TOWN OF PALM BEACH

Minutes of the Town Council Meeting
Held on May 12, 2026

CALL TO ORDER AND ROLL CALL

The meeting was called to order at 09:33 AM in the Town Council Chambers.

Members Present: Council Member Moran, Ted Cooney, Council President Pro Tem Crampton, Mayor Moore, Council Member Araskog, and Council Member McDonald

Staff Present: Kirk Blouin, Carolyn Stone, Bob Miracle, Paul Brazil, and Kelly Churney

INVOCATION AND PLEDGE OF ALLEGIANCE

Town Clerk Churney delivered the invocation, and Council President Cooney led the Pledge of Allegiance.

APPROVAL OF CONSENT AGENDA

The following items were removed from the consent agenda and placed under Items Pulled From Consent Agenda for discussion: Resolutions 11-2026, 57-2026, and 58-2026.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve the consent agenda as amended. The motion was carried unanimously, 5-0.

1. Minutes of the April 14, 2026, Town Council Meeting

2. Minutes of the April 15, 2026, Local Planning Agency Meeting

3. Minutes of the April 15, 2026, Town Council Development Review Meeting

4. Approval of the Major Matters from the April 29, 2026, Architectural Commission Meeting

6. **56-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding a purchase order to Techcrane International LLC as a single source provider in the amount of $424,415.

8. **61-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding ITB No. 2026-024 for A39, A42 and A43 Pump Station Ventilation Improvements to East Coast Construction Group in the amount of $319,703, approving a contingency in the amount of $47,850 and establishing a project budget in the amount of $367,553.

9. Donation from the Palm Beach Police and Fire Foundation

APPROVAL OF AGENDA

The following modifications were made to the agenda: the Annual Report of the Retirement Board of Trustees was given a 1:30 PM time certain; Resolution No. 053-2026 was moved from the consent agenda to new business; and the addition of a Request from T-Mobile for a Temporary Cell Tower was placed under New Business.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to approve the agenda as amended. The motion was carried unanimously, 5-0.

COMMENTS

11. MAYOR AND TOWN COUNCIL MEMBERS

Mayor Moore congratulated the Town of Palm Beach women's tennis team for winning the Palm Beach County Women's Tennis Association Open Division title for the third consecutive year. She announced the following May milestones: 5 years of service for Ryan Canterbury (PROC), Melissa Foster (PZB), Patrick O'Dea (PD), Michael Ostrander (PD), Sarah Pardue (PZB), and 30 years of service for Dawn Helton (REC). Mayor Moore announced two retirements: Edward Sabol, who served 9 years with Fire Rescue, and Mark Loree, who served 20 years with Public Works. She extended condolences to the family of Lloyd McAdams, recognizing his service on the Investment Advisory Committee from 2021 to 2026 and thanking him for his contributions to the stewardship of public resources. Mayor Moore stated that the Town was also recognized as a Silver Recipient of the Bell Seal for Workplace Mental Health for the second consecutive year, reflecting its commitment to employee mental health and workplace best practices. Palm Beach Fire Rescue was congratulated for earning the American Heart Association's Mission Lifeline Gold designation for excellence in STEMI heart attack response. Additionally, the Palm Beach Fire Rescue Rapid Intervention Team was recognized for earning third place at the State Invitational firefighting competition, highlighting the team's skill, training, and performance under pressure. Additional condolences were extended to the families of Rick McIntosh and Robert Garrison.

Council Member Araskog thanked Mayor Moore for organizing the employee appreciation event and expressed regret that she was unable to attend. She offered condolences on the passing of Bob Garrison, Rick McIntosh, and Lloyd McAdams, recognizing their contributions to the community. She also congratulated Fire-Rescue and Gillian Barth on their wellness-related awards and thanked the Police and Fire Foundation for its continued financial support of public safety initiatives.

Council President Pro Tem Crampton thanked Mayor Moore for organizing the employee appreciation party and praised the Town staff. He also noted a recent flight pattern adjustment that may help reduce aircraft impacts on the Town and suggested that the Council consider sending another formal request to the FAA and Secret Service seeking restoration of the previous temporary flight restriction boundaries while the President is away and South Ocean Boulevard remains open.

Council Member Moran expressed support for sending an additional request regarding the temporary flight restrictions. She congratulated Fire-Rescue, the People and Culture team, and Bob Miracle and his team on their recent awards and accomplishments. She also encouraged residents to call 911 whenever they are unsure about an emergency, emphasizing the importance of a timely response.

