacation Rentals.

Chief Ewing provided an update pertaining to a recent incident that occurred at a vacation rental on North Beach Road. He explained multiple medical calls pertaining to an "Interventional Healer" who rented the property to film a documentary and "medicate" or "treat" with illegal substances. Afterward, it took several days to contact the property owner to address the situation.

Town Manager Garlo explained that state statute does not allow prohibition or regulation, but the Town is able to require registration for such rentals. The ordinance defines vacation rentals as renting for less than 30 days for more than 3 times per year.

Director Harding explained that the ordinance covers requirements like the building's floor plan, number of rooms, occupancy, and compliance with residential zoning regulations. Inspections include checking smoke detectors, fire extinguishers, and parking. She emphasized that these comprehensive measures would provide better oversight of rental properties. Discussion ensued.

Commissioner Warner noted that some residents rent their homes for 2–4-week periods.

MOTION: ***Commissioner Taddeo/Vice Mayor Field moved to approve Ordinance No. 402 on first reading.***
ACTION: ***Motion Passed 5-0.***

Attorney Lashley read Ordinance No. 402 by title only:

AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF JUPITER ISLAND, MARTIN COUNTY, FLORIDA, AMENDING CHAPTER 6 OF THE JUPITER ISLAND CODE OF ORDINANCES, ENTITLED "LICENSES AND BUSINESS REGULATIONS" TO CREATE A NEW ARTICLE V ENTITLED "SHORT TERM AND VACATION RENTALS"; PROVIDING FOR REGULATIONS PERTAINING TO SHORT TERM OR VACATION RENTALS OPERATING WITHIN THE TOWN; PROVIDING FOR SEVERABILITY; PROVIDING FOR THE REPEAL OF ORDINANCES IN CONFLICT; PROVIDING FOR CODIFICATION; PROVIDING FOR AN EFFECTIVE DATE

b. Public Comment

Resident Jay Wilson asked about enforcement matters. Director Harding explained the enforcement process. Mayor Townsend read the enforcement process directly from the Ordinance. Discussion ensued regarding enforcement of violations.

Resident Kate Nelson suggested registering the vehicle(s) of renters. Town Attorney Lashley stated that he would have to confirm if that is permitted.

6. <u>Waterfront Setback Line Study - Preliminary Mapping Criteria</u>

Town Manager Garlo provided comment regarding the Waterfront Setback Line (WFSBL) study. He stated that no commissioner or staff member has done anything to try to influence the study or where the WFSBL may eventually be proposed.

Mayor Townsend stated that the only action taken thus far was to engage with the vendor.

Mayor Townsend asked the Commissioners to share their understanding of the purpose of the Waterfront Setback Line (WFSBL) for the Town. Commissioners discussed that, while the line ensures alignment with the Department of Environmental Protection (DEP), it primarily aims to prevent development from harming the environment and to uphold safety standards. They highlighted that the setback line defines developable areas, with considerations for safety, environmental protection, and scientific criteria set in consultation with the DEP.

Mayor Townsend confirmed that the Town's policy is influenced by DEP guidelines but clarified that the Town retains decision-making authority. Commissioners agreed that public responsibility and protecting community interests are key reasons for maintaining the WFSBL.

Director Duchock referenced the memo to the Commission and stated that Cummins Cederberg would present the criteria definitions identified throughout the process. He noted that they would also discuss the application of these criteria and advance the preliminary direction and map into a finalized map set, with further discussions planned regarding the timing.

Vice Mayor Field asked about the number of monument locations on the Island. Director Duchock stated that there are locations from 127 to 76, but only 10 representative monuments have been mapped for the initial presentation, covering the Island from north to south. He noted that input on the criteria and approach is being sought before public review.

Discussion emphasized the need for a comprehensive and consistent approach, using all data points unless there is a strong reason to exclude any. The goal is to ensure an objective, Island-wide analysis and prevent future disputes, with further discussion on whether to expand beyond the current 10 representative sections.

Vice Mayor Field stated that the commission must be exhaustive in their use of data points.

Mayor Townsend noted that the report went online at 8:24 PM the previous night and noted that everyone has had the same amount of time to review the current material.

Director Duchock introduced Danielle Irwin of Cummins Cederberg. She explained that she is currently reporting on Task 3, Preliminary Maps & Field Verifications, which will develop preliminary maps based on the data and analysis and conduct field survey verifications. Task 4, Final Mapping, is the next and last task.

Ms. Irwin reviewed the Waterfront Setback Line (WFSBL), the R-Monument Locations, and the assessment of setback criteria. She referred to the "spaghetti map" and defined the various lines displayed on the map including the existing WFSBL, the CCCL (Coastal Construction Line), ECL (Erosion Control Line), MHWL (mean high water line), FEMA PFD (FEMA Primary Frontal Dune line), etc. Vice Mayor Field asked for a document that defines each of the lines and acronyms.

