DRAFT

TOWN OF HIGHLAND BEACH
TOWN COMMISSION MEETING MINUTES

TOWN HALL COMMISSION CHAMBERS
3614 S. OCEAN BLVD., HIGHLAND BEACH, FL

Date: August 11, 2026
Time: 1:30 PM

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1. CALL TO ORDER

Mayor Moore called the meeting to order at 1:30 P.M.

2. ROLL CALL

Commissioner Jason Chudnofsky
Commissioner Judith M. Goldberg
Commissioner Donald Peters
Vice Mayor David Stern
Mayor Natasha Moore
Marshall Labadie, Town Manager
Leonard Rubin, Town Attorney
Lanelda Gaskins, Town Clerk

3. PLEDGE OF ALLEGIANCE

Town Commission led the Pledge of Allegiance to the United States of America.

4. INVOCATION

None.

5. APPROVAL OF THE AGENDA

The agenda was approved as presented.

MOTION: Goldberg/Peters – A motion was made and seconded to approve the agenda as presented. The motion passed unanimously, 5 to 0.

6. PRESENTATIONS / PROCLAMATIONS

A. Resolution No. 2026-010

A Resolution of the Town Commission of the Town of Highland Beach, Florida, ratifying the selection, appointments, and term of office of members of the Code Enforcement Board; and providing for an effective date.

Mayor Moore read the title of Resolution No. 2026-010, followed by the Town Commission interview of applicant John Chappelear. Mr. Chappelear spoke about his experience and interest in serving on the Code Enforcement Board.

MOTION: Commissioner Goldberg/Stern – A motion was made and seconded to approve Resolution No. 2026-010. Upon Roll Call: Commissioner Goldberg (Yes); Commissioner Peters (Yes); Commissioner Chudnofsky (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed unanimously, 5 to 0 vote.

7. PUBLIC COMMENTS (Public Comments will be limited to five (5) minutes per speaker.)

Firefighter Daniel Rush, President of Firefighters Local 5504, introduced himself. He thanked the Town Commission for allowing the formation of the local firefighter union in September of last year. He expressed appreciation for the Town's decision to establish its own fire department, which enabled him to transfer closer to his home while continuing his career.

8. ORDINANCES (Public Comments will be limited to three (3) minutes per speaker per item after Commission initial discussion.)

A. Proposed Ordinance

An Ordinance of the Town Commission of the Town of Highland Beach, Florida, consolidating and updating the Town's regulations for the protection of the ocean ridge; amending Article V, "Seawalls; Bulkheads; Retaining Walls," of Chapter 6, “Buildings and Structures,” of the Town Code of Ordinances by amending Section 6-127, “Construction,” to remove conflicting regulations; amending Article V, “Natural Resources,” of Chapter 30, “Zoning Code,” of the Town Code of Ordinances by amending Section 30-83, “Bulkheads, Seawalls, and Groins,” to clarify and update the regulations applicable to all construction activities east of State Road A1A; providing for the repeal of all ordinances in conflict; providing for severability and codification; and providing for an effective date.

Mayor Moore read the title of the Proposed Ordinance.

Building Official Jeff Remas presented the item. He explained that the Town Commission had previously reviewed the proposed ordinance and directed staff to refer it to the Planning Board for consideration of Chapters 6 and 30 of the Town Code of Ordinances. Town Attorney Rubin also prepared related materials.

At its June 11, 2026 meeting, the Planning Board reviewed and approved the draft ordinance, excluding the design flood elevation provision.

Building Official Remas explained that the design flood elevation language had been removed and that the version presented addressed the outstanding issues, including concerns related to unbuildable lots.

The Town Commission discussed the proposed ordinance and the design flood elevation provision. Building Official Remas explained that he originally included the provision as a proactive measure so designers and architects would be aware of the requirement at the beginning of the process and avoid costly redesigns after plan rejection. He also confirmed that he consulted with the Florida Department of Emergency Management, FEMA, coastal floodplain engineers, and floodplain administrators throughout South Florida while developing the provision.

The Town Commission was asked to clarify whether the design flood elevation provision should be included in the proposed ordinance or not.

Discussion ensued and Town Attorney Rubin clarified that the Planning Board's concern was potential duplication, but the provision was intended to notify developers of the requirement early in the process. The Town Commission generally supported this proactive approach and reached consensus to restore the design flood elevation language for second reading, where it would be clearly highlighted for review.

MOTION: Goldberg/Peters – A motion was made and seconded to approve the Proposed Ordinance with the inclusion reference the design flood elevation. The motion carried unanimously.

