

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

**Town Commission Regular Meeting Minutes
March 12, 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

There was nothing scheduled under this item.

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 were no public comments 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, Commissioner Kurzman **moved** to approve the Agenda. Vice Mayor Fender **seconded** the motion, which **passed unanimously** by roll call vote.

VI. CONSENT AGENDA

a. Minutes – February 27, 2024

There being no discussion, Commissioner Mayfield **moved** to approve the Consent Agenda. Commissioner Kurzman **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

a. Ordinance No. 458 – Amending Land Development Regulations – Development Review Process

The Assistant Town Attorney, Susan Garrett, read the ordinance title into the record.

Mayor Tompeck called for any public comments, to which there were none.

Mayor Tompeck stated that the ordinance was reviewed previously at the Local Planning Agency meeting, which was held prior to the Commission meeting. He inquired as to if there were any questions, to which there were none.

Commissioner Mayfield **moved** to approve Ordinance No. 458 and to schedule the second reading for March 26, 2024. Commissioner Kurzman **seconded** the motion. Vice Mayor Fender requested that the discussion regarding the investigation of the tree mitigation issue from the LPA meeting be included. There being no further discussion, the motion **passed unanimously** by roll call vote.

IX. RESOLUTIONS

There was nothing scheduled under this item.

X. OLD BUSINESS

There was nothing scheduled under this item.

ADDENDUM

XI. NEW BUSINESS

a. Grant Approval Requests

Bonnie Flint, 6 Palmetto Drive, stated that she prepared comments similar to Mr. Tidikis' and waived her three-minute public comment.

Frank Tidikis, 12 Cranes Nest, stated that the grant approval process lacked structure and that the grant log was inaccurate. He recommended the process be slowed down, in order for the Commission and the community to be able to review the documents appropriately.

Mr. Tidikis' submitted his comments to the Town Clerk, which are attached.

Vinny Barile, 17 Fieldway Drive, stated that he would waive his comments, as they were in alignment with Mr. Tidikis' comments.

The Town Manager stated that he wanted to review the grant and approval procedures, in order to formalize it. He explained that the process entailed presenting the grants to the Commission in an expeditious manner, but that on occasion there were timeframe issues. The Town Manager advised that the grant log was not prepared by his office, and stood by the information provided to the Commission in reference to approval of the grants.

The Town Manager stated that he was advised that the grant regarding the Arbor Day Celebration was no longer available and recommended that it be pursued next year. He pointed out that the use of tree funds and scaling back on the number of trees could be an alternative for the event this year.

The Town Manager said that he received notification regarding approval of a state appropriation, and that all appropriations were approved by the Commission as part of the Legislative Agenda. He stated that he would be bringing forward the information at the next meeting for approval, and requested approval of the below grant increased funding requests.

- Florida Resiliency Grant (Increased Funding Request) Phase 3
Requested \$5.5 Million and we just received notice of a \$2.75 Million increase.
- Florida Resiliency Grant (Increased Funding Request) Phase 2
Requested \$5.3 Million. No award increase has been received yet.
- Florida Quality Grant (South River Road) Resiliency
Grant application for \$4 Million. No award has been made as yet.
- Florida Forest Management Bureau – Arbor Day Tree Grant
Requesting \$20,000. Pending Town Commission Approval

Commissioner Mayfield stated that the process had improved and that it was important to obtain the grants, in order to finish the essential projects and keep taxes status quo. She stated that staff was doing a good job and was in favor of approving the grants and the increased funding requests.

Commissioner Kurzman stated that the Town needed to acquire all grants, in order to complete the current road project for the safety of the community, as well as to keep taxes at the same rate. He remarked that the Town Manager had done a great job with communication recently, and that if there was a timeframe issue with a grant, the Town Manager reviewed it with Commission as a whole.

Mayor Tompeck stated that he agreed with the comments that were made during the public comment segment of the meeting. He said that the grants were available two to three months in advance from when the application was required to be submitted, and that there was sufficient time for the Commission to review them. Mayor Tompeck recommended that the grant writer and the town engineer submit the applications to the Commission prior to the due date for approval, in order to alleviate any last minute rushes.

There being no further discussion, Commissioner Mayfield **moved** to approve the grant list increased funding requests, and the grant applications. Commissioner Kurzman **seconded** the motion, which **passed unanimously** by roll call vote. Mayor Tompeck stated that the entire grant process needed to be reviewed moving forward since the legislative session had come to a close.

XII. DISCUSSION

a. Summer Commission Meeting Schedule

The Town Manager stated that in an effort to accommodate schedules during the summer, the calendar was adjusted which was similar to last year. He said that there would be one meeting in June (June 18th) and one meeting in July (July 16th), and that the full Commission was needed to attend the September meetings due to the TRIM process and budget hearings.

