MINUTES
TOWN OF JUPITER ISLAND
TOWN COMMISSION MEETING
TUESDAY, JULY 22, 2025

TIME: Tuesday, July 22, 2025 – 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

CALL TO ORDER AND ROLL CALL

AGENDA APPROVAL AND COMMENTS*

A. Mayor/Commissioner Comments

Mayor Townsend called the meeting to order at 9:02am and read the Town Vision statement.

a. Town Coffee Update

Commissioner Taddeo announced that the Coffee hour was canceled due to only two residents on line.

b. Commissioner Comments

There were no additional comments.

c. Agenda Approval

Mayor Townsend amended the agenda as follows: The discussion with Martin County Administrator Don Donaldson regarding the Martin County Cost Share Memorandum of Agreement would follow Agenda Item 3a, the Density Study Update. Agenda Item 6, Ordinance No. 411, Combining BOA and IRC – First Reading, would be moved and heard prior to Agenda Item 4. Agenda Item 9, Road Resurfacing, was pulled. A new item, Coastal Engineering Services Contract, was added as Agenda Item 9a. The SMRU Rate Study, discussed during the previous day's SMRU meeting, would be heard directly after the Proposed Budget and assigned as Agenda Item 12a.

MOTION: **Vice Mayor Scott*/Commissioner Taddeo moved to approve the amended agenda as discussed.***
ACTION: ***Motion Passed 5-0***

d. Other Comments

There were none.

The Town Commission meeting will recess at approximately 12:00pm (noon) to conduct a closed-door Executive Session pertaining to Collective Bargaining in the Town Hall Conference Room, which is estimated to last approximately one hour, but may continue as long as necessary to conduct required business. The Town Commission will reconvene once the Executive Session has adjourned.

B. 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.)

The Town Commission will recess at approximately (or as reasonably close to the time as possible) 10:30 a.m., 12:00 p.m., and shortly before the conclusion of the meeting—timing dependent on the meeting's length—in order to review any public comments submitted during the meeting. All comments received will be read into the record following each scheduled recess.

CONSENT ITEMS

1. Consent Agenda

MOTION: ***Commissioner Field/Commissioner Warner moved to approve the Consent Agenda as presented.***
ACTION: ***Motion Passed 5-0***

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

a. Minutes of the June 11, 2025, Town Commission Meeting

Category B- Other Informational Materials (No Action Required)

a. Minutes of November 25, 2024, Local Planning Agency Meeting
b. Minutes of February 27, 2025, Board of Adjustment Meeting

Vice Mayor Scott asked about differences in the June 11 and February 27 minutes. Town Clerk Kogos confirmed only minor grammatical edits had been made to ensure accuracy.

PRIORITY MATTERS & PRESENTATIONS

2. Density Study - Kimley Horn*

Director Catherine Harding introduced Ali Palmer of Kimley Horn. Ms. Palmer provided an update regarding the Town's Density Study, beginning with background information, noting that they plan to have a final report with recommendations by the end of July.

Ms. Palmer reviewed the Density Study process, highlighting barriers to development including land use, publicly and privately owned lands, environmental and coastal considerations. She identified the Town's residential zoning districts, establishing what is existing today, and what is remaining that could be developed. She stated 515 of 701 parcels are currently developed. She explained that details of the remaining parcels would be provided in the final report.

Mayor Townsend referred to newly passed legislation regarding Senate Bill 180 and how it may affect the Town. Ms. Palmer explained the bill and noted that updates to the Comprehensive Plan may not be made more stringent regarding development. Town Attorney Baird explained that a legal opinion is forthcoming, as the bill is new.

Mayor Townsend asked about the revised timeline. Ms. Palmer stated the first draft would be delivered in September, followed by focus groups and possibly a joint workshop in late October or November. A second draft of the comprehensive plan policies would be presented late in the year or early next year. The final submission to the state is due by May 1, 2026.

COMMISSION ACTION ITEMS

3. Priority Commission Action Items
    a. Martin County Cost Share

Mayor Townsend welcomed and introduced Martin County Administrator Don Donaldson. She also acknowledged Martin County Commissioner Blake Capps in attendance.

Director Duchock provided information regarding how Martin County is responsible for the management of the St. Lucie Inlet including erosion impacts on Jupiter Island. Mr. Donaldson explained a proposed cost share contribution of $9,292,000 to the Town and noted the partnership between the Town and the County.

Town Manager Garlo noted appreciation regarding the positive working relationship the County has extended to the Town.

