



SPECIAL TOWN COUNCIL MEETING MINUTES

August 7, 2025 at 3:00 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
TIM HANNON, DEPUTY DIRECTOR OF PUBLIC WORKS

AUDIENCE: 7

CALL TO ORDER – 3:00PM

PLEDGE ALLEGIANCE TO THE FLAG

ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None

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

Council gave unanimous consensus to have staff contact the property owner of the proposed annexation parcel rather than sending letters of opposition to the other jurisdictions.

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 3:02pm.

Public Comments Closed at 3:09pm.

COUNCIL ACTION/DISCUSSION ITEMS

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus for each member of Council to speak on an item for up to three (3) minutes prior to a motion.

1. Discussion on Legal Risks

MOTION: *Callaghan/Halpern made a motion to allow Vice Mayor Pro Tem Davis up to three (3) additional minutes to explain her initiative.*

ACTION: *The motion passed 4-1 with Councilmember Hosta opposed.*

Mayor Wheeler, Vice Mayor Callaghan, and Councilmember Hosta gave consensus to keep things status quo.

2. Resolution No. 2025-09 - Agreement with Seacoast Utility Authority

MOTION: *Hosta/Callaghan made a motion to approve Resolution No. 2025-09 – Agreement with Seacoast Utility Authority as amended subject to SUA providing a Certificate of Insurance with legal review.*

ACTION: *The motion passed unanimously.*

3. Resolution No. 2025-10 – Rules of Procedure & Town Council Protocols

MOTION: *Davis/Hosta made a motion to approve Resolution No. 2025-10 – Rules of Procedure and Town Council Protocols as amended (see attached highlighted changes).*

ACTION: *The motion passed unanimously.*

4. Discussion on Town Attorney Position Following Resignation

MOTION: *Callaghan made a motion to increase Leonard Rubin’s hourly rate to \$300 until Christmas.*

ACTION: *The motion failed for lack of a second.*

Council gave unanimous consensus to proceed with the Request for Proposals process.

COMMENTS FROM THE COUNCIL

Council gave unanimous consensus for staff to draft a follow-up letter to the Coast Guard requesting a modification to the bridge opening schedule during season.

Mayor Wheeler, Vice Mayor Callaghan, and Vice Mayor Pro Tem Davis gave consensus to have the Town’s Department Directors conduct a presentation to the Town Council on the Town processes and procedures, including insurance and procurement.

ADJOURNMENT

Mayor Wheeler adjourned the meeting at 6:06pm.

Peggy Wheeler, Mayor

Caitlin E. Copeland-Rodriguez, Town Clerk