There being no further discussion, Commissioner Mayfield **moved** to approve and adopt the 2024 Town Commission Summer Meeting Schedule. Vice Mayor Fender **seconded** the motion, which **passed unanimously** by roll call vote.

b. Fiscal Year 2024/2025 Budget Calendar

The Town Manager stated that the proposed schedule was brought forward in an effort to breakdown the dates of each requirement for the TRIM and budget procedures.

There being no further discussion, Commissioner Mayfield **moved** to approve the 2024/2025 Budget Calendar. Vice Mayor Fender **seconded** the motion, which **passed unanimously** by roll call vote.

ADDENDUM

c. U.S. Army Corps of Engineers – South Florida Ecosystem Restoration

The Town Manager stated that he attended an event hosted by Commissioner Doug Smith and that the attached presentation was given by the U.S. Army Corps of Engineers and the South Florida Water Management District. He said it was very interesting what the Corps had accomplished, as well as what they intended to accomplish in the next five years.

Mayor Tompeck requested a presentation from Eva Velez, P.E., Chief, Ecosystem

Restoration Branch, Programs and Project Management Division, Jacksonville District.
at a future meeting.

XIII. COMMISSION AND STAFF CLOSING COMMENTS

a. STAFF

The Town Manager stated that eight public hearings were conducted in reference to the Stormwater Master Plan by the Town Engineer, Joe Capra, which were well-attended.

b. COMMISSIONERS

Vice Mayor Fender stated that he attended the Brightline train event and that the location would be in Stuart behind the courthouse, which would be completed in two years.

XV. ADJOURN

There being no further business, the meeting adjourned at 6:33 p.m.

APPROVED:



Mayor John Tompeck, Presiding Officer

ATTEST:



April C. Stoncius, Town Clerk

Minutes approved at the meeting of: March 26, 2024

**Comments to the Commissioners of The Town of Sewall's Point
12 March 2024**

Good Evening, Mayor Tompeck and Commissioners Fender, Kurzman and Mayfield.

My name is Frank Tidikis and I reside at 12 Cranes Nest.

I would like to comment on the Grant Approval Process or lack thereof.

Mr. Daniels has stated that, *"The preference for that approval is to have the grant writer submit a draft of the application and have the Town Commission vote to approve the grant at that time."* I wholeheartedly endorse that policy as it allows the staff to do an in-depth review of the application and allows the public to review and comment on the application.

However, I disagree with the second part of the paragraph: *"In the instances that the timeframe is short, the approval vote can be held when the Town is informed that we were awarded the grant in question."* For the following reasons:

1. **Time frame should be defined.** The Commission meets twice a month and the time between the identification of an available grant, the preparation of an application and submittal should be minimal and not become routine.
2. The Grant Log is inaccurate. For example,
 - a. not reflected on the Grant Log and approved by the Commission at the 15 November 2022 meeting were grants to the Department of Emergency Management, Roads-South Sewall's Point Road and Sewers for \$2 Million each. Although the Commission approved submission, there are no copies nor are they reflected on the grant log.
 - b. At the August 15, 2024 meeting, three grants were approved for submission, with the applications appended to the agenda, but the IRL Grant Program for the South River Road repaving was listed at \$2.5 million with no application attached and is now reflected on the Grant Log as \$4 million-if it is the same grant.
 - c. Why are there no dates of Due or Submittal for two grants?
 - d. For the Legislative Appropriations Grant, there was no discussion or approval at either November meeting.

3. The applications contain errors:
- a. The S2S grant application for \$4M was rife with errors:
 - i. It stated that all 706 homes would be connected. Whereas the Commission only authorized Option 1, Phase 1 of the Captec report.
 - ii. Total project cost for 706 connections is listed at \$16.8M
 - iii. Nitrogen reductions are projected at 29/lbs./home/year which is in conflict with other submissions.
 - iv. It stated that 706 homes are within 200 meters of a water body; whereas from Hillcrest to Kingston, there is a strip of land between 113-193 meters wide that do not meet that assertion.
 - b. The South River Road Stormwater Improvements application states:
 - i. that we are in the Central Indian River Lagoon BMAP. We have less than 15% of our homes in the St. Lucie River BMAP and we are in the clean north segment of the South Indian River Lagoon which is not in a BMAP.
 - ii. The projected nitrogen reductions do not match any other application and in addition, FDEP data reports that Sewall's Point nutrient contribution is "minimal".
 - c. Arbor Day Grant: Bob's memo says \$20,000 whereas the grant log says \$2,000.

Suggestion: Slow down the process, get it right the first time, allow time for citizen review and input and have the log be an accurate reflection of what you have approved and submitted/or withdrawn.