Mayor Townsend asked for an update on the St. Lucie South Jetty rehabilitation scoping period, and what the county might request from the Town in support of the effort. Mr. Donaldson explained the South Jetty repair process by the Army Corps of Engineers and expressed appreciation of Town support.

MOTION: **Commissioner Taddeo*/Commissioner Field moved to approve the Memorandum of Agreement as presented.***
ACTION: ***Motion Passed 5-0.***

    b. Board of Adjustment Subdivision Application Recommendation - 404 South Beach

Town Manager Garlo provided background information regarding the subdivision application, the subdivision application process, and newly enacted Senate Bill 784.

Mayor Townsend recommended pulling the agenda item from the agenda at this time. Town Attorney Baird expressed agreement in reviewing the bill action.

MOTION: ***Commissioner Field/Commissioner Taddeo moved to approve removing the agenda item from the agenda at this time.***
ACTION: ***Motion Passed 5-0***

Town Manager Garlo explained the amended state law requires municipalities to designate an administrative authority and official to review subdivision applications. He recommended the Building Department serve as the authority and the Town Manager as the official. A resolution reflecting this will be brought in September. He noted the new law eliminates review by the Board of Adjustment and requires administrative approval only.

Vice Mayor Scott suggested engaging outside independent counsel to assist the Town through this complicated process. Town Manager Garlo stated agreement and noted that the Town already engages with outside counsel to assist the Building Department with all development applications.

Vice Mayor Scott expressed concern over increased legal exposure for the Town Manager and Building Official and asked if added indemnification was needed. Town Attorney Baird confirmed current protections are adequate. Vice Mayor Scott voiced appreciation for staff and emphasized the need to review subdivision guidelines in the Land Development Regulations to ensure alignment with the Town's vision.

Director Harding outlined the current review process, including title verification, engineering and utility reviews, and zoning compliance. She said the process is comprehensive and consistent with the comprehensive plan.

Vice Mayor Scott asked about a zoning-in-progress pause. Town Attorney Baird said Senate Bill 180 prohibits such action and emphasized that subdivisions follow state statute and allow limited discretion. He clarified that changes could not apply retroactively to applications submitted before July 1.

Vice Mayor Scott recommended using independent counsel for complex development reviews. Commissioner Field agreed and called for a standing policy requiring legal review. Town Manager Garlo confirmed counsel is already used and noted that the application under review was submitted prior to July 1 and had legal approval.

Mayor Townsend asked Town Manager Garlo and Town Attorney Baird to prepare a resolution for September to formalize the administrative designations as required under the new law.

MOTION: **Commissioner Field*****/Commissioner Taddeo moved to approve staff to bring a resolution to adopt the necessary language referenced in Senate Bill 784.***
ACTION: ***Motion Passed 5-0***

4. Ordinance No. 409 - Appeal Process - 1st Reading

This item was heard after Agenda Item 6, Ordinance No. 411.
Town Attorney Baird read Ordinance 409 by title.

Mayor Townsend noted all references to the Board of Adjustment and Impact Review Committee should be updated to Development Review Board. Mayor Townsend identified a conflict in the ordinance draft: it required four Commissioners to bring an appeal and three to overturn. She recalled the intent was three to bring an item up and four (a supermajority) to overturn.

Commissioner Field supported requiring a supermajority to reverse but cautioned against using fixed numbers in case of vacancies. Town Attorney Baird recommended using "supermajority of the full membership." Commissioners agreed.

Vice Mayor Scott asked if denials should be included. Commissioners agreed to limit review to approvals only. Mayor Townsend asked to revise the appeal deadline to start upon the order being "rendered." Town Attorney Baird confirmed.

Commissioners confirmed the final structure: three to bring up an item and four to overturn.

Public Comment:
None

MOTION: **Commissioner Field*/Commissioner Taddeo moved to approve Ordinance No. 409 on 1st reading and bring it back for 2nd reading with edits as discussed***
ACTION: ***Motion Passed 4-1, Commissioner Scott dissented.***

5. Ordinance No. 410 - Amending Code re Permits - 1st Reading

Director Harding reviewed the proposed Ordinance.

Town Attorney Baird read Ordinance 410 by title.

Public Comment:
None

MOTION: **Commissioner Taddeo*/Commissioner Field moved to approve Ordinance No. 410 on 1st reading and bring it back for 2nd reading.***
ACTION: ***Motion Passed 4-1, Commissioner Scott dissented.***

6. Ordinance No. 411 - Combining BOA and IRC - 1st Reading

This item was heard prior to Agenda Item 4.

