



Town Commission Meeting
Tuesday, February 10th, 2026, at 9:00 a.m.

IN ATTENDANCE

TOWN COMMISSION	TOWN STAFF
John Deese, Mayor √	Eric Marmer, Town Manager √
Simone Bonutti, Vice Mayor X	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 √
Dwight Kulwin, Commissioner √	Jack Tomasik, Building Official √
Cindy McMackin, Commissioner √	Dylan Brandenburg, Asst. Town Attorney X

PUBLIC: Sharon Kirkland (30 Spoonbill), Jess Sowards (CSA Architects), JJ Jaramillo (CSA Architects), Niki Peterson (65 Curlew), Tony Hoppel (Feeding South Florida), and John Pacenti (Coastal Star)

CALL TO ORDER & PLEDGE OF ALLEGIANCE

Mayor Deese called the Town Commission meeting to order at 9:01 a.m.

AGENDA ADDITIONS, DELETIONS OR SUBSTITUTIONS

Mr. Hoppel from Feeding South Florida was running late, therefore his introduction was moved to later in the agenda.

PUBLIC COMMENTS

There were none.

CONSENT AGENDA

- a. Minutes January 20, 2026 Town Commission Meeting
- b. Police Department Report for January

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

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

REGULAR AGENDA

OLD BUSINESS:

- i. Currie, Sowards, Aguila (CSA) Architects presented a new design for the Lands End Road guard house. Jess Sowards from CSA Architects presented the proposal to the Commission.

There were questions from the Commissioners about the golf cart storage area, trellis structure, and landscaping. Commissioner Knobel commented that he would like to see more vegetation along the sides of the trellis to screen any light emitting from the guardhouse to the neighboring properties.

Town Manager Marmer explained this would most likely be a phased project as there is currently no budget for the trellis portion. He stated they could do whatever the commissioner desired, however he recommended moving forward with two phases, the building and then the trellis. He explained if the Commission wanted to do it all then that would require a budget amendment and potentially dipping into the reserves.

The Town Commission requested staff send the guard house design to ARCOM as well as an additional option to be developed by CSA Architects.

NEW BUSINESS:

- ii. There was none.

MAYOR'S COMMENTS, TOWN COMMISSION COMMENTS, TOWN MANAGER'S REPORT:

Mayor Deese commented on the recent cold weather and inquired with Chief Rasor whether that had thinned the iguana population. Chief Rasor responded that the Police Department probably nabbed an additional 35-40 iguanas due to the weather.

Town Manager Marmer noted some of the new initiatives were going well like the Beach Cleanup crew and the new Sanitation company. He told the Commission that the Town's offer letter to 131 S. Ocean Blvd (the bank building) had been received but we had not heard anything back yet. He announced the Sand Transfer Plant administrative hearing had been moved to the end of August which would give the town more time to prepare. Town Manager Marmer informed the Commission that staff had sent out an email to notify the residents of the Pension Board vacancy and hadn't yet received any interest. Commissioner Knobel asked if spouses of Town Commissioners could serve, which Mr. Marmer confirmed they could.

Mayor Deese commented that he had heard numerous positive comments on the new Sanitation company and everyone he spoke with was pleased with the service.

PUBLIC HEARING:

- a. PH 1 - 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. (Second Reading)

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

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

Town Manager Marmer introduced Tony Davidson, the new Assistant Town Manager, to the Commissioners. He noted he was happy to have him by his side to assist with all the major projects coming up.

Tony Hoppel from Feeding South Florida addressed the Town Commission.

The Town Commission meeting adjourned at 9:42 a.m.

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

John Deese, Mayor

Date Signed

Erika Petersen, Town Clerk

Date Signed