Ms. Irwin explained that the GPL (General Permit Line) should be the Western limit to the WFSBL. She explained the R-82 Storm Erosion Model Analysis and noted that a 25-year storm has a 4% chance of occurring annually, while a 100-year storm has a 1% chance. She explained that the top graph represents the 25-year storm and the bottom the 100-year storm, using recent 2023 data. The 25-year storm could erode the dune crest, while the 100-year storm would reach the R-monument. She advised against using storm erosion profiles as criteria for the waterfront setback line but expressed confidence that it would withstand a 25-year storm.

She referred to the 30-YEP (30 Year Erosion Projection line) and explained "credit years" for remaining nourishment project life, calculated using varying methods in CCCL rule/permit applications. She explained the Town's permit credit years is 18 that provides a distance from each R-Monument (30-YEP

Related Variables and Calculated Results table).

Ms. Irwin highlighted the LOC (Line of Construction), stating the distance from MHW to Seaward edge of "Major Habitable Structure" (Houses within 1,000 LF of R-monument). She explained 3 positions for the LOC; Minimum - seaward-most house, Maximum - landward-most house, and average. So, LOC is the average location of all the homes within 1000 feet from each R-monument.

She referred to the reconsideration of the Dune Setback Criteria. She stated that CC has focused on the frontal dune, based on the definition that is in statute, "sufficient vegetation, height, continuity and configuration to offer protective value...". She added another tool called the Geomorphon Landforms Tool (GIS) and used it to apply a 50-foot setback to ridge for WFSBL criterion and the heel (landward) line of dune falls within 50-foot dune setback.

Ms. Irwin began showing the preliminary maps and noted the specific lines that were used to form these maps.

Ms. Irwin asked if the eastward movement of the WFSBL would be considered at the R-106 monument. In this area, the line could be moved 26 feet eastward. She stated that she would not recommend moving the line eastward if the Town does not continue renourishing the beach. She also noted that the line in the R-110 monument area would be moved to be more restrictive than it is today. She suggested not to move further westward than the CCCL - GP line. She noted in the R-114 area, the recommendation is moving the line 60' east of the current line, and the line in the R-126 area would move west of the current line.

Vice Mayor Field suggested having a larger presentation for better visibility.

Public Comment (22 people online):
Resident Adena Testa provided comment and noted a careful and detailed analysis by Cummins Cederberg. She noted that there were numerous people who attended earlier but could not stay any longer. She expressed the concern of not rushing the matter and providing residents with enough time to digest and provide feedback.

Vice Mayor Field stated that the mapping should be available to each resident in high resolution.

Commissioner Scott noted that the consultant is seeking direction today to form final maps.

Vice Mayor Field stated there is no one line that is pertinent to each location. There are approximately 6 lines that are not relevant so the commission could eliminate those.

Ms. Irwin explained that Cummins Cederberg has simplified as much as they feel comfortable. She explained that the R monument, existing WFSBL, LOC, CCCL, CCCL GP, Dune Ridge, Dune Ridge 50 foot offset and 30 YEP are the most important lines to focus on (i.e. R-118 slide).

Ms. Testa explained that DEP rules require setbacks from the landward heel of the dune to allow natural restoration after storms and noted that dunes drift backward over time. She emphasized the need for careful review of specific factors and expressed hope for the town's future, highlighting the importance of this nearly four-year effort and urging serious consideration.

Vice Mayor Field stated that the new line is more like tweaks rather than gross changes.

Discussed ensued about resident engagement.

Ms. Irwin explained that slide R-118 would be the lines that would be included, unless the commission also wants to add the ECL.

Director Duchock explained that the next project will utilize nearly all permitted templates, distributing material across areas with an ECL. He noted that future work will depend on storm-driven erosion and that widespread erosion typically requires addressing most areas. While he could not provide a specific timeline, he mentioned that generally, renourishment occurs every four years along the town's entire northern length.

MOTION: ***Vice Mayor Field/Commissioner Taddeo moved to request Cummins Cederberg to use criteria listed on the slide for R-Monument 78. This Included R-Monument, the existing 2019 WFSBL, LOC, CCCL, CCCL GP, Dune Ridge 50-foot offset, and 30-YEP.***

ACTION: ***Motion passed 5-0***

Vice Mayor Field requested a large, spiral-bound book with detailed graphics that would allow for an in-depth review and easy differentiation of the various lines. Mayor Townsend added that one or two physical copies should be available as well for residents to view.

Ms. Irwin stated a digital version would be available on November 13th.

MOTION TO AMEND: ***Vice Mayor Field/Commissioner Taddeo moved to amend the prior motion to add shading reflective of Cummins Cederberg recommendations.***

ACTION: ***Motion passed 5-0.***

Mayor Townsend stated that the criteria will be available online on November 13th, and a public workshop is set for November 21st at 9:00 AM for community input. She emphasized that no decisions can be made at the workshop, only at a regular meeting. Information will be posted on the website, with public notices and printed maps provided. Referring the matter to the LPA will require Commission direction after the workshop.

MOTION: ***Vice Mayor Field/Commissioner Taddeo moved to request the LPA consider the WFSBL Study.***

ACTION: ***Motion passed 5-0.***

Town Manger Garlo stated the LPA will meet quorum on November 25th.

Public Comment:
Resident Laurie Gaylord stated that the LPA will not have enough time to study the material between the 21st and 25th. She expressed concern that the Commission has had time to consider the information while the LPA has not. Mayor Townsend explained that this is the first time the Commission has heard this material as well.

ADDITIONAL COMMISSION MATTERS

7. Additional Commission Matters
    a. Goals and Objectives FY 2025

Town Manager Garlo explained that they compiled all comments from each Commissioner regarding specific goals and objectives from the last meeting into one list.

Mayor Townsend brought up the topic of electric bikes. Town Manager Garlo agreed to meet with Town Attorney Baird to research regulations for electric bicycles.

Vice Mayor Field expressed a desire to discuss reviewing the LDRs concerning the minimum finished height for first floors, noting the inconsistency of building at an 8-foot elevation on the west side of North Beach Road while the east side is at 14 feet. Town Manager Garlo responded that initial discussions have begun with the consultant, Kimley-Horn, and this topic will be included as part of the comprehensive plan and LDR review.

b. Public Works Vehicle Purchases

Director Trent explained the request to replace two half-ton Chevrolet pickup trucks in the total amount of $74,119.00.

MOTION: **Commissioner Taddeo*/Vice Mayor Field moved to approve the purchase as presented.***
ACTION: ***Motion Passed 5-0***

STANDING REPORTS

8. Town Manager's Report

a. Litigation Update*

Town Manager Garlo briefly commented that a lawsuit involving the Town from several years ago, which had been ongoing, was recently settled through informal mediation, and the case is now closed.

b. Other Items*

Ms. Kelly Layman, Legislative and External Relations Consultant,

Ms. Layman reported a high voter turnout in Martin County, with over 85% participation. Senator Harrell, Representative Snyder, and Representative Overdorf were re-elected, and Commissioner Vargas was formally elected. In Sewall's Point, the incumbent Mayor lost by 31 votes, with two incumbents and a newcomer winning seats. Two local measures passed: one requiring a year of residency for candidates (94%) and another enforcing forfeiture for commissioners with over three unexcused absences (91%).

She noted the Martin County Forever referendum and the half-cent school sales tax both passed. Statewide, voters addressed key amendments, including rejecting partisan school board elections and approving hunting rights. Jupiter Island saw record voter turnout, confirmed with the Supervisor of Elections.

The Commission expressed interest in bringing forth an ordinance to prohibit public smoking of marijuana.

9. Town Attorney Report

Attorney Lashley provided a litigation update and noted that the town had won the mandamus cases.

Attorney Lashley stated Commissioner Scott had requested an investigation into the possibility of requiring the disclosure of property owned in trusts or similar interests. He noted that Martin and Palm Beach counties already have such requirements and mentioned that Attorney Baird suggested working with staff to amend building applications accordingly.

Attorney Lashley requested an attorney client session during the December 6th Town Commission meeting. Commission agreed.

10. Finance Department Report

    a. Fund Balance Reserve Policy

Director Pazanski stated that the Commission had requested he bring back the fund balance policy for review and discussion. He explained that the policy was approved in 2015. He stated it is the goal of the Town to maintain an unassigned fund balance reserve in an amount equal to 90-180 days of the Town's current year operating budget. He noted that the funds are making good earnings. It was suggested to bring this matter to the Finance Committee in January.

    b. Monthly Finance Report

Director Pazanski reviewed the current finance report. He explained the total revenues at $12,995,227 and expenditures at $12,954,453.

    c. Other Items*

There were no other items.

11. Building Department Report

    a. Building Department Reports

Director Harding reviewed the building department report by providing permit details, and ordinances passed.

    b. Code Enforcement Report

Director Harding explained the various violations and enforcement by category, with a total number of 28 violations for the month.

Mayor Townsend noted no winter construction waiver requests were submitted.

    c. Other Items*

12. Public Safety Department Report

    a. Activity Report - October

Chief Ewing noted 167 calls for service in the month of October with the majority being traffic related. He reviewed each ordinance violation in brief detail and explained that Public Safety works closely with Code Enforcement to respond to these violations.

Vice Mayor Field referred to the marine unit and enforcement of wake/no-wake zones.