Town Manager Garlo stated the Town received 4 comments from Board of Adjustment (BOA) or Impact Review Committee (IRC) members regarding one board. Comments from Bonnie Schiralli, Judy Holden, Eleanor Seaman and Marshall Field V (all IRC members) were read into the record.

Director Harding provided background information regarding this matter, which has been previously discussed. She explained her recommendation for creating one board, combining the two existing boards.

Vice Mayor Scott stated she reviewed the Land Development Regulations (LDR) and concluded that the Town's LDRs are full of complications and inconsistencies and in need of a complete overhaul. She provided examples. Mayor Townsend stated that Kimley Horn will be reviewing the LDRs along with the Comprehensive Plan review.

Commissioner Field suggested also engaging with outside counsel with land planning experience to review the LDRs along with Kimley Horn.

Vice Mayor Scott stated she has no interest in reviewing proposed Ordinances today until the LDRs are reviewed. Discussion ensued regarding creating qualifications for Board members, including attendance requirements.

Commissioner Field supported language allowing reappointment or replacement for repeated absences, and recommended setting expectations during appointment, such as attending at least two summer meetings. He also favored rotating chairs and requiring boards to meet at least monthly rather than "from time to time." Commissioner Field stated missed Board of Adjustment meetings cause financial harm to applicants and the Town has a responsibility to review applications promptly.

Mayor Townsend also added a scenario where members hearing an application a second time are different than those present in the first hearing which poses an additional challenge.

Vice Mayor Scott suggested adding member qualification.

Commissioner Field suggested adding that the building department will engage with outside counsel for each application and should have language in the ordinance stating such.

Commissioner Taddeo stated that the boards are only as good as the criteria they are given. He stated the Town Commission should create the standards then let the boards perform.

Vice Mayor Scott suggested the Town Commission hear applications when the lower board lacks a quorum. Discussion followed.

Public Comment:
Attorney Jared Gaylord stated he is generally indifferent regarding combining of the two boards, but he sees the benefit of one board which could help speed the process along and help reduce financial burdens.

Town Manager Garlo stated he currently has an engagement with Buchanan Ingersoll and pointed out that will result in billable hours.

MOTION: ***Commissioner Field/Commissioner Taddeo moved to approve Ordinance No. 411 on 1st reading and bring it back for 2nd reading with the changes discussed.***
ACTION: ***Motion Passed 4-1, Commissioner Scott dissented.***

Town Attorney Baird read Ordinance No. 411 by title.

Mayor Townsend requested each Commissioner submit names for the proposed new Development Review Board, selecting from current members of the BOA and IRC or suggesting additional candidates. Mayor Townsend stated the second request is for the Town Commission to return in September with suggestions for criteria.

MOTION: **Commissioner Field*/Commissioner Taddeo moved to authorize the Town Manager to engage with Buchanan Ingersoll and Kimley Horn to review the LDRs for conflicts and ambiguities.***
ACTION: ***Motion Passed 4-1, Commissioner Scott dissented.***

The Town Commission recessed at 10:36 AM.
The Town Commission reconvened at 10:44 AM.

7. Ordinance No. 412 - Dock Lighting - 1st Reading

Town Attorney Baird read Ordinance No. 412 by title.

Director Harding explained the ordinance and provided background information. She noted that the language was changed from "multiple-colored lights" to "white" dock lights except fishing (snook) and navigational lights.

Mayor Townsend asked whether dock lighting should be included in the total lumens allowed per property. Director Harding stated dock lighting should not be counted toward the property's total lumens. The current lighting ordinance does not include dock lighting.

Vice Mayor Scott asked if there was a limitation on dock size. Director Harding confirmed there was.

Vice Mayor Scott suggested addressing the underlying policy and formally embrace the value of maintaining dark skies. She stated the Town Commission should stand firmly against light pollution, honor the island's dark designation, and commit to doing what it can to control lighting.

Mayor Townsend agreed not to include dock lighting in the total lumen calculation, expressing concern that it could unfairly penalize properties with larger docks. She stated the Town Commission could revisit the issue in the future if needed and was comfortable leaving the language as is.

