

JOHN TOMPECK
Mayor

FRANK FENDER
Vice Mayor

JAMES W. CAMPO, CFP
Commissioner

DAVID KURZMAN
Commissioner

KAJJA MAYFIELD
Commissioner

TOWN OF SEWALL'S POINT



ROBERT DANIELS-ICMA-CM
Town Manager

APRIL C. STONCIUS, MMC
Town Clerk

TINA CIECHANOWSKI
Chief of Police

JACK REISINGER, CBO
Building Official/PW Director

MARIA PIERCE
Finance/HR Director

**Regular Town Commission Meeting Minutes
December 12, 2023
6:00 p.m.**

I. CALL TO ORDER

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

a. Pledge of Allegiance to the Flag

Mayor Tompeck lead the assembly in the Pledge of Allegiance.

b. Roll Call

The Town Clerk called the roll with the following Commissioners present: Mayor Tompeck, Vice Mayor Fender, Commissioner Campo, Commissioner Kurzman, and Commissioner Mayfield.

II. PUBLIC COMMENT ON NON-AGENDA ITEMS- PLEASE SUBMIT A COMMENT CARD TO THE TOWN CLERK PRIOR TO THE START OF THE MEETING AND LIMIT YOUR COMMENTS TO THREE MINUTES. *If the thirty (30) minute time period has been exhausted, the Commission will entertain any remaining comments near the end of the meeting with the same three (3) minute per person time limitation.*

There were no public comments heard under this item.

III. CONSENT AGENDA

a. Minutes – November 6, 2023, Special meeting and November 14, 2023 Regular meeting

b. Town Manager Contract

There being no discussion, Vice Mayor Fender **moved** to approve the Consent Agenda. Commissioner Kurzman **seconded** the motion, which **passed unanimously** by roll call vote.

IV. PROCLAMATIONS

a. Proclamation – James W. Campo, CFO – Service to the Town

The Town Clerk read the proclamation into the record. Mayor Tompeck presented the

proclamation and a years of service award to Commissioner Campo, who thanked the Commission. He stated that it was an honor to serve the community, as well as to have a day named after him on December 30, 2023.

Mayor Tompeck thanked Commissioner Campo for his service on the Commission, as the knowledge he brought to the dais was invaluable.

Recess – 15 minutes - Refreshments Available

A recess was called at this time and the meeting resumed at 6:30 p.m.

V. PRESENTATION - ICMA – 40 YEARS OF SERVICE AWARD – TOWN MANAGER

a. Russ Blackburn – ICMA Ambassador – Presenter

Mr. Blackburn presented an award to the Town Manager, who thanked ICMA for the recognition.

VI. ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA

There were no changes made to the Agenda.

VII. APPROVAL OF AGENDA

There being no discussion, Vice Mayor Fender **moved** to approve the Agenda. Commissioner Mayfield **seconded** the motion, which **passed unanimously** by roll call vote.

VIII. PUBLIC HEARING - ORDINANCE - SECOND READING

There was nothing scheduled under this item.

IX. PUBLIC HEARING - ORDINANCE - FIRST READING

There was nothing scheduled under this item.

X. RESOLUTIONS

There was nothing scheduled under this item.

XI. OLD BUSINESS

There was nothing scheduled under this item.

XII. NEW BUSINESS

a. Engineering Services Agreement - CAPTEC

The Town Manager stated that the item involved the CAPTEC continuing services agreement and requested approval.

There being no further discussion, Commissioner Mayfield **moved** to approve the CAPTEC contract. Commissioner Campo **seconded** the motion, which **passed unanimously** by roll call vote.

XIII. DISCUSSION

There was nothing scheduled under this item.

XIV. COMMISSION AND STAFF CLOSING COMMENTS

a. STAFF

1) Monthly Update – Town Manager

The Town Manager stated that he had been working with Rachel Snyder in reference to the Communications Plan, who helped with the recent Tree Celebration. He explained that she would be providing recaps and highlighting Commission meetings for the residents and promoting events throughout the year. The Town Manager stated that the next event would be held on April 30, 2024, in honor of Arbor Day.

The Town Manager continued that Tom Brest Consulting would also be editing and posting videos of town events on the Town's YouTube Channel, located at https://www.youtube.com/results?search_query=Town+of+sewalls+point

The Town Manager stated that staff would continue to post items on the Town's website, communicating through Breakfast with Bob, as well as the newsletter three times per year. He said that monthly updates would be located in a separate section on the Town's website.

The Town Manager stated that the septic to sewer project included 169 connections that would be installed from Town Hall south to Pineapple, as well as 171 connections from Pineapple to High Point. He pointed out that the Town Engineer was working on the design work for the project.