12. PUBLIC - 3 MINUTE LIMIT

John Hirsekorn of Lake Clarke Shores, and a longtime dog walker in the Town, spoke regarding parking enforcement issues affecting dog walkers on the North End. He stated that several dog walkers recently received parking citations and expressed concern about what he described as inconsistent enforcement compared to other service providers, such as landscapers and contractors. He requested that the Town consider allowing dog walkers to park for short periods near residences when driveway access is unavailable, noting that citations create a financial hardship for those providing in-home pet services.

Rick Smith, 130 Sunrise Avenue, spoke regarding the WEG/Paramount private club application and argued that the applicant failed to satisfy the mandatory zoning and comprehensive plan requirements necessary for approval of the special exception. He stated that discussions had focused on operational matters rather than the underlying zoning criteria and asserted that the required findings under the Town Code and Comprehensive Plan remained unsupported. Mr. Smith contended that, without compliance with the applicable zoning requirements, the special exception approval, declaration of use, and related settlement structure could not lawfully proceed.

GENERAL BUSINESS

13. Presentation by Laura Beebe, PBC Director of Airports

Laura Beebe, Director of Palm Beach County Airports, provided an update on airport operations and ongoing projects at Palm Beach International Airport. She reported record passenger activity, recent and upcoming air service expansions, and progress on the Concourse B expansion and future terminal connector improvements. Ms. Beebe also discussed several major capital improvement projects, including runway rehabilitation work to increase Runway 14/32 use during construction, new airport support facilities, concession renovations, and plans for a consolidated rental car facility. She further addressed the legislatively mandated airport name change and noted that the County continues to monitor matters related to the temporary flight restrictions while litigation remains pending.

Council President Pro Tem Crampton thanked Ms. Beebe for her professionalism in responding to community and Town inquiries regarding airport noise concerns. He expressed appreciation for the cooperation, including the addition of a noise monitor, while acknowledging the challenges surrounding the ongoing noise issue.

Council Member Moran thanked Ms. Beebe for attending. She commented on the significant economic impact of Palm Beach International Airport, complimented the improvements, and inquired about changing the airport's call sign from PBI to another designation. Ms. Beebe noted that the FAA is moving forward with changing the airport code. She advised that the process would take longer because it requires several additional steps, including adjustments to the navigational charts and procedures. The FAA name change approval is expected in early July. Council Member Moran encouraged Ms. Beebe to continue advocating for the restoration of the previous temporary flight restriction boundaries.

Council Member Araskog echoed Council President Pro Tem Crampton's comment. She wondered if residents should continue to write and express their concerns. Ms. Beebe responded.

Mayor Moore thanked Ms. Beebe for attending and thanked her for the leadership she provides.

Council President Cooney wondered, with passenger counts continuing to grow, where does this leave pending runway extensions? Ms. Beebe said those expansions are still being considered, noting that it will be a long process.

Mayor Moore thought that the north field would be expanded. Ms. Beebe acknowledged, noting that grant funding would be necessary for that project. Timing will be directly connected to the availability of grant funds.

Council Member Moran pointed out where on the Town's website residents can report issues.

Council Member Araskog wondered whether there was any way to change the early-morning and late-evening flights.

Council President Pro Tem Crampton stated that the airport is like a parking lot. Once the planes take off, the FAA takes control.

Mr. Blouin asked what operational measures, while remaining compliant with FAA regulations, Palm Beach County Airports could implement to address noise concerns, including potential adjustments to flight paths, aircraft elevation, and other mitigation efforts currently under exploration. Ms. Beebe responded that those matters fall under the FAA's jurisdiction. She added that recommendations could be made and concerns could be expressed, but it is the FAA's job to implement requests by the Secret Service.

14. Annual Report of the Retirement Board of Trustees (RBT)
TIME CERTAIN: 1:30 PM

Chair Dan Stanton provided an overview of the Town's pension fund performance, investment strategy, and actuarial status, highlighting efforts to adopt more conservative assumptions, reduce investment management fees through increased index investing, and maintain a defensive portfolio posture amid market uncertainty. He reported that the pension fund has grown to approximately $356 million and improved from roughly 60% funded to approximately 81%

funded on a market basis over the past decade. Mr. Stanton also emphasized the importance of maintaining the Town's annual discretionary pension contribution to continue reducing the unfunded liability and improving the plan's long-term stability. He urged the Town Council to continue its $5.42 million contribution to the plan and stated that, with that contribution, the plan would be fully funded in approximately 7 years.

Council President Pro Tem Crampton commended Mr. Stanton and the Retirement Board of Trustees on a job well done. He stated he would continue to support the $5.42 million contribution, as he believes it is too soon to discontinue. He noted that, when the plan is 90% funded, there should be a discussion about discontinuing contributions, as that $5.42 million could be used in other areas. Council President Pro Tem Crampton asked for clarification regarding the increase in the funded ratio from 74.8% to 76.5%. Mr. Stanton responded.