MOTION: **Commissioner Field*/Commissioner Taddeo moved to approve Ordinance No. 412 on 1st reading and bring it back for 2nd reading.***
ACTION: ***Motion Passed 4-1, Commissioner Scott dissented.***

Public Comment:
None

8. Beautification Spending Authorization - Town Hall Entrance

Director Duchock reviewed the topic of the requested spending authorization. He explained staff has received quotes for strangler figs with the recommendation to remove the existing trees and replace with the 10 new trees at the entrance of Town Hall in the amount of $23,950, instead of interplanting.

Vice Mayor Scott expressed a staged approach instead.

MOTION: ***Commissioner Field/Commissioner Warner moved to approve spending authorization in the amount of $23,950 to plant strangler figs along the Town driveway using budgeted funds for grounds projects.***
ACTION: ***Motion Passed 5-0***

9. Road Resurfacing Piggyback Contract (Sunshine Land Design)

This item was pulled from the agenda.

a. Coastal Engineering Svc - RFQ 2025-06 Spending Authorization

Director Duchock explained RFQ 2025-06 for Coastal Engineering Services and reported that bid submittals were received and ranked by the selection committee. He stated the ranking as follows: Gahagan & Bryant Associates, Geosyntec, Cummins Cederberg, APTIM, and Graef.

Staff recommended awarding contracts to the top four ranked firms.

MOTION: ***Commissioner Field/Commissioner Taddeo moved to authorize the Town Manager to engage with the top four firms, Gahagan & Bryant, Geosyntec, Cummins Cederberg and APTIM.***
ACTION: ***Motion Passed 5-0***

10. Debris Contracts

Director Duchock reviewed all 3 contracts together, explaining each one briefly.

a. Debris Removal - RFP 2025-04

Director Duchock explained the scope of work and noted that bid submittals were received. He reviewed the highlights of the contract and stated that submittals included Dynamic, Aftermath, Ceres, DRC, and Arbor.

Staff recommended a multi-firm approach with Dynamic, Aftermath, and Ceres.

Public Comment:
None

MOTION: ***Commissioner Taddeo/Commissioner Field moved to authorize the Town Manager to engage with Dynamic LLC, Aftermath Disaster Recover, and Ceres for Debris Removal services.***
ACTION: ***Motion Passed 5-0***

b. Debris Disposal - RFP 2025-05

Director Duchock explained the scope of work and bid submittals received.

Staff recommends approval of the top two firms, Dynamic and Ceres.

MOTION: ***Commissioner Warner/Commissioner Field moved to authorize the Town Manager to engage with Dynamic LLC and Ceres Environmental for Debris Disposal Services.***
ACTION: ***Motion Passed 5-0***

c. First Push Contract - RFP 2025-08

Director Duchock explained the first push contract and noted one bid submittal, as the scope is very focused on immediate and heavy work in the case of emergencies.

Staff recommends approval of engaging with Jenkins.

MOTION: ***Commissioner Warner/Commissioner Taddeo moved to authorize the Town Manager to engage with Jenkins Landscape Company for First Push services.***
ACTION: ***Motion Passed 5-0***

11. Budget Amendment FY 2024-2025 - Resolution No. 933

Director Pazanski presented the monthly financial report noting revenues of $12,268,603 and expenditures of $9,883,205. Discussion ensued regarding reserves.

Director Pazanski explained the need for a budget amendment and provided a list of the general fund budget amendment descriptions. He reviewed Resolution No. 933 for consideration.

MOTION: **Commissioner Field*/Vice Mayor Scott moved to approve Resolution No. 933 at presented*
ACTION: ***Motion Passed 5-0***

12. Proposed Budget FY 2025-2026 - Setting Millage Rate and Establishing Public Hearing Dates

Director Pazanski provided a review of the proposed budget timeline followed by the proposed fiscal year 2025-2026 budget. He noted a proposed total general fund budget of $13,419,005 and explained the ad

valorem revenues as well as the projected expenses. He noted a 5% COLA/Merit for employees, operating costs, and capital expenditures.
Commissioner Field expressed the need for a review of Town assets and the lack of regular maintenance.

Discussion continued regarding the increase in revenues. Town Manager Garlo explained that the millage will remain flat as opposed to the rollback rate. He noted that revenues have increased as well as expenditures due to cost of living increases.

The Town Commission recessed at 12:00 PM for Executive Session.

The Town Commission reconvened at 12:49 PM from Executive Session.

Director Pazanski continued his review. In summary, he stated that staff recommends the Town Commission consider a motion to set:

- The General Fund Budget proposed ad valorem millage tax rate for Fiscal Year 2025-2026 at 2.8259 mills;

- The Beach Protection District proposed ad valorem millage tax rate for Fiscal Year 2025-2026 at .9593 mills;

- The Electric Underground Debt Service proposed ad valorem millage tax rate for Fiscal Year 2025-2026 at .2100 mills;

- And, to set the date for the first budget public hearing for Tuesday, September 16, 2025 at 5:01pm.

Mayor Townsend stated reluctance to reduce the overall millage rate and expressed interest in capturing the 0.0173 reduction from the electric debt service, either in the beach district or general fund. She also noted a desire to see healthier reserves in both areas. Discussion ensued. The Commission agreed to capture the 0.0173 reduction from the electric debt service in the general fund for a total of 2.8259 mills, and keep the overall millage rate the same at 3.9952.

MOTION: Field/Warner moved to adopt a tentative millage rate for the General Fund of 2.8259 mills.
ACTION: Motion passed 5-0.

MOTION: Field/Scott moved to approve the Beach Protection District Budget of .9593 mills as presented.
ACTION: Motion passed 5-0.

MOTION: Field/Taddeo moved to approve the Electric Underground Debt Service Budget of .2100

mills as presented.
ACTION: Motion passed 5-0.

MOTION: Warner/Taddeo moved to approve September 16, 2025 at 5:01 PM as the date and time for the first Budget Hearing.
ACTION: Motion passed 5-0.

a. Raftelis, Inc. - SMRU Rate Study

This item was discussed during yesterday's SMRU Board meeting and the Town Commission agreed to address the matter during today's meeting.

Director Trent introduced the topic and provided background information as well as general scope of work. A spending authorization is necessary to move forward.

ADDITIONAL COMMISSION MATTERS

13. Ordinance No. 408 Section Discussion - Initial Measuring Point (IMP) and Fill

Director Harding explained that when Ordinance 401 was adopted, the Alternate Development Standards were merged with the LDRs. At that time, staff recommended which standards should require further approval through a hardship variance, rather than an administrative variance. “Fill” and the “Initial Measuring Point” (IMP) were among those identified. Director Harding added that if the Department of Environmental Protection (DEP) requires a higher elevation for coastal construction, the Town may need to approve it to meet that standard, as it would satisfy the criteria for a more restrictive variance.

Mayor Townsend expressed a preference toward keeping IMP and Fill as hardship variances and increasing the allowable fill amount to 4 feet from 3 feet.

Vice Mayor Scott opined that when a parcel is purchased on a barrier island, you do so at your own peril, not to create something other than what it is. Discussion ensued.

The Town Commission agreed to keep the IMP and Fill as a hardship variance.

MOTION: Taddeo/Scott moved to keep Initial Measuring Point and Fill as hardship variances.
ACTION: Motion passed 5-0.

The Town Commission agreed to increase the fill threshold to 4 feet from 3 feet.

MOTION: Field/Taddeo moved to increase the fill threshold from 3 feet to 4 feet.
ACTION: Motion passed 4-1; Vice Mayor Scott dissented.

Director Harding suggested that all three nonconformities, outlined in Article III, should require variances. She proposed that the Town Commission hold a discussion on all three items at the September meeting.

14. Devonshire Lane*

Director Duchock explained the topic, noticing that Devonshire Lane is a Town road. He stated that it services two abutting properties with no through traffic or public use; is less than 10' wide paved surface; Right of Way (ROW) width is 25'; is approximately 578’ in length from Gomez Road ROW to the Intracoastal Waterway; and has an aging seawall. The seawall is beginning to fail and would cost approximately $30,000 to repair. Staff requests direction to repair the road and seawall or abandon.

Vice Mayor Scott asked about the risk and liability to the Town. She expressed approval of abandoning. Director Duchock stated both neighbors would be amenable to accepting the abandoned road and maintenance thereof.

Town Manager Garlo explained that staff would need to bring a resolution announcing the abandonment followed by two readings of an ordinance.

MOTION: ***Commissioner Taddeo/Vice Mayor Scott moved to Approve the abandonment of Devonshire Lane as discussed.***
ACTION: ***Motion Passed 4-1; Commissioner Warner dissented***

MOTION: ***Commissioner Field/Commissioner Taddeo moved to bring a resolution regarding the Town's intention to abandon Devonshire Lane.***
ACTION: ***Motion Passed 5-0.***

15. Remote Participation and Town Coffee Audio Only

Town Manager Garlo explained the issue and why remote participation is not practical, citing a 45-second delay between the live stream and viewer.

Commissioner Field stated that real-time access is a standard and is available. Mayor Townsend noted that few residents have expressed interest in remote participation and highlighted that the current system is a significant improvement, offering access to agendas and materials in advance.

Commissioners requested staff explore options for improving immediacy in remote participation while preserving meeting decorum.

Mayor Townsend noted Town Coffee meetings offer remote participation and shared a preference for audio-only. Discussion followed regarding holding Town Coffee meetings during season, with September and October meetings to remain scheduled.

STANDING REPORTS

16. Town Manager's Report

a. Post-Legislative Session Summary, Part 2: Policy Bills Enacted into Law - Kelly Layman

Kelly Layman, the Town's Legislative and External Relations Consultant, referred to an 11-page Memorandum as well as 5 related attachments in the agenda backup materials. She highlighted a few bills from the list. Town Manager Garlo pointed out Senate Bill 462 specifies that a local government may adopt an ordinance regulating the use of "e-bikes" which public Safety had previously expressed concerns about on the island. The Commission expressed interest in the Town Manager bringing forward such an ordinance.

b. Senate Bill 180: "Emergency Preparedness and Response" - Kelly Layman (refer to 16a)

Ms. Layman referred to an attachment that provided the Town with a side-by-side of the extensive changes to Comprehensive Planning, Land Development Regulations, and Emergency Management and Preparedness. She emphasized that the SB 180 reference document is a reference document, not a legal interpretation as to changes the Town should or must undertake.

Ms. Layman noted that the Town Manager's email to the Governor's budget staff was well received.

c. Village of Indiantown, Special Referendum/Election on August 12, re: property tax exemptions - Kelly Layman

Ms. Layman referred to the printed sample ballot showing that the Village is proposing a referendum to provide property tax breaks to new and expanding businesses, as information only.

d. Lethal Yellowing/Lethal Bronzing

Town Manager Garlo explained that the Town has been inoculating trees for over 50 years, on private property. He referred to Ordinance 118 which is still active and recommended rescinding the existing ordinance and bring back a new ordinance. This topic will be further discussed in September.

e. Other Items*

Mayor Townsend suggested the possibility of mandating an age limit and identification for e-bike riders. Commissioner Warner suggested an age limit of 18 and Mayor Townsend suggested not younger than 16.

Captain Scolly suggested researching neighboring municipalities to understand their approaches and stated he would return with a recommendation in September.

17. Town Attorney Report

a. Litigation Update*

Town Attorney Baird stated he had asked the Town Manager to identify all ordinances since August 2024 that may be affected by SB 180. Mitigation may be needed.

Town Attorney Baird stated he requests a closed door session regarding the Slan matter if needed.

b. Other Items*

18. Building Department Report

Director Harding provided a review of the Building Department report. She reviewed the Code Enforcement report and stated that staff is interviewing candidates for the vacant code enforcement position.

Town Manager Garlo added that Public Safety has been asked to assist in this area at this time.

19. Public Safety Department Report

Captain Scolly reviewed the Public Safety Activity Report noting a couple of recent Baker Acts. He noted additional activity including warrant arrests, DUI, underage possession of controlled substances, traffic stops and crash reports.

OTHER ITEMS

20. Meeting Dates

August 19, 2025 – Town Coffee with Commissioner Warner – 9am - If Required
August 19, 2025 – Beach District Meeting – 10am - If Required
August 20, 2025- Town Commission Meeting – 9am - If Required
September 16, 2025 – Town Commission Meeting – 9am
September 16, 2025 – 1st Budget Hearing – 5:01 pm
September 19, 2025 – Town Coffee with Mayor Townsend – 9am
September 19, 2025 – SMRU and Beach District Meeting – 10am

September 19, 2025 – 2nd Budget Hearing – 5:01 pm
October 28, 2025 – Town Coffee with Commissioner Warner – 9am
October 28, 2025 – Beach Protection – 10am
October 29, 2025 – Town Commission Meeting – 9am
November 19, 2025 – Town Coffee with Mayor Townsend – 9am
November 19, 2025 – SMRU and Beach District Meetings – 10am
November 20, 2025 – Town Commission Meeting – 9am

Mayor Townsend asked about the August meeting. Town Manager Garlo suggested removing the date and schedule all items for September. The Commissioners agreed.

21. Other Items*

There were no other items for discussion.

Mayor Townsend adjourned the meeting at 2:54pm.

Respectfully submitted,

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Kimberly Kogos, Town Clerk