Commissioner Scott asked about the undocumented aliens reported coming onto the island to work. Chief Ewing stated they were workers going to a construction site.

Chief Ewing provided a follow-up on the E-verify discussion from the last meeting. He explained that the Town lacks statutory authority to enforce E-verify requirements. Enforcement falls under the Department of Law Enforcement, the Attorney General's Office, the State Attorney's Office in Martin County, and the Statewide Prosecutor, with the Department of Commerce managing E-verify enforcement. While cases can be referred, only FDLE can request to see an employer's E-verify records

    b. Other Items*

Chief Ewing described a situational awareness regarding an individual trespassing on the Island and is facing suit per elderly abuse. He has been trespassed on Harbor Island and at the chapel. He is frequently on a bicycle and rides frequently with a few others.

Chief Ewing stated that the Public Notice on golf carts has been published as a reminder to residents as they return to the Island.

Hurricane Rafael does not appear to be a problem locally but will bring some wind and rain. Another system is building in the Bahamas and the Town is monitoring the situation.

13. Public Works Department Report
    a. Septic to Sewer - Cost and Feasibility

Director Trent stated that Holtz Consulting was available to answer questions about the Septic to Sewer project, which offers an accessible alternative to on-site septic systems. He outlined benefits such as centralized treatment at a wastewater reclamation facility to prevent nutrient leaching into nearby water bodies. He also highlighted the project's reliability under climate pressures, like storms and sea level rise, and the added advantage of eliminating drain fields to free up space for hardscaping and landscaping in a sustainable manner.
He explained the various sections including the north, central (bridge to the forks/canon), and south (Gomez/forks to blowing rocks) sections. Next step is seeking funding options. He noted Holtz consulting has been engaged to assess the big-picture infrastructure needs, size potential improvements ad to identify routing and phasing advantages to develop preliminary costs. The upcoming Town Vulnerability study will assess the exposure septic systems present to residents and the Town. This will improve the scientific basis for pursuing future projects.

Director Trent explained the Grinder System and on-site requirements. He provided a graphic to show how the system operates. He reviewed potential costs for all sections would total $19,466,400 without grant or state-sponsored appropriation. A typical 3,500 sq. ft. 4-bedroom home would cost approximately $20,000 inclusive of impact fees.

Director Trent stated that staff suggests in-season workshop(s) to provide a forum for resident feedback, perhaps in February. If the project receives proper support, grant sources would be sought, phased design completed and construction could take place on a phased basis, starting on the North side.

Mayor Townsend asked about lessons learned from Sewalls Point. Director Trent stated he would be happy to reach out to them and noted that SMRU just completed projects on the mainland with Martin County and all 3 off-island sites have been completed.

Vice Mayor Field expressed great interest in the project. Mayor Townsend stated that residents have not been overly welcoming of the project. Vice Mayor Field stated that the workshop(s) can help educate residents and clear up misconceptions. It was suggested to bring this topic back in February or March. Director Trent noted that funding opportunities are ready in August. Commissioner Taddeo asked Kelly Layman about the legislative intention of pushing this matter out as a requirement.

    b. Other Items*

OTHER ITEMS

14. Meeting Dates
    - December 4, 2024 – Town Coffee with Vice Mayor Field – 9AM

- December 4, 2024 – Beach Protection District – 10AM
- December 6, 2024- Town Commission Meeting – 9AM
- December 12, 2024 – Annual Board/Committee Member & Town Employee Appreciation Luncheon – 12PM
- January 8, 2025 - Town Coffee with Commissioner Scott – 9AM
- January 8, 2025 – SMRU/ Beach Meetings – 10AM
- January 9, 2025 – Town Commission Meeting – 9AM
- March 18, 2025 – Municipal Election (3 seats)
- March 20, 2025 – Town Coffee with Commissioner Scott – 9AM
- March 20, 2025 – SMRU/ Beach Meetings – 10AM
- March 21, 2025 – Town Commission Meeting and Swearing In of Newly Elected Officials

a. Potentially Schedule February Meetings

The Commission agreed on the following:

- February 18, 2025, Town Coffee with Commissioner Taddeo (conference room)
- February 18, 2025, Beach Protection District meeting
- February 19, 2025, Town Commission Meeting

15. <u>Other Items*</u>

Mayor Townsend requested to add Board and Committee Vacancies on next agenda.

Town Garlo confirmed invitations will be issues for the new Martin County Commissioners to come speak at a Town Commission meeting.

Mayor Townsend suggested inviting state representatives and senators to come speak at a Town Commission meeting. Ms. Layman suggested waiting until after the legislative session. She noted Commissioner Cass was confirmed for the January Town Commission meeting and will be extending an invitation to Commission Vargas as well.

Mayor Townsend adjourned the meeting at 4:25 PM.

Respectfully submitted,

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Kimberly Kogos, Town Clerk