Mayor Moore asked for clarification regarding private credit. Mr. Stanton explained that private credit expanded following the Great Financial Crisis, when increased banking regulations reduced commercial banks' willingness to lend to many middle-market companies. As a result, private lenders began filling that gap by providing financing to companies that are often too large for traditional bank lending but do not issue debt in the public markets.

Council Member Araskog commended Mr. Stanton and his board for a job well done.

Council Member McDonald asked for clarification about when the plan would be fully funded and when the Town would be able to stop its contribution. Mr. Blouin stated that, assuming things continue on the projected path, the Town should be able to reduce its contribution over time, and by 2033, it would drop to approximately half the current contribution.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to accept the Annual Report of the Retirement Board of Trustees as presented. The motion was carried unanimously, 5-0.

15. Annual Report of the Planning and Zoning Commission

Gail Coniglio, Chair of the Planning and Zoning Commission, presented the Commission's annual report and discussed its ongoing code revision efforts. She noted that the Commission had worked through several Town Council-directed "quick fix" tranches and recommended a more comprehensive, holistic approach moving forward to ensure consistency throughout the Code and alignment with the Comprehensive Plan. Ms. Coniglio stated that the Commission is considering holding two meetings per month, beginning in September, to advance work more efficiently. She also emphasized prioritizing initiatives to preserve the Town's history and character, including protections for small businesses, further review of chain businesses, and additional safeguards for conditional uses.

Mayor Moore stated that she had heard from small businesses about rent increases. She thanked Chair Coniglio for supporting the Mayor's fund to benefit town employees.

Council President Cooney was also hearing concerns about the small businesses in town.

Council Member Moran thought it was a good idea for the PZC to meet twice a month. She asked how the commissioners responded, and Ms. Coniglio said they were all on board.

Council Member Araskog thought meeting twice a month was a good idea for the Planning and Zoning Commission. She expressed concern about the challenges facing small businesses.

Council President Pro Tem Crampton thought that the decision to redefine the zoning code in-house was a smart decision. Results are being shown. He complimented the staff on an excellent job and stated that the meetings are worth attending. He also supported considering a Zoning Board of Adjustment and Appeals.

Council Member McDonald expressed appreciation for the Commission's willingness to consider meeting twice a month. She wondered if the staff were supportive. She thought residents should know how much work the staff put into preparing for the meetings.

Council Member Araskog wondered whether they were considering the size of the spaces when evaluating small businesses. Ms. Coniglio said yes, but moving from FAR. Ms. Coniglio spoke about everything that goes into the review.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Araskog to accept the Annual Report of the Planning and Zoning Commission as presented. The motion was carried unanimously, 5-0.

16. Presentation of the Palm Beach Country Club Scholarship Awards

Mayor Moore provided the background on the Palm Beach Country Club Scholarship and thanked them for their support of the Town employees' children. She acknowledged the 24 recipients of the scholarship: Lucas Andreon, Mark Bonfante, Santos Bonfante, Kendall Churney, Chase Colby, Evan Correll, Celeste Davies, Mason Farmer, Michael Farmer, Kylee Farrar, Gavin Gordon, Michael Horn, Riley Keehan, Kassidy Krivos-Duane, Andrew Loihle, Zachary Loihle, Mia Mavigliano, Grady Messner, Brianna Molyneaux, Azrielle Perez, Thomas Perez, Liam Rothrock, Alexandra Scanlan, and Michaela Watson.

17. Presentation of the Goldsmith Scholar Award

Mayor Moore provided background on Gerry Goldsmith and his scholarship. She presented the Goldsmith Scholar Award to Grady Thomas Messner, son of Lt. Paramedic Michael Messner.

18. Appointments to the Investment Advisory Committee

The following residents presented their application and qualifications for the Investment Advisory Committee openings and answered all questions: Kathleen Anderson, Jacqueline deSanctis, Andrew Rodman, Kenneth Weiss, and Matt Womble.

The Town Council voted, and the results were announced.

A motion was made by Council Member Moran and seconded by Council Member Araskog to appoint Kathleen Anderson, Jacqueline deSanctis, and Kenneth Weiss as regular members to the

Investment Advisory Committee. The motion was carried unanimously, 5-0.

19. Appointments to the Recreation Advisory Commission

The following residents presented their application and qualifications for the Recreation Advisory Commission openings and answered all questions: Geraldine Emmett, Tom Hochfelder, and Devon Roush.

The Town Council voted, and the results were announced.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to appoint Devon Roush and Geraldine Emmett as regular members to the Recreation Advisory Commission. The motion was carried unanimously, 5-0.