9. **CONSENT AGENDA** (These are items that the Commission typically does not need to discuss individually, and which are voted on as a group.) Public Comments will be limited to three (3) minutes per speaker per item after Commission initial discussion.

   A. **Approval of Meeting Minutes**

   July 14, 2026 Town Commission Meeting Minutes

   MOTION: Goldberg/Peters – A motion was made and seconded to approve the Consent Agenda as presented. The motion passed unanimously, 5 to 0.

10. **UNFINISHED BUSINESS** (Public Comments will be limited to three (3) minutes per speaker per item after Town Commission initial discussion.)

    None.

11. NEW BUSINESS (Public Comments will be limited to three (3) minutes per speaker per item after Town Commission initial discussion.)

A. Approve and authorize the Mayor to execute a *revised* contract with PaveConnect Logistics, LLC for milling and repaving of the existing shared walk path project in the amount of $263,260.80, based on the OMNIA Partners Cooperative Purchasing Contract No. R220902. (This item aligns with the FY 2026 Strategic Priorities Plan/Capital Improvement Plan #28-003.)

Madison Noonan, Executive Assistant, explained that the Town Commission approved the initial contract at the July 14, 2026, meeting. Following the initial approval, the contractor requested three modifications to the contract: a reduction of liquidated damages to $250 per day, a cap on liquidated damages at 10 percent of the contract price, and an extension of the cure period from 5 to 10 days. Because of the changes the contract has to be revised and brought back to the Town Commission for approval.

Town Attorney Rubin confirmed that he incorporated these changes and was comfortable with their reasonableness, noting that since the contract was a cooperative purchasing piggyback rather than a competitively bid contract, some negotiation of terms was appropriate. He indicated that the Town remained adequately protected under the revised terms.

MOTION: Goldberg/Peters – A motion was made and seconded to approve and authorize the mayor to execute the revised contract with PaveConnect Logistics, LLC. Upon Roll Call: Commissioner Goldberg (Yes); Commissioner Peters (Yes); Commissioner Chudnofsky (Yes); Vice Mayor Stern (Yes); and Mayor Moore (Yes). The motion passed unanimously, 5 to 0 vote.

1. Resolution No. 2026-011

A Resolution of the Town Commission of the Town of Highland Beach, Florida, amending Resolution No. 2025-023, which appropriated funds for the Fiscal Year 2025-2026 budget; providing for a budget amendment in the amount of $250,000.00 to Fund 103 – Discretionary Sales Tax Fund for Highland Beach Pedestrian Safety Traffic Improvement Project, as identified in the approved Capital Improvement Plan; providing for the transfer of general fund reserves; providing for findings; providing for implementation; and providing for an effective date.

Mayor Moore read the title of Resolution No. 2026-011.

Town Manager Labadie explained that $375,000.00 was initially allocated in the Discretionary Sales Tax Fund for embedded crosswalk lighting. When the Town pursued state appropriation funding, the shared-use path project was added to the appropriation request. The Town received a $375,000.00 state appropriation for the Highland Beach Pedestrian Safety Traffic Improvement Project, which will be reimbursed by the state upon project completion and submission of the required documentation. The budget amendment is needed to transfer funds so the Town could pay the two vendors.

Town Manager Labadie indicated that paving work could begin within one to two weeks, while the crosswalk lighting installation by Lux Solar, Inc. would take slightly longer due to traffic control requirements and pending the Florida Department of Transportation (FDOT) clearances. The Town Commission expressed enthusiasm for the project's timeline and the grant funding secured.

MOTION: Goldberg/Stern – A motion was made and seconded to adopt Resolution No. 2026-011, amending the Fiscal Year 2025-2026 budget and appropriating $250,000 to Fund 103 for the Highland Beach Pedestrian Safety Traffic Improvement Project. The motion carried unanimously, 5-0.

B. Consideration of canceling August 18, 2026, Town Commission Meeting and closing Town Administrative offices to ensure adequate parking at the library, the designated election day polling location for Precinct 2801.

The Town Commission was in favor of canceling the August 18, 2026, meeting and closing town administrative offices due the Primary Election Day.

MOTION: Goldberg/Peters – A motion was made and seconded to cancel the August 18, 2026, Town Commission meeting. The motion carried unanimously, 5-0.

C. Discussion of Employee Health Care Program for fiscal year 2026/2027.

Town Manager Labadie reported on the annual health insurance renewal process. Blue Cross Blue Shield's initial renewal rate came in at a 20 percent increase. After the Town's broker, Marc Rheingold and Associates, solicited competing bids from Cigna, Aetna, and Curative — which came in at approximately 9.5 to 10.5 percent — Blue Cross Blue Shield returned with a revised offer of approximately 8.3 percent, modestly above the 7 percent budgeted figure. He recommended proceeding with the Blue Cross Blue Shield renewal and indicated that he and staff would revisit the five-year financial forecast to reflect an expected annual health cost increase in the 8 to 10 percent range.

The Town Commission discussed the structure of the Town's health benefit offerings, which include a base plan with low co-pays and a capped out-of-pocket maximum, supplemented by an HRA card to assist employees with out-of-pocket costs, as well as a buy-up plan available at the employee's expense. Town Manager Labadie noted that the benefit is highly valued by employees and is a meaningful recruiting and retention tool, particularly compared to the private sector where coverage has been reduced in recent years.

Mayor Moore raised the concept of a high-deductible medical plan paired with a Health Savings Account (HSA), noting its potential as a tax-advantaged, long-term benefit that puts employees more in control of their healthcare spending. Town Manager Labadie acknowledged the idea and committed to inviting the Town's broker to present various plan structures, including HSA-compatible models, to the Town Commission for future consideration. He cautioned, however, that certain plan structures require uniform employee participation, and noted concerns about other post-employment benefit (OPEB) obligations and the risks they have created for municipalities nationally.

Commissioner Goldberg raised the longer-term concern that, should the proposed property tax exemption amendment pass in November, the Town may need to carefully evaluate where it can hold the line on benefit costs.

Commissioner Chudnofsky expressed strong support for the current benefit structure, noting its competitiveness relative to the corporate market.

The Town Commission was in favor of the Blue Cross Blue Shield renewal for fiscal year 2026/2027.

12. TOWN COMMISSION COMMENTS

Commissioner Jason Chudnofsky remarked on a great summer, commending the building department, fire department, and police organization for their proactive work and noting positive feedback from other community residents.

Commissioner Judith M. Goldberg had no additional comments beyond concurring with Commissioner Chudnofsky's remarks.

Commissioner Donald Peters noted the strong community interest in the shared walk path repaving project and expressed appreciation for the fire department's proactive building walk-throughs throughout Town.

Vice Mayor David Stern indicated he looks forward to receiving further information on regulations governing e-bikes and shared path use.

Mayor Natasha Moore had no additional comments.

13. TOWN ATTORNEY’S REPORT

Town Attorney Rubin provided an update on Amendment 3, the proposed property tax exemption measure on the November ballot. He reported that a Leon County judge struck the ballot title and summary, finding that they did not accurately describe the amendment’s effect and were political rather than informational. He noted that the Attorney General has 10 days to revise the title and summary, with the deadline expected around August 14. The amendment will remain on the November ballot pending those revisions. Attorney Rubin also stated that, in his view, the amendment further erodes municipal home rule by limiting local taxing authority and said he would share the updated ballot language with the Commission once available.

14. TOWN MANAGER'S REPORT

Town Manager Labadie reported that Palm Beach County recently approved its own e-bike ordinance, effective September 1st. He noted that following a review of the County ordinance, Town Attorney Rubin clarified that the County's ordinance applies only in unincorporated areas and municipalities where the County provides law enforcement or traffic enforcement jurisdiction — and therefore would not apply in Highland Beach. Town Manager Labadie indicated that staff would explore whether the Town should adopt its own e-bike regulations and will bring a proposal to the September 1st Commission meeting. He also noted that he is still awaiting follow-up from a Florida Department of Transportation (FDOT) attorney regarding jurisdiction over the State Road A1A path corridor.

15. ANNOUNCEMENTS

Mayor Moore read the acknowledgements

Board Vacancies

Financial Advisory Board	One (1) vacancy for a three-year term ending April 2027
Natural Resources Preservation Advisory Board	One (1) Vacancy for an unexpired term ending April 2027

Meetings and Events

August 13, 2026 9:00 A.M. Planning Board Regular Meeting

August 18, 2026 Town Administrative Offices Closed

Board Action Report

None.

16. ADJOURNMENT

There being no further business, the meeting adjourned at 2:17 P.M.

APPROVED: September 1, 2026, Town Commission Meeting

Signed Minutes on file in the Town Clerk's Office

ATTEST:

Natasha Moore, Mayor

09/01/2026

Lanelda Gaskins, MMC
Town Clerk

Date

Disclaimer: Effective May 19, 2020, per Resolution No. 20-008, all meeting minutes are transcribed as a brief summary reflecting the events of this meeting. Verbatim audio/video recordings are permanent records and are available on the Town's Media Archives & Minutes webpage: https://highlandbeach-fl.municodemeetings.com/.