



TOWN COUNCIL REGULAR MEETING MINUTES

September 24, 2025 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

PRESENT: PEGGY WHEELER, MAYOR
JOHN CALLAGHAN, VICE MAYOR
DIANA DAVIS, VICE MAYOR PRO TEM
MARIANNE HOSTA, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: ROBERT A. COLE, TOWN MANAGER
LEONARD RUBIN, TOWN ATTORNEY
CAITLIN COPELAND-RODRIGUEZ, TOWN CLERK
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
ANDREA DOBBINS, PROJECT/RISK MANAGER
NICOLE LONG, ADMINISTRATIVE SECRETARY TO TOWN CLERK

CALL TO ORDER – 5:30OPM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have Item #14 moved up to after Item #10.

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF

COMMENTS FROM THE PUBLIC

All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time.

Public Comments Opened at 5:33pm.

Public Comments Closed at 6:08pm.

CONSENT AGENDA

1. Town Council Meeting Minutes for August 26, 2025
2. Work Session – Master Plan Development Discussion Minutes for September 3, 2025
3. Town Council Meeting Minutes for September 8, 2025

4. Special Town Council Meeting Minutes for September 16, 2025
5. Palm Beach County Interlocal Agreement- Internet and Phone Services
6. Year to Date (YTD) Financial Statements
7. Memorandum of Understanding related to storm debris sites
8. Asset Disposals

MOTION: Halpern/Callaghan made a motion to approve the consent agenda as amended to include a hard copy of Councilmember Halpern's statement to the September 16, 2025 Town Council Meeting minutes.

ACTION: The motion passed unanimously.

COUNCIL ACTION/DISCUSSION ITEMS

9. 2nd Budget Hearing – Approving the Millage Rate and Budget for FY 2025-2026

MOTION: Halpern/Hosta made a motion to approve Resolution No. 2025-14 setting the millage tax rate at 1.8195 mills which is 5.67% above the rolled-back rate of 1.7219.

ACTION: The motion passed unanimously.

Mayor Wheeler, Vice Mayor Callaghan, and Vice Mayor Pro Tem Davis gave consensus to have staff provided an update on the Treasure Coast Regional Planning Council's contract & timeline.

MOTION: Halpern/Hosta made a motion to approve Resolution No. 2025-15 adopting the FY 2025-2026 annual budget of \$10,645,492.

ACTION: The motion passed unanimously.

10. Renovation of Dune Walkover Structure and Drainage Improvements; JB0

MOTION: Halpern/Hosta made a motion to award the contract for services to renovate the Donald Ross Road Dune Walkover JB0 to Underwater Engineering Services, Inc (UESI) in an amount not to exceed \$346,361, which includes the base bid of \$314,874 plus a 10% contingency, with the additional \$96,361 to come from the One Cent Surtax Fund.

ACTION: The motion passed unanimously.

14. Council Discussion on Site Plan and Appearance Review for Single Family Homes
(See attached handouts from Vice Mayor Callaghan and Vice Mayor Pro Tem Davis.)

MOTION: Halpern/Davis made a motion to join Senate Bill 180 lawsuit.

Council gave unanimous consensus to defer the voting on this motion to Comments from Council.

Mayor Wheeler recessed the meeting at 7:47pm.

Mayor Wheeler reconvened the meeting at 7:55pm.

MOTION: Davis/Halpern made a motion to continue using the existing codes and have a further discussion on Vice Mayor Callaghan's proposal.

ACTION: The motion failed 2-3 with Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta opposed.

MOTION: Callaghan made a motion to adopt his proposed language into the code.

ACTION: Motion failed for lack of a second.

Mayor Wheeler passed the gavel.

MOTION: Wheeler made a motion to have staff look into Vice Mayor Callaghan's proposal and bring back proposed language to the Town Council at the next meeting.

ACTION: Motion failed for lack of a second.

MOTION: Halpern made a motion to continue with Option #2 – continue to conduct appearance review consistent with the regulations currently in effect in tandem with having staff review Vice Mayor Callaghan's proposal and bringing back proposed language to the Town Council.

ACTION: Motion failed for lack of a second.

Mayor Wheeler passed the gavel.

MOTION: Wheeler made a motion to have staff look at Vice Mayor Callaghan's proposal in a voluntary form and bring it back to the Town Council.

ACTION: Motion failed for lack of a second.

Mayor Wheeler passed the gavel.

MOTION: Wheeler/Hosta made a motion to proceed with Option #1 – continue with the direction provided in May to the extent not preempted by Senate Bill 180 and revert to base zoning.

ACTION: The motion failed 2-3 with Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern opposed.

11. Options for Community Survey: Master Development Plan

MOTION: Davis/Halpern made a motion to approve Option #2 – POLCO Engage & Custom Survey Development at a cost not to exceed \$15,000.

ACTION: The motion passed 3-2 with Mayor Wheeler and Vice Mayor Callaghan opposed.

12. ~~Kagan Park Discussion~~

13. ~~Discussion on Record Keeping~~

COMMENTS FROM THE COUNCIL

RESTATED MOTION: Halpern/Davis made a motion to have staff and the Town Attorney provide Council with information on the Senate Bill 180 lawsuit including the draft resolution example from North Palm Beach.

ACTION: The motion passed 3-2 with Mayor Wheeler and Councilmember Hosta opposed.

Council gave unanimous consensus to postpone the October 1, 2025 Council Briefing Work Session to November 7, 2025 at 1pm.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 9:59pm.

Peggy Wheeler, Mayor

Caitlin Copeland-Rodriguez, Town Clerk