**Note: A short break was taken at 11:17 a.m., and the meeting resumed at 11:24 a.m.*

20. Annual Comprehensive Financial Report (ACFR) for Fiscal Year Ended September 30, 2025
TIME CERTAIN: 11:00 AM

Moises Ariza, Managing Director of CBIZ, CPAs, presented the Town's Annual Comprehensive Financial Report for Fiscal Year 2025 and reported that the Town received an unmodified, or "clean," audit opinion. He reviewed key sections of the report, including the management discussion and analysis, statements of net position and activities, governmental and enterprise funds, fiduciary funds, and financial statement footnotes. Mr. Ariza noted positive financial results, including a year-end net position increase of approximately $32 million, and highlighted that the Town's enterprise funds operated without losses. He also reported that no deficiencies in internal controls, compliance findings, or noncompliance issues were identified during the audit, and confirmed that the Town complied with applicable Florida statutes and its investment policy requirements.

Council Member McDonald asked about the $11 million decrease in the governmental fund due to the townwide undergrounding and the coastal fund. She sought clarification that the $11 million was unexpected. Mr. Ariza explained that the combined ending fund balance is reported using a modified accrual basis, which includes expenditures such as capital outlay and debt service payments that must be budgeted. They clarified that, under full accrual accounting, those expenditures instead reduce liabilities or increase capital assets and emphasized that the increase in total expenditures was anticipated and budgeted by the Town. Mr. Miracle further explained that the undergrounding fund decrease was expected due to the planned spend-down of proceeds from the Town's approximately $90 million bond issuance several years earlier. They noted the funds were received in advance to finance the phased construction program, and the declining fund balance reflects the ongoing use of those funds for project construction costs.

Council President Pro Tem Crampton commented on the Town's strong financial position, noting the operational surpluses, a healthy reserves fund, continued capital improvements, and the successful management of major projects, including undergrounding efforts despite supply chain and construction cost challenges. He complimented staff and department heads for their fiscal management. Council President Pro Tem Crampton highlighted the Town's reduced millage rate and strong bond rating and expressed hope that an option to further lower the millage rate would be considered during the upcoming budget process.

Mayor Moore shared Daniel Perez's remarks on potential legislation to eliminate property taxes for homesteaded properties. She expressed concern about the possible financial impact on municipalities across Florida. Mayor Moore acknowledged the Town of Palm Beach's strong financial position but was concerned about how local governments would replace lost revenue and the potential effect on smaller municipalities if the legislation moves forward.

Council Member Araskog agreed with Mayor Moore's sentiments. She stated that, philosophically, she would love to lower the millage rate, but there are many issues that could significantly impact the town.

Council Member Moran expressed appreciation for the report and noted that it was easy to read. She expressed hesitancy about reducing the millage rate, noting that there are still needs in the Town, such as roadway improvements and road reconstruction projects. She emphasized the importance of remaining fiscally conservative given future uncertainties.

Council President Cooney called for public comment. No one indicated a desire to speak.

Mr. Blouin complemented the financial information that was presented. He felt it was very clear and much improved over previous years. Mr. Miracle also expressed his appreciation for the relationship between the Town and Mr. Ariza.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member Moran to accept the Annual Comprehensive Financial Report as presented. The motion was carried unanimously, 5-0.

21. MATTERS PULLED FROM CONSENT AGENDA

5. **11-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving a purchase order to Moffatt & Nichol in the amount of $135,820, approving a contingency in the amount of $13,582 and approving a project budget in the amount of $149,402 for Coastal Engineering Services related to Mooring Field Feasibility.

Director of Public Works Paul Brazil discussed the situation with illegally moored vessels within the Town jurisdiction. He stated that staff were recommending a feasibility study for a potential municipal mooring field to provide greater local control in addition to environmental benefits. He spoke about Moffatt & Nichol, a continuing services consultant for the Town who had completed a similar study for Miami Beach. He noted that their study would evaluate potential mooring field configurations, regulatory considerations, conceptual layout, estimated costs, operational impacts, and possible grant opportunities. He emphasized that the effort is a feasibility study, not a permitting request.

Mayor Moore asked about the feasibility study timeline. Mr. Brazil estimated 6 months, or a little longer. Mayor Moore noted that she did not always support spending money on a consultant, but that she thought this was a necessary step.

Council President Cooney called for public comment. No one indicated a desire to speak.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to approve Resolution 11-2026. The motion was carried unanimously, 5-0.

A motion was made by Council Member Araskog and seconded by Council President Pro Tem Crampton to reorder the agenda and to take public hearings 54-2026 and 55-2026 before the last two consent items that were pulled. The motion was carried unanimously, 5-0.

7. **57-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving the award of RFP No. 2026-003, Impact and Mobility Fee to NUE Urban Concepts, LLC in the amount of $349,750.

Director of Planning, Zoning, and Building Wayne Bergman explained that the Town is seeking to retain a company to conduct a study evaluating whether impact fees would benefit the Town. The study would assess how impact fees could be applied to future development projects to help fund infrastructure needs such as roads, mobility, drainage, and other public improvements. Mr. Miracle added that the study must be conducted before identifying potential projects to be funded through this mechanism. The timeline for such a study would be approximately 15 months from start to finish. A fee schedule can then be created based on the study.

Mr. Blouin followed up by stating that this is highly technical and that the consultants who would be used for this have done this for other cities. They design these types of programs and develop a methodology to be applied when an impact fee program is implemented. They also ensure the program complies with legal requirements.

Council Member Moran thought this was needed.

Council Member Araskog thought this was critical, especially with what is going on in the Florida Legislature. She supported the request.

Mr. Blouin stated that, conceptually, this is a fair fee and that the revenue will be important for maintaining the infrastructure while mitigating some expenses.

Council President Cooney called for public comment. No one indicated a desire to speak.

A motion was made by **Council Member Araskog and seconded** by **Council Member Moran** to **approve Resolution 57-2026. The motion was carried unanimously, 5-0.**

10. **58-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, awarding a contract to Axon Enterprises, Inc. for a five-year contract period in the amount of $2,137,303.26 for replacement of the TASER platform, expanding Real Time Crime Center Capabilities, enhancement of the Drone and Counter Drone Technology and advancing the Department's artificial intelligence capabilities.

Chief Nicholas Caristo presented a request for new tasers and surveillance cameras with enhanced Artificial Intelligence. Mr. Blouin spoke about tasers and the reason they are used when deployed. Chief Caristo added some of the benefits of the real-time crime center capabilities. He spoke about the package deal and the additional features they would receive if they purchased it. Council President Pro Tem Crampton asked about drone use in the town and whether the Police Department can survey that. Chief Caristo explained that state law preempts local regulation of cameras in public areas and that law enforcement can only intervene when their use involves criminal activity, such as voyeurism.

Council Member Moran thought the package would help the community be at the forefront of technology. Chief Caristo stated that the package would also come with unlimited storage.

Council President Cooney called for public comment. No one indicated a desire to speak.

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 58-2026. The motion was carried unanimously, 5-0.

PUBLIC HEARINGS

22. **54-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 3 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

Patricia Strayer explained the resolution, which would vacate and abandon existing public utility easements within the Phase 3 South undergrounding project limits. She noted that the eleven legal descriptions had been provided, and that informational packages had been sent to eleven impacted properties and 263 neighboring properties. There have been no inquiries regarding this project.

Council President Cooney called for public comment.

Leo Amore, 149 Chilean Avenue, expressed concerns about removing a tree located within an easement due to possible impacts from roots intertwined with the sewer system. Ms. Strayer clarified that the property is located within Phase 4 South and that the referenced easement was not proposed for abandonment.

Ms. Strayer clarified that Leo Amore's property is located in Phase 4 South and is not part of the easement abandonment request under consideration. She explained that the utility easement referenced by Mr. Amore contains a sanitary sewer line that is not being abandoned and stated that staff were not aware of any sewer issue at that location. Ms. Strayer noted the confusion stemmed from nearby rear-yard easement abandonments within 300 feet of the property and stated staff would coordinate with Water Resources and PZB staff regarding the sewer line and potential concerns about tree removal.

A motion was made by Council Member Araskog and seconded by Council Member Moran to approve Resolution 54-2026. The motion was carried unanimously, 5-0.

23. **55-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, vacating and abandoning existing public utility easements within Phase 4 South Utility Undergrounding Project limits, in the Town of Palm Beach, Florida.

Patricia Strayer explained the resolution, which would vacate and abandon existing public utility easements within the Phase 4 A utility undergrounding project limits.

Council President Cooney called for public comment. No one indicated a desire to speak.

A motion was made by Council President Pro Tem Crampton and seconded by Council Member McDonald to approve Resolution 55-2026. The motion was carried unanimously, 5-0.

NEW BUSINESS

24. Tree Initiative Presentation
TIME CERTAIN: 1:00 PM

Deputy Town Engineer Parham introduced the item. She introduced M. Mark Marsh of Bridges and Marsh, the project's architect.

Mr. Marsh provided a brief overview and then introduced Landscape Architect Dustin Mizell. Dustin Mizell of Environment Design Group presented the landscape and plans for the site. Mr. Brazil stated that they would show a template that could be used anywhere in town.

Mr. Blouin acknowledged the potential improvement to the town but also noted potential controversy with the selection of trees, project costs, the capital cost of tree maintenance, storm resilience, town hardscape, and traffic challenges.

Mr. Brazil stated that the proposal was not in the budget. While there were many opportunities in town, this was not about implementation. He noted that there would be long-term impacts on the maintenance budget.

Mayor Moore suggested that the residents at the end of Wells Road might agree to pay for that area. She suggested reaching out to the homeowners adjacent to Lake Trail to see if they would help mitigate construction costs.

Council Member McDonald thought that, in a perfect world, the proposal would look beautiful. However, she would be inclined to select streets with the most residents, since taxpayer dollars were to be used. She thought the South Ocean should include an overall concept that should be part of a much bigger discussion. She also felt that the Town Council should wait to see where the Town is during the budget process.

Council President Pro Tem Crampton was pleased with the follow-up on the presentation. He thought it was an opportunity for community engagement and planning. He thought the plan was to create a target that would allow for phased implementation and the potential for donations.

Council Member Araskog thought it was a great project, but only if the Town had sufficient financial resources. However, she recognized several changes coming through town with A1A. She said there are many streets in the north end where residents would like to have speed bumps installed. She felt that those residents would see this project and want the same projects done in their neighborhood. Mr. Brazil said these projects have been done before and that he did not recommend choosing an area and having taxpayers pay the cost. Council Member Araskog thought this should be a longer-term project.

Council Member Moran felt it was a good idea to create a template and continue working to make improvements in the future. She would like to see a townwide plan.

Council President Cooney was glad the Town was starting a conversation and shared the financial concerns, but he thought it would be important to keep the conversation going.

Council Member McDonald felt that the south end should be addressed sooner rather than later. She said it would be important for this topic to be part of the discussion from the beginning.

Council President Pro Tem Crampton agreed with Council Member McDonald and noted that beautification of the town never ends. He acknowledged that cost is a concern but reiterated that Mr. Brazil is simply seeking advice and direction.

Council Member Araskog thought that before money is spent, there needs to be a plan. Mr. Brazil said the planning that is already done is appropriate for a conceptual conversation. He said choices have already been made regarding the species and noted that residents would be considered if they come forward and request assistance. He noted that funding and maintenance are the issues.

Mayor Moore wondered if the changes would have to be approved by FDOT. Mr. Brazil responded yes, this would be added to the existing maintenance agreement between FDOT and the Town.

Council President Pro Tem Crampton agreed with Mayor Moore.

Council President Cooney called for public comment.

Bruce Payne, 261 Seminole Avenue, thought now was an ideal time to combine infrastructure with the undergrounding project.

Frannie Criddle, 245 Seminole Avenue, submitted a casual petition in support of the beautification effort.

Cindy Ahmuty, 255 Seminole Avenue, also spoke in support of the beautification project.

25. Update/Discussion on Building Permit Fees as Related to New Legislation

Director of Planning, Zoning, and Building Wayne Bergman discussed HB 399 and HB 927, new bills that he believed would strip local governments of their ability to regulate growth while providing many incentives and powers to the private development community. Mr. Bergman stated he looks forward to meeting with Matt Fore to discuss the adverse effects of these bills. He expressed concern that HB 803 would have significant impacts on local building operations. He discussed the changes to the Town Code required to comply with HB 803. He detailed the many impacts this bill would have on the Town when doing business with the development and construction community. Mr. Bergman stated that this bill would eliminate the ability to charge for building permits based on construction values, as has been the case for decades. He discussed research he conducted to confirm that most municipalities calculate building permit fees based on construction values. He noted the many imposed deadlines in HB 803, including that, beginning July 1, 2026, an employee will be designated to monitor every step of the operation with respect to permitting.

Mr. Bergman explained that Town staff have been discussing with the Town Attorney the development of a new method for calculating building permit fees by separating the actual permit fee from the various compliance review costs associated with the permitting process. He noted that these compliance reviews may include disciplines such as design review, ARCOM, landmarks, landscaping, drainage, engineering, floodplain, fire protection, and zoning. He also stated that compliance fees would vary depending on the type of permit submitted and would be determined during the permit intake process. Mr. Bergman proposed using square footage for the majority of building permits being issued. He explained how the permit calculations would be done. Mr. Bergman presented five examples and stated that he had discussed the scenarios thoroughly with Mr. Blouin and Mr. Miracle. He further stated that he was seeking consensus to move forward with changing how building permit fees are calculated.

Mr. Blouin shared his sentiments about the unanimously passed House Bills that will require municipalities to change how building permit fees are calculated and prohibit fees based on project value. He commended the Planning, Zoning, and Building staff for working with other departments and the Town Attorney to develop a new standardized fee methodology intended to recover operational and compliance costs while remaining compliant with state law. He said the system may be refined as it is implemented and that modifications to the Town's permitting software will be necessary.

Town Attorney Joanne O'Connor added that what the process showed was that what has been done does, in fact, reflect the Town's actual costs.

Council Member Moran asked about the changes to timelines and deadlines. Mr. Bergman and Mr. Blouin responded based on the content of the house bills and in-house discussions. Mr. Blouin said he is still trying to define the problem and identify the solution. Discussions are continuing as to what the solution will look like.

Council Member Araskog asked about private providers, and Mr. Bergman responded. She also stated that she supports the plan as long as Town Attorney O'Connor finds it legal.

Council President Pro Tem Crampton asked how much work in the town is done by a private provider. Mr. Bergman said about 20-25%, but he thought it would go up.

Mayor Moore said her concern was the deadlines and asked what the penalty would be if the town did not comply. Mr. Bergman stated that the biggest penalty is the fact that the permit is deemed approved if a deadline is missed. If a permit application is rejected for the wrong reason under state law, it will also be deemed approved. The other penalty is that a portion or the full amount of the actual permit fee is refunded to the applicant.

Council Member McDonald asked a similar question to Mayor Moore. She wondered what the deadlines would mean for the staff's workload. Mr. Blouin said the staff is debating how many will be needed to resolve the issue.

There was a consensus of the Town Council to provide direction to Director Bergman to move forward.

26. Discussion on Boards/Commissions, Public Meeting Engagement and Meeting Minutes

Council Member McDonald thanked the staff for working to get the item on the agenda. She stated that she had brought up the idea of reviewing the effectiveness of the Town's boards and commissions, including whether existing ordinances align with their intended responsibilities and whether structural changes, such as creating a zoning board of adjustment, should be considered. Additional topics included board procedures, alternate voting, civility standards, staff workload, commission efficiency, appointment timing, and opportunities to streamline meetings and improve overall operations.

Deputy Town Manager Carolyn Stone presented an overview of the Town's boards and commissions and stated that no recommendations were being made at this time. Instead, staff sought Council direction regarding the scope of a future evaluation of board effectiveness, structure, operations, and governance. Topics for consideration included board relevance, membership structure, qualifications, term limits, codes of conduct, meeting expectations, and possible consolidation of board-related provisions within the Town Code. Staff also highlighted the growing number of public meetings and the significant administrative workload associated with supporting the boards and commissions.

Mr. Blouin suggested discussing each staff member's talking point and reaching a consensus on whether to proceed with further evaluation of the processes.

Mayor Moore noted consistency in the design board reviews from month to month. She thought there needed to be more consistency in the information provided to applicants. Mr. Blouin has heard that there are concerns that the process is unfair and has asked for a blessing to move forward with the policy change.

The Town Council discussed the points Ms. Stone provided. Following the discussion, a consensus was reached. There was support for exploring ways to streamline the staff effort required to support the meetings. Mr. Blouin suggested examining each board on its own merits, given the differences in mission and goals among the boards.

Mr. Brazil asked whether the Town Council would like staff to clarify the Shore Board's role, as the Shore Board had requested clarification from the Town Council. Direction was given to bring this item back before October.

There was consensus among the Town Council to direct staff to continue evaluating the Town's boards and commissions, including board structure, operational efficiencies, meeting procedures, codes of conduct, qualifications, term limits, and related policies, and to return with additional analysis and recommendations at future meetings.

27. **53-2026** A Resolution of the Town Council of the Town of Palm Beach, Palm Beach County, Florida, approving new Town Manager Award Authority for goods, services, construction and declared emergencies.

Town Manager Blouin explained the resolution, stating the request was to increase spending limits.

Director of Procurement Dean Mealy stated that he was requesting that the limits be raised based on market studies.

Mayor Moore supported the change but stated that if the Town Manager changed, she would like to revisit the issue. She requested that Mr. Mealy return periodically to provide an update on what had been approved.

Council President Pro Tem Crampon supported this and stated it is important to trust but verify.

Council Member Moran thought the thresholds were low and supported the requested increase.

Council Member Araskog stated that she prefers to see such items considered on the consent agenda.

Council President Cooney called for public comment. No one indicated a desire to speak.

A motion was made by Council Member Moran and seconded by Council Member McDonald to approve Resolution 53-2026, modified with the addition that the issue is revisited upon the retirement of Town Manager Blouin and/or Director Dean Mealy, and a list of the approved items is provided to the Town Council on a quarterly basis. The motion was carried unanimously, 4-1.

28. Request from T-Mobile for a Temporary Cell Tower

Town Manager Blouin presented T-Mobile's request to place a temporary cell tower. He said that the Planning, Building, and Zoning staff had informed them that the tower was not permitted under the Town Code.

A T-Mobile representative, Bart Simon, explained the hardship posed by the fact that their tower is currently on the rooftop of the Ambassador, which is scheduled to be demolished. He discussed cell phone coverage and the need to temporarily relocate the cell tower. He said the benefits of relocating the tower would be avoiding coverage loss in the area.

Council Member Araskog wondered if it could be removed if there were any issues. Mr. Blouin stated he would recommend the same condition.

Mr. Bergman stated that it is a prohibited use.

Council Member Moran asked about the decibels being used. Mr. Simon said the generator runs at approximately 65 decibels.

A motion was made by Council Member Araskog and was seconded by Council President Pro Tem Crampton to approve the temporary T-Mobile Cell Tower with the following conditions: finding that evidence had been submitted pursuant to §134-2064 demonstrating that no existing tower, structure, or alternative technology could accommodate the proposed antenna, and with the following conditions: the approval can be revoked at any time, for any reason, by the Town Manager, Deputy Town Managers, or Town Council, a T-Mobile representative shall return to

the Town Council within four months to provide an update on a long-term solution, the waiver shall expire in March 2027, and the applicant will make every effort to locate the tower on the northwest corner of the property as far away from neighboring residences.

Jason Kaye, on behalf of OKO Group, stated that the developer had worked closely with neighboring properties throughout the approval process and had voluntarily ceased operations at the Ambassador site due to concerns about the building's condition. He explained that T-Mobile was notified of the planned demolition and rooftop equipment removal, acknowledged that mobile towers are not permitted at the site under the Town Code, and stated the developer would abide by the Town Council's decision regarding any temporary tower related to emergency communication needs while T-Mobile pursues an alternative long-term coverage solution.

The motion was carried unanimously, 5-0.

ORDINANCES

29. FIRST READING

29.1 18-2026 An Ordinance Of The Town Council Of The Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 42 – Environment, Article V – Noise By Amending Section 42-198 To Conform The Title To The Substance Of The Code Provision; By Amending Section 42-199 To More Clearly Outline Permitted Hours Of Construction, To Further Define Construction Work, And To Prohibit Construction Work From December 24 Through January 1 Of Each Year; And By Repealing And Replacing Section 42-230 To Provide A Standalone Regulation Governing Hours Of Lawn Maintenance Work, To Define Lawn Maintenance Work And Quiet Lawn Maintenance Work, And To Identify Tree Trimming And Lawn Maintenance Work In Or Along Public Rights-Of-Way As Essential Services Of The Town

Attorney Joanne O'Connor introduced the Ordinance that further defines construction work under the noise ordinance.

Ms. O'Connor read the Ordinance by title only.

A motion was made by Council Member Moran and seconded by Council Member Araskog to defer the item to June 9, 2026, to be modified as discussed. The motion was carried unanimously, 5-0.

30. SECOND READING

30.1 16-2026 An Ordinance of the Town Council of the Town Of Palm Beach, Palm Beach County, Florida, Amending The Town Code Of Ordinances At Chapter 2 – Administration, Article IV – Boards And Commissions, Division 2 – Planning And Zoning Commission By Amending Section 2-328; Article V – Code Enforcement, Division 2.- Code Enforcement Board, By Amending Section 2-402; At Chapter 2 – Administration, Article VI.-- Finance, Division 6 – Investment Advisory Committee By Amending Section 2-567; At Chapter 2 – Administration, Article X

– Shore Protection Board By Amending Section 2-636; At Chapter 18- Buildings And Building Regulation, Article III – Architectural Review, Division 2. – Architectural Commission By Amending Section 18-169; At Chapter 54 – Historical Preservation, Article II – Landmarks Preservation By Amending Section 54 - 38; At Chapter 74 – Parks And Recreation, Article I – In General By Amending Section 74-1; And At Chapter 82 – Personnel, Article II – Employee Benefits, Division 2 – Retirement System By Amending Section 82-57 To Make A Family Emergency An Excused Absence For Meetings Of The Planning And Zoning Commission, Code Enforcement Board, Investment Advisory Committee, Shore Protection Board, Architectural Commission, Landmarks Preservation Commission, Recreation Advisory Commission And The Board Of Trustees Of The Retirement System; Providing For Severability; Providing For Repeal Of Ordinances In Conflict; Providing For Codification; Providing An Effective Date.

Attorney Joanne O'Connor read Ordinance 16-2026 by title only.

A motion was made by Council Member Araskog and seconded by Council Member Moran to adopt Ordinance 16-2026. The motion was carried unanimously, 5-0.

ANY OTHER BUSINESS

No other business was discussed at this time.

ADJOURNMENT

A motion was made by Council Member Araskog and seconded by Council Member Moran to adjourn the meeting at 05:01 PM. The motion was carried unanimously, 5-0.

APPROVED:

Edward A. Cooney, Town Council President

APPROVED:

Kelly Churney, CMC, Town Clerk

Date: 6/9/26