

JOHN TOMPECK  
Mayor

FRANK FENDER  
Vice Mayor

DAVID KURZMAN  
Commissioner

KAIJA 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  
January 23, 2024  
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 Kurzman, and Commissioner Mayfield.

## II. PROCLAMATIONS AND PRESENTATIONS

### a. Recognition of Outstanding Service – Chrystal Gomez – Building Department

The Town Manager recognized Ms. Gomez, Administrative Assistant, of the Building Department for her service, who thanked the Commission for recognizing her work.

**III. 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 was nothing heard under this item.

## IV. ADDITIONS, DELETIONS OR CHANGES TO THE AGENDA

There were no changes made to the Agenda.

## V. 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.

**VI. CONSENT AGENDA**

- a. Financials – October, November, and December 2023**
- b. Building – December 2023**
- c. Minutes – January 9, 2024**

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

**VII. PUBLIC HEARING - ORDINANCE - SECOND READING**

There was nothing scheduled under this item.

**VIII. PUBLIC HEARING - ORDINANCE - FIRST READING**

There was nothing scheduled under this item.

**IX. RESOLUTIONS**

There was nothing scheduled under this item.

**X. OLD BUSINESS**

There was nothing scheduled under this item.

**XI. NEW BUSINESS**

**a. Chamber Use Fee**

The Town Manager stated that the facility was used by individuals and a business in the Town, as well as HOA's or POA's. He explained that security will be increased by having a staff member attend, in order to make sure the Town Hall Commission Chambers was locked up properly. The Town Manager said that he spoke with Jessica Bohner of Premier Realty Group, who used the facility during the day on a weekly basis. He proposed availability for businesses that had an interest in the Town limits with a minimal fee of \$50, via a use agreement.

Jessica Bohner, Premier Realty Group, stated that weekly access to the facility was an important aspect of being part of the Town and was in favor of the \$50 fee. Vice Mayor Fender stated that Premier Realty was an important part of the community and was in favor of them having access to the facility, as they supported multiple Town events every year. He stated that the Chambers should be available to the residents and pointed out that a key system was obsolete.

Commissioner Mayfield stated that she, too, was in favor of allowing Premier Realty to

reserve the Chambers at a cost of \$50, as it was reasonable. She concurred with Vice Mayor Fender that a key was not an efficient way to access the room for outside parties, and was in favor of the after-hours fee for a staff person to be present. Commissioner Mayfield commented that there should also be a limit per week that it can be reserved by the same business entity.

Commissioner Kurzman stated that he also agreed that the proposal was fair and that a key should not be given out. He recommended that the POA's and HOA's hold their meetings during Town Hall hours or pay a fee for after hours. Mayor Tompeck stated that HOA meetings should not be taking place in the Chambers after 4:00 p.m., as it is a security issue.

There being no further discussion, it was the **consensus** of the Commission to have the Town Manager develop a user agreement.

## **XII. DISCUSSION**

### **a. Cell Phone Tower Update**

The Town Manager stated that documents were provided in reference to the cell phone tower that was erected in close proximity to Benihana. He said that he had complained to FDOT regarding their lack of transparency and that he would continue to try to mitigate the situation.

Vice Mayor Fender recommended that the Town Manager contact FDOT in an effort to make it more aesthetically pleasing. Commissioner Mayfield agreed with Vice Mayor Fender and inquired as to if other carriers would be included on the tower. The Town Manager responded that it would just host the T-Mobile carrier. Commissioner Kurzman suggested landscaping be added to the base of the tower, in order to make it look less industrial.

Vice Mayor Fender pointed out that there was an opportunity for the Town to negotiate with another carrier to construct a cell phone tower on its property, in order to generate revenue.

### **b. Town Attorney – Form 6 Disclosure**

The Town Attorney gave an overview of the Form 6 requirements and stated that it was a much more extensive form that was required to be filed electronically. He advised redacting bank account numbers and social security numbers or any sensitive confidential data, in order to protect personal information. The Town Attorney suggested that an accountant or CPA could also help to fill out the form.

Mayor Tompeck inquired as to if a spouse was to be included in the disclosure, to which the Town Attorney responded that only joint accounts or assets/liabilities would be declared. Vice Mayor Fender asked if he could submit his tax return, to which the Town Attorney replied in the affirmative and advised that it would only substitute for the income portion and that assets and liabilities would still have to be reported. Mayor Tompeck questioned when

the form was due, to which the Town Attorney answered that it should be electronically submitted on June 30, 2024, and that it was actually due on July 1, 2024.

The Town Manager stated that the Florida League of Cities was looking into providing legal assistance to each commissioner in reference to filling out and completing the form. The Town Attorney advised against it, as it would be spending taxpayer dollars on a personal matter. He stated that there were no Attorney General opinions on the matter or Florida Commission on Ethics recommendations to-date. The Town Manager pointed out that it would be similar to legal aid if a commissioner was sued. The Town Attorney recommended letting a neighboring city work through the issue first.

### **XIII. COMMISSION AND STAFF CLOSING COMMENTS**

#### **a. STAFF**

Kloee Ciuperger, Gallo Pavo, provided the grant updates and stated that any feedback would be helpful. Mayor Tompeck requested to see the updates on a monthly basis and stated that he and the other commissioners would be available for lobbying with the state legislators. The Town Manager said that he would consult with Ms. Ciuperger and return with a recommendation.

Vice Mayor Fender inquired as to when the grants listed in the (TBD) to be determined column would be available, to which Ms. Ciuperger responded that the Resiliency Grant Program had not been announced yet.

Vice Mayor Fender asked if there was a small grant regarding dock repairs, such as FIND (Florida Inland Navigation District) were available. He stated that the dock behind the STA could be repaired for the community to utilize. Ms. Ciuperger responded that she would research his request, as DEP offered Land & Recreation grants for those types of projects in July or August.

#### **b. COMMISSIONERS**

Commissioner Kurzman stated that the employees in the Building Department paid for themselves and that they were undervalued. He said that all of the employees gave 110% and was proud to have them on staff.

Commissioner Mayfield said that she was excited to see the septic to sewer work occurring and thanked the residents for their patience, in light of any disruptions. She requested an update on the bidding for the road project, to which the Town Manager responded that the bids would be ready to go out to bid soon. He explained that he was waiting for information regarding the resiliency grants, in order to factor in the costs.

Vice Mayor Fender inquired as to if the Treasure Coast Marathon Race coming up in March met the Town's requirements, to which the Town Manager replied in the affirmative and stated he would report back to the Commission at the next meeting.

**XV. ADJOURN**

There being no further business, the meeting adjourned at 7:00 p.m.

**APPROVED:**

  
\_\_\_\_\_  
Mayor John Tompeck, Presiding Officer

**ATTEST:**

  
\_\_\_\_\_  
April C. Stoncius, Town Clerk

Minutes approved at the meeting of: February 13, 2024

Town of Sewall's Point Grants Log									
Last Updated: January 23, 2024									
Project Title	Grant Program	Agency	State/Federal Dollars	Date Due	Date Submitted	Amount Requested	Awarded	Amount Awarded	Notes
South Sewall's Point Road Phase 3	Florida Resilient Grant Program	FDEP	Federal	September 2021	September 2021	\$3,419,525.00	Yes	\$3,419,525.00	
South Sewall's Point Road Phase 2	Florida Resilient Grant Program	FDEP	Federal	September 2022	September 2022	\$2,900,000.00	Yes	\$2,900,000.00	
South Sewall's Point Septic to Sewer	Florida Resilient Grant Program	FDEP	Federal	September 2022	September 2022	\$8,400,000.00	Yes	\$8,400,000.00	
South Sewall's Point Road Phase 3	Florida Resilient Grant Program	FDEP	State	September 2023	September 2023	\$5,500,000.00	TBD		
South Sewall's Point Road Phase 2	Florida Resilient Grant Program	FDEP	State	September 2023	September 2023	\$5,300,000.00	TBD		
South Sewall's Point Septic to Sewer	Florida Water Quality	FDEP	State	September 2023	September 2023	\$4,000,000.00	No		FDEP indicated that only S2S projects with mandatory hookups would be funded in this cycle.
South River Road	Florida Water Quality	FDEP	State	September 2023	September 2023	\$4,000,000.00	TBD		
South Sewall's Point Septic to Sewer	IRLNEP Small Grants FY24	IRL Council	Federal	January 6, 2024	January 6, 2024	\$169,000.00	TBD		
Arbor Day Event	FDACS Arbor Day Tree Grant	FDACS	State	Rolling Grant	TBD	TBD	TBD		
South Sewall's Point Road Phase 3	2023 Legislative Appropriations	FDOT	Federal			\$1,000,000.00	Yes	\$1,000,000.00	
TBD	RAISE Grant	DOT	Federal	February 26, 2024		TBD	TBD		
South Sewall's Point Road Phase 2	2024 Legislative Appropriations	TBD	TBD	November 2023	November 2023	\$1,000,000.00	TBD		
							<b>Total Awarded</b>	<b>\$15,719,525.00</b>	