The Town Manager stated the in reference to the disposition of the Town's property located at 7 Heritage Way, Ms. Bashoor would be making a presentation at the January 9, 2024 Commission meeting regarding the marketing materials that were being used for the property.

The Town Manager stated that the Town's property at 78 S. Sewall's Point Road was not recommended to be listed until the stormwater construction was completed.

The Town Manager stated that in reference to the construction on the Phase 3 Resiliency Project, the Town Engineer was working on posting the bid documents

on the market with a January 2024 due date. The Town Manager cautioned that the cash flow for the project needed to be considered in order to cover it.

Mayor Tompeck requested that Commissioner Campo review the Communications Plan contract for accuracy, to which he agreed.

2) Water Retention Review – Town Manager

The Town Manager stated that Commissioner Kurzman brought the issue to light in reference to the engineer review of plans regarding water retention. He said that CAPTEC Engineering would be reviewing the plans, as the Building Official was not certified to do so. The Town Manager stated that the fee was now part of the building permit fees, which were being recouped. Mayor Tompeck inquired as to if it was a result from a specific ordinance, to which the Town Manager replied in the affirmative and remarked that it was recently passed Ordinance No. 454 dealing with water flow during construction.

3) Sunshine Law in a Minute – Assistant Town Attorney

The Assistant Town Attorney, Susan Garrett, advised that a recent decision in reference to the City of Sebastian from the Florida 4th DCA resulted in the commissioners being convicted and sentenced to jail time. She advised the Commissioners not to engage in conversation unless at a public meeting. Mayor Tompeck added that it was a serious matter that could result in being incarcerated.

4) Grant Status & Lobbying – Kloe Ciuperger – Gallo Pave, LLC

Ms. Ciuperger stated that in 2½ years, the Town had received \$3,419,525 for Phase 3, \$8.4 million for septic to sewer, an additional \$1 million in appropriations for Phase 3, and \$2,900,000 for Phase 2, totaling \$15,719,525. She said that the Town has been successful because of the team that the Town had in place working on the grant applications. Ms. Ciuperger advised that there were several grants available and that an additional \$5 million was requested for Phase 2 and Phase 3 to meet the growing project costs. She continued that in reference to South River Road, an additional \$4 million was also requested and an \$2 million for the septic to sewer project. Ms. Ciuperger explained that an appropriations request was also submitted for \$1 million for Phase 3, and that in early Spring or late Winter the Governor would announce the awards for the funds.

Mayor Tompeck requested the list of 125 projects from the Governor's office that was distributed last week, in order to see if any of the Town's projects were on the list and their status of approval that were multi-year projects. Ms. Ciuperger commented that she would check into it. She stated that the legislative session began on January 9, 2024 and ended on March 8, 2024. Ms. Ciuperger said that a \$1 million appropriations request was submitted through Representative Snyder and Senator Harrell's office for additional funding regarding Phase 3. She stated that the Environmental budget for the upcoming session was released and contained \$745

million for everglades restoration, over \$330 million for targeted water quality improvements that contained \$135 million for newly expanded water quality improvement grants, and \$100 million for projects that specifically addressed the Indian River Lagoon, which the Town was eligible for. Ms. Ciuperger stated that there was \$50.8 million to combat harmful algal blooms.

Ms. Ciuperger stated that Senate Bill 280 regarding vacation rentals loosened the restrictions on local governments that had grandfathered restrictions. She said that now there would be flexibility to loosen the restrictions if needed, as well as re-enforced certain pre-emptives that the state had on the process.

Mayor Tompeck requested a monthly report of potential grants that were being worked on and their status, to which Ms. Ciuperger replied in the affirmative. He inquired as to if all grants were being pursued, such as for the trees.

Vice Mayor Fender asked if there was a list of grants with the dollar amounts and was interested if there was a water front resiliency grant for accessibility, such as the FIND grant. Ms. Ciuperger replied that she would have that information after the budget was passed in March, April, or May.

b. COMMISSIONERS

Vice Mayor Fender thanked staff for the Open House Holiday party on December 10, 2023, as he could not attend. He commented, great job!

Commissioner Mayfield thanked staff for the Open House Holiday party and appreciated all of the effort that went into it, as she was also unable to attend. She encouraged her fellow Commissioners to attend the FL League of Cities event, as there was a holiday luncheon being held tomorrow.

Commissioner Kurzman stated that staff did an outstanding job on the Holiday Party, as it was a time-consuming process to set up the event. He was happy to see new young families in the community.

The Town Manager stated that he would be bringing back some recommendations on the use of the Commission Chambers for outside entities.

XV. ADJOURN

There being no further business, the meeting adjourned at 7:30 p.m.

APPROVED:



Mayor John Tompeck, Presiding Officer

ATTEST:



April C. Stoncius, Town Clerk

Minutes approved at the meeting of: January 9, 2024