



Town Commission Meeting
Tuesday, January 20th, 2026, at 9:30 a.m.

IN ATTENDANCE

TOWN COMMISSION		TOWN STAFF	
John Deese, Mayor	√	Eric Marmer, Town Manager	√
Simone Bonutti, Vice Mayor	√	Jeffrey Rasor, Chief of Police	√
Elliot Bonner, Mayor Pro Tem	√	Erika Petersen, Town Clerk	√
Orla Imbesi, Commissioner	√	Keith Davis, Town Attorney	√
David Knobel, Commissioner	√	Brent Watson, Utilities Director	X
Dwight Kulwin, Commissioner	√	Jack Tomasik, Building Official	√
Cindy McMackin, Commissioner	√	Dylan Brandenburg, Asst. Town Attorney	X

PUBLIC: Carolee Rodebaugh (2000 SOB), Matthew Scott (2000 SOB), Abel Vorghese (2000 SOB), Tony Hoppel (Feeding South Florida), Craig Spiegelhalter (PBC Fire Rescue) and John Pacenti (Coastal Star)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Deese called the Town Commission meeting to order at 9:30 a.m.

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

There were none.

PUBLIC COMMENTS

There were none.

CONSENT AGENDA

- a. Minutes December 9, 2025 Town Commission Meeting
- b. Police Department Report for December

Vice Mayor Bonutti made a motion to **approve** the Consent Agenda, Commissioner Kulwin seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Kulwin and Commissioner McMackin

REGULAR AGENDA

OLD BUSINESS:

There was none.

NEW BUSINESS: *Quasi-Judicial Hearing

i. Proposed AXON 10-year Contract for Police Technology Systems

Chief Rasor presented the agenda item and explained the proposal was to go to a 10-year contract with newer advanced technology that would allow the Town to lock in a good rate while having regularly updated equipment.

Vice Mayor Bonutti made a motion to **approve** the 10-year Contract with Axon, Commissioner Kulwin seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Kulwin and Commissioner McMackin

ii. RES 01-2026 Updated Fee Schedule

Building Official Tomasik presented the agenda item and explained the Town had not updated many of its fees since 2010. He noted these updates were necessary to cover the Town's expenses as well as to maintain statutory compliance with State regulations.

Commissioner Knobel made a motion to **approve** Resolution 01-2026, Mayor Pro Tem Bonner seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

Town Attorney Keith Davis arrived at 9:47 AM

iii. Authorization to Make Purchase Offer – 131 S. Ocean Blvd. (“Bank Building”)

Town Manager Marmer explained to the Commission that the next step in the eminent domain process was to present a formal offer to the property owner. He stated that the independent appraisal recommended an offer of \$2.85 million and requested approval from the Town Commission to proceed with extending the offer.

There was discussion regarding how the appraisal was performed

Mayor Pro Tem Bonner made a motion to **approve** the Authorization to Make a Purchase Offer of \$2.85 million, Vice Mayor Bonutti seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Kulwin and Commissioner McMackin

Commissioner Imbesi arrived at 9:53 AM

iv. *VAR 26-01 – 2000 S. Ocean Blvd. – Florida Realty LLC seeks the Town Commission’s approval for a variance from Section 151.643(B) of the Town Code of Ordinances which generally prohibits the expansion/enlargement of, or the improvement to, non-conforming properties, in order to permit the expansion/extension of, and/or the improvement to, an existing accessory building on a non-conforming property to wit: the Applicant has identified the need to expand and modernize the existing site utility building on the southwest corner of the Property. The Applicant understands the entire Property and its structures are legally nonconforming and cannot be modified without obtaining a variance. Therefore, the Applicant is seeking a variance to authorize the construction of the expansion to the site utility building which, but for the overall non-conforming status of the property in general, is in actuality code compliant in all other respects. The subject property address is 2000 South Ocean Boulevard. Carolee Rodebaugh, the architect, presented the project.

Commissioner Imbesi disclosed that she had visited the site.

Commissioner McMackin made a motion to **approve** VAR 26-01, Vice Mayor Bonutti seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

Mayor’s Comments, Town Commission Comments, Town Manager Comments

Town Manager Marmer discussed the security contract at the guard house and announced the Town would be taking over staffing it. Police Chief Razor explained the Town had created Community Service Officer (CSO) positions, and had already hired three people as well as created new uniforms. He explained this would allow the Town to have more oversight on the individuals working the guardhouse and would result in a higher level of security. He told the Commission that they were looking to hire two more people and he felt this could be a great feeder program to find individuals who eventually want to be police officers.

The Commissioners asked for clarification on how a CSO would differ from the previous security guard roles. Chief Razor explained these individuals could respond to minor incidents such as vehicle crashes. The Commission responded that the individuals already appeared more professional.

Town Manager Marmer told the Commission he would present the new guard house design at the February TCOM meeting. He noted staff was continuing to work on the zoning districts simplification project probably back later this spring. He explained there would be an administrative hearing regarding the Sand Transfer Plant scheduled for June 2-5th and he had recently hired someone as an expert witness.

PUBLIC HEARING:

- a. PH 1 - Ordinance #399 - AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE TOWN CODE OF ORDINANCES AT TITLE III ADMINISTRATION, CHAPTER 31 STAFF, SECTION 31.17 TOWN GENERAL EMPLOYEES’

AND POLICE OFFICERS' RETIREMENT FUND, SUBSECTION (E) BOARD OF TRUSTEES, TO REVISE THE COMPOSITION AND MEMBERSHIP OF THE BOARD OF TRUSTEES FOR THE TOWN RETIREMENT FUND; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF SECTION 31.17 SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE, AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE, AND FOR OTHER PURPOSES. (First Reading)

The Commissioners discussed the responsibilities of the Pension Board members and asked the Town staff to advertise the openings more widely in an effort to get a resident to volunteer.

Commissioner Kulwin made a motion to **table** Ordinance #399, Vice Mayor Bonutti seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

b. PH 2 - Ordinance #400 – AN ORDINANCE OF THE TOWN COMMISSION OF THE TOWN OF MANALAPAN, FLORIDA, AMENDING THE MANALAPAN CODE OF ORDINANCES AT TITLE XI: - BUSINESS REGULATIONS. AMENDING SECTION 112.02 HOURS OF SALE. TO REPEAL THE PROHIBITION ON ALCOHOLIC SALES DURING THE MORNING HOURS OF SUNDAY; PROVIDING THAT EACH AND EVERY OTHER SECTION AND SUBSECTION OF TITLE XI. BUSINESS REGULATIONS SHALL REMAIN IN FULL FORCE AND EFFECT AS PREVIOUSLY ADOPTED; PROVIDING A CONFLICTS CLAUSE, A SEVERABILITY CLAUSE AND AUTHORITY TO CODIFY; PROVIDING AN EFFECTIVE DATE; AND FOR OTHER PURPOSES. (First Reading)

Commissioner Imbesi made a motion to **approve** Ordinance #400 on first reading, Commissioner McMackin seconded the motion which prevailed by the following vote:

YES: Vice Mayor Bonutti, Mayor Pro Tem Bonner, Commissioner Knobel, Commissioner Imbesi, Commissioner Kulwin and Commissioner McMackin

The Town Commission meeting adjourned at 10:25 a.m.

**These minutes were presented to the Town Commission
on Tuesday February 10th, 2026 for approval.**

John Deese, Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed