



**TOWN OF LAUDERDALE-BY-THE-SEA
TOWN COMMISSION
Jarvis Hall
4505 N. Ocean Drive
Tuesday, June 9, 2026
6:30 PM**

1. CALL TO ORDER, MAYOR EDMUND MALKOON

Mayor Edmund Malkoon called the meeting to order at 6:53 p.m. Also present were Vice Mayor Randy Strauss, Commissioner Richard DeNapoli, Commissioner John A. Graziano, Commissioner Theo Pouloupoulos, Town Manager Ken Rubach, Town Attorney Susan Trevarthen, Public Works Director Chris Lips, Finance Director Lucila Lang, Assistant Finance Director Edner Saint-Jean, Development Services Director Jhanelle Campbell, Assistant Director of Code Compliance Terry-Ann Boyd, Assistant Development Services Director David Lee, Assistant to the Town Manager Courtney Easley, Events and Marketing Manager Katie Anderson, and Town Clerk Melissa Vasami.

2. PLEDGE OF ALLEGIANCE TO THE FLAG

3. INVOCATION

Rabbi Bentzion Singer gave the Invocation.

4. ADDITIONS, DELETIONS, DEFERRALS OF AGENDA ITEMS

It was determined that Public Comments would be heard prior to tonight's Proclamation, and that the Special Event Applications listed under the Consent Agenda and New Business would be heard immediately following Public Comments.

The following Items were taken out of order on the Agenda.

6. PUBLIC COMMENTS

At this time, Mayor Malkoon opened public comment.

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Linda Thompson Gonzalez, resident, noted that as a member of the League of Women Voters, she has attended meetings of the Broward County Solid Waste Authority over the past five years. She stated that the Plan can increase the Town's recycling rate to approximately 65%, reduce toxic emissions, and achieve economies of scale for the market value of recyclables.

Ms. Thompson Gonzalez addressed glass recycling in particular, stating that Broward County currently lacks a uniform policy for this material. It is currently shipped across the state rather than recycled locally and could be used for several purposes in South Florida, potentially including beach renourishment.

Ann Marchetti, resident, spoke highly of the Town's participation in the recent IPW Conference 2026, which represented a successful joint effort by Town Staff, the Chamber of Commerce, and the Town's Lodging and Merchants Associations. She thanked Town Staff as well as everyone who volunteered for this event.

Ms. Marchetti addressed New Business Items 13.a and 13.b, stating that she enthusiastically supported both special events, which are key to the Town's community and culture and directly help local businesses during the off-season. She also requested that the Commission consider lowering the Town's parking rates during the summer months, as steep parking rates can present a barrier to regional visitors.

With no other individuals wishing to speak at this time, Mayor Malkoon closed public comment.

5. PRESENTATIONS

a. Proclamation Honoring Firefighter / Paramedic Broderick Espinoza and Lieutenant Jesus Fuentes for Heroic Lifesaving Actions

Mayor Malkoon read a Proclamation in honor of Broward Sheriff's Office Firefighter/Paramedic Broderick Espinoza and Miami-Dade Fire Rescue Lieutenant Jesus Fuentes, whose heroic actions saved a five-year-old child from drowning on May 24, 2026. He proclaimed Tuesday, June 9, 2026, as Firefighter/Paramedic Broderick Espinoza and Lieutenant Jesus Fuentes Day in Lauderdale-By-The-Sea.

b. Code Compliance Workshop Follow-up

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Assistant Director of Code Compliance Terry-Ann Boyd reported that after the recent Town Commission Code Compliance workshop, Staff created an Action Agenda, which was provided to the Commissioners. She briefly reviewed priorities from this document, which included:

- Sight triangle/visibility concerns: review is underway, and photographs will be taken of properties in violation, which will be sent to the property owners along with courtesy notices or notices of violation; Staff will bring back data on and timelines for this effort in July 2026
- Draft application for sod replacement review: This will also be brought back to the Commission in July
- Lien amnesty program: Staff will work from the direction provided by the Commission and bring back a proposal
- Staff will also provide the Commission with additional information regarding the mitigation process, tentatively scheduled for September 2026

Commissioner DeNapoli encouraged Staff to bring information on the proposed lien amnesty program back before September, if possible, in light of potential property tax reform to appear on the November 2026 ballot, as well as to increase awareness of the amnesty program. Town Manager Rubach advised that Staff would strive to send out these notices in July to ensure property owners are aware that the program will take effect in September.

11. CONSENT AGENDA

a. Special Event Application: Seaside Players October 2026

Commissioner Pouloupoulos made a motion, seconded by Vice Mayor Strauss, to approve. Motion carried 5-0.

13. NEW BUSINESS

a. Special Event Application: Blues By The Sea 2026

Events and Marketing Manager Katie Anderson explained that Aruba Beach Cafe and Pier 14 have submitted a special event application for the inaugural Blues By The Sea event. The Applicants have identified a need for event programming during the off-season and anticipate between 75 and 100 guests per event.

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The requested dates are as follows:

- Wednesday, July 22, 2026
- Wednesday, August 18, 2026
- Wednesday, September 16, 2026

The event is planned for Dunes Plaza in the Downtown area. The Town would be asked to remove the row of Adirondack chairs on the western end of the plaza to accommodate stage setup, and the horseshoe would be closed to vehicular traffic to allow for a cohesive event space. High tops would be placed throughout this space to provide areas in which guests can gather.

Setup would begin at approximately 4 p.m. The Applicants would coordinate with the Broward Sheriff's Office (BSO) to organize closures, with the actual event beginning at 7 p.m. and concluding at 10 p.m. Cleanup would be complete by roughly 11:30 p.m., with roads to be reopened after the event at BSO's discretion.

The Applicants request Town support, including the use of the Town's water barricades to block the horseshoe as designated by BSO, unless BSO deems vehicular barricades to be sufficient. The Applicants will coordinate directly with BSO and the Fire Marshal on any additional details necessary for the safe execution of the event.

One bar each will be provided by Aruba Beach Cafe and Pier 14, and each business has obtained the appropriate licensure to operate outside their immediate places of business on a temporary basis. The Town has been named as additionally insured on these policies.

The Applicants request placement of signage promoting the event and designating the event site. Discussions include consideration of El Mar Drive and the Pavilion near Aruba Beach Cafe, as these are close to the site. Parking for attendees will follow normal Town standards. Aruba Beach Cafe has requested the reservation of four golf cart parking spaces at the end of the El Mar Drive median to be used as a relocation site for the valet parking that is typically in place.

Additional requests include:

- Waiver of fees associated with the event, including the Plaza event application fee of \$100 established under Resolution 2024-29, the Plaza use fee of \$850 if reserved by a Lauderdale-By-The-Sea business, and the road closure fee of \$125

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- Promotion in the weekly *Town Topics* e-blast issued on Thursday afternoons
- Promotion of the event on social media channels

Staff recommends approval of the application, waiver of fees, and waiver of fees for the four parking spaces for valet parking relocation.

Commissioner DeNapoli noted that representatives of the Anglin Cafe had reached out to Staff to ask if provisions will be made for signage directing attendees to the event. Events and Marketing Manager Anderson replied that Staff will evaluate this request and coordinate with BSO to provide additional road re-direction signage if needed.

Commissioner DeNapoli made a motion, seconded by Commissioner Graziano, to approve. Motion carried 5-0.

b. Special Event Application: Stars & Stripes by the Sea 06.26.26

At this time, Mayor Malkoon opened public comment on the Item.

Ken Brenner, resident, advised that he had asked questions of both Town Staff and Chamber of Commerce representatives regarding this event, including its planning without notice to the Town, the Commission, or affected businesses. He pointed out that private events are required to be announced 30 days in advance, and special events 60 days in advance. The subject application was submitted 17 days in advance.

Mr. Brenner emphasized the importance of ensuring that community events of this nature allow neighbors to gather at minimal or no cost and that they are open to the public. The proposed event would be held on a Friday night, which is typically the busiest night for nearby businesses. He suggested scheduling the event for a night on which businesses in the Plazas are not open and expressed concern that the proposed setup time of 11 a.m. would be disruptive to the Plaza.

Mr. Brenner continued that the event estimates attendance by a maximum of 300 people, which is significantly greater than similar events in public spaces. He asked if a nearby valet parking lot will be open and shared concern with the distances pedestrians would have to walk if public spaces are closed for the event.

With no other individuals wishing to speak at this time, Mayor Malkoon closed public comment.

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Events and Marketing Manager Anderson stated that Applicant Annie Berry, representing Wild Berry Salon, has submitted a special event application for the Stars and Stripes by the Sea celebration. The Chamber of Commerce has expressed interest in generating awareness for businesses located in the Town's West Plazas and acting on feedback from residents and business owners who have requested more off-season programming.

The Stars and Stripes by the Sea event is a live music event incorporating music, local restaurants, and more. The first event is proposed for Friday, June 26, 2026, in the parking lot west of the Eagle Ray Plaza. Pending feedback from the June event, the Applicant would like to hold additional events on the last Friday of each month during the summer season, which would be July 24, August 28, and September 25, 2026.

Events and Marketing Manager Anderson advised that should the applicant wish to hold an event on July 24, the special event application time period would already have closed once the June 26 event has been held. Staff recommends approval of the June 26 event and waiver of the application fee, and