



Town Commission Meeting
Tuesday May 23, 2023, at 10:00 a.m.

IN ATTENDANCE

TOWN COMMISSION		TOWN STAFF	
Stewart Satter, Mayor	√	Linda Stumpf, Town Manager	√
John Deese, Vice Mayor	√	Carmen Mattox, Chief of Police	√
Simone Bonutti, Mayor Pro Tem	√	Erika Petersen, Town Clerk	√
Richard Granara, Commissioner	√	Keith Davis, Town Attorney	√
Chauncey Johnstone, Commissioner	Zoom	Trey Nazzaro, Ass't. Town Attorney	X
Aileen Carlucci, Commissioner	Zoom	Brent Watson, Water Plant Superintendent	√
Kristin Rosen, Commissioner	√		

PUBLIC: Beverly & Bob Murphy (123 Evans Lane), Rachel Fonseca (Kimley-Horn), Danny Gallegos (Plan it Green), Tim Nardi (Eau Palm Beach) Jairo Cunningham (Eau Palm Beach), Tito Rodriguez Torres (Eau Palm Beach), Jeff McClure (Fast-Dry Courts), James Gavigan (Schutts & Bowen), Steve Smatz (J Emery), Scarlet Amo, and Mary Thurwachter (Coastal Star)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Town Commission meeting called to order at 10:06 a.m.

Town Manager Stumpf announced an addition to the agenda. After the consent agenda the Town Attorney to go over some recent legislative changes at the State level that will have an impact on municipalities.

CONSENT AGENDA:

- 1. Minutes April 11, 2023 Town Commission Meeting**
- 2. Police Department Report and Fire/Rescue Response Time Report for April**
- 3. RES 3-23 Inter Local Agreement with Palm Beach County for Radio Communications between PSAPS (Public Safety Answering Points)**
- 4. Urban County Program Interlocal Agreement for 2024-2027**

Mayor Pro Tem Bonutti made a motion to **approve** the Consent Agenda. Vice Mayor Deese seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, and Commissioner Rosen

REGULAR AGENDA:

RA. 1 SPR 23-2 – Eau Palm Beach – Timothy Nardi, agent for RCPB, LLC, (Eau Palm Beach), 100 South Ocean Boulevard, requested a Site Plan Review to allow the installation of flood panels in accordance with Sec. 151.666 (A) of the Town Zoning Code.

Mayor Pro Tem Bonutti made a motion to **approve** the Site Plan Review. Commissioner Granara seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, and Commissioner Rosen

RA. 2 Discussion on Pickleball

Several residents residing in La Coquille Villas have raised concerns about their neighboring property, the Eau Palm Beach, allowing pickleball to be played at the adjacent tennis courts and the noise this produces. Town Staff reached out to other municipalities to see what implications pickleball has had and what sound mitigating strategies were implemented. Of the six municipalities that responded, only one had sound mitigating measures in place and another three commented on how popular the courts were.

Timothy Nardi from the Eau Palm Beach addressed the commission and explained they have had some hotel guests request pickleball and even hosted a small tournament earlier this year on their existing tennis courts. He explained the hotel does not currently have plans for converting tennis courts into pickleball courts, however he is not ruling it out in the future due to the sport's popularity. The Eau brought tennis court designer and expert, Jeff McClure from Fast-Dry Courts to discuss sound mitigation techniques such as landscape buffering, a soundproofing barrier/screen and a quilted mat. He also explained there is new technology being developed for paddles and balls to be quieter.

Beverly and Bob Murphy who live on Evans Lane adjacent to the existing tennis courts spoke to the Commission about the disruptive sound they heard when pickleball was played at the hotel's courts. The Murphys explained that they called the police to have the sound measured but some of the crowd had vacated by the time the police were onsite and able to measure.

The Commissioners had a discussion regarding who has access to the courts. Commissioner Granara asked the Town Attorney whether pickleball courts were allowed by Town code, Town Attorney Davis responded that the code is mute to the term 'pickleball.' However, the Town code does contain noise standards dealing with decibel readings and nuisances.

Vice Mayor Deese asked Tim Nardi when the Eau was considering putting in the pickleball courts and when the sound dampening measures would be introduced. Tim Nardi responded they don't have any plans currently as they just spent \$30,000 to update the existing tennis courts.

RA. 3 Sand Transfer Plant History

Several residents and members of the public recently expressed concerns over the Sand Transfer Plant and the status of Manalapan beaches. The Mayor wanted to have a discussion about the history of the Sand Transfer Plant as well as discuss various engineering reports relating to the perennial issue of sand fluctuation.

Scarlet Amo, a member of the public, spoke and passed out literature. She spoke to the Commission about wanting the Sand Transfer Plant removed and requested the Town of Manalapan take initiative with the State of

Florida. The Mayor responded that the Sand Transfer Plant is owned by the County and the Town of Manalapan has no authority over it and would not be taking any action.

RA. 4 Mock Roos CSA for S. Florida Water Management District Water Use Permit Renewal

The Town's South Florida Water Management District Water Use Permit (No. 50-00506-W) expires on August 14, 2023. The Town's objective is to obtain a 20-year water use permit. Town Manager Stumpf explained the permit was above her administrative threshold at \$31,800.00.

Vice Mayor Deese made a motion to **approve** the Permit Renewal. Commissioner Rosen seconded the motion which prevailed by the following vote:

YES: Vice Mayor Deese, Mayor Pro Tem Bonutti, Commissioner Granara, and Commissioner Rosen

RA. 5 Town Manager Stumpf's Report

Code Enforcement: Town Manager Stumpf announced there was a special magistrate hearing held regarding the code violations at 131 S. Ocean Blvd. The property owner did not appear, and the special magistrate ordered in favor of the Town daily fines of \$250.00 until the violations are brought into compliance.

PBA Contract: Town Manager Stumpf explained we thought we had a contract, however the PBA made minor changes that needed to be reviewed. She anticipates having one more meeting to solidify the contract.

Capital Projects Update: Town Manager Stumpf announced the Intracoastal Crossing had been in service for the last two weeks with no issues. She went on to discuss the Lands End Road cul de sac project, the bid opening will be held on June 4th. The contract recommendation will be brought forward to the Commission at the next meeting. She indicated she would prefer the project to start and stop in the summer while most residents are away.

Iguana Control: Town Manager Stumpf explained the Town has been receiving complaints especially about the iguana population on the Audubon Causeway Bridge. She noted three bids were received and she recommended going with Redline Iguana Control for \$3,300 a year with an initial start up price of \$1,000 and they will provide two visits a month. She informed the Commission that the company has also offered to provide discounted rates to interested homeowners in Manalapan.

Miscellaneous Items: Town Manager Stumpf notified the Commission that the Police Department has temporarily moved into the Library while the renovation takes place at Town Hall. She indicated the need for surveillance cameras at that location. She also mentioned our bank, Flagler Bank, was purchased by a credit union which is not a qualified depository and due to that we would have to change banks. Town Manager Stumpf said she had a list and the Town would be reviewing options.

Discussion regarding Town Manager's retirement: Town Manager Stumpf advised the Commission that her contract expires September of 2024 and she will be retiring at that time. She stated her intention is to look for a replacement through the Palm Beach County Cities Manager's Association. She explained that she will narrow down a list of candidates and then bring those before the Commission for a final decision. Her intention is for a six month overlap with her replacement to train them in.

Mayor Satter asked about the beach visitors by the Boynton Beach Inlet, Chief Mattox and Town Manager Stumpf explained the Police Department was working with the Palm Beach Sheriff's Office regarding teenagers

jumping off the bridge and pump station areas. Chief Mattox has requested increased presence from the Sherriff's office in that area.

PUBLIC COMMENTS

There was none.

OTHER BUSINESS

There was none.

Meeting adjourned at 11:46 a.m.

**These minutes were presented to the Town Commission
on Tuesday July 25, 2023 for approval.**

John Deese, Vice Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed