



SPECIAL TOWN COUNCIL MEETING MINUTES

September 16, 2025 at 12:00 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

AUDIENCE: 12

CALL TO ORDER – 12:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA

MOTION: *Halpern/Davis made a motion to have an hour and a half for Comments from the Council starting at 1:45pm.*

ACTION: *The motion passed unanimously.*

COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF - *None*

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 12:05pm.

Public Comments Closed at 12:28pm.

COUNCIL ACTION/DISCUSSION ITEMS (A Public Comment Period was provided for each item below.)

1. Discussion on Proposed Strategic Plan by Consultant James Karas

MOTION: *Davis/Halpern made a motion to make the final payment to Mr. Karas and move forward with adopting the strategic plan.*

ACTION: *The motion failed 1-4 with Mayor Wheeler, Vice Mayor Callaghan, Councilmember Hosta, and Councilmember Halpern opposed.*

Mayor Wheeler, Vice Mayor Callaghan, Vice Mayor Pro Tem Davis, and Councilmember Halpern gave consensus to have Mr. Karas speak via Zoom.

MOTION: *Davis made a motion to adopt the strategic plan and have Council work on it.*

ACTION: *Motion failed for lack of a second.*

MOTION: *Callaghan/Davis made a motion to allot each Councilmember two (2) minutes to explain how to move forward.*

ACTION: *The motion passed unanimously.*

MOTION: *Callaghan made a motion to have the Town Manager bring back a plan on how to move forward with obtaining a strategic plan.*

ACTION: *The motion passed 3-2 with Vice Mayor Pro Tem Davis and Councilmember Halpern opposed.*

COMMENTS FROM THE COUNCIL

MOTION: *Halpern/Davis made a motion to reconsider the September 8th motion regarding the harmony item.*

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

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Halpern gave consensus to have this item discussed at the next meeting with a memorandum titled “Council discussion on Site Plan and Appearance review for Single-Family Homes” and include the backup material as mentioned by Councilmember DD Halpern - Town Attorney’s Memorandum dated July 21, 2025 and the Appearance Review Single Family Dwellings – Response to Town Council Memorandum dated August 26, 2025.

See attached handout from Vice Mayor Pro Tem Davis.

MOTION: *Halpern/Davis made a motion to terminate the contract with Town Manager Cole.*

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

MOTION: *Callaghan/Davis made a motion to have a Council Briefing Work Session the first Wednesday of every month at 5:30pm.*

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

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 2:33pm.

Peggy Wheeler, Mayor

Caitlin Copeland-Rodriguez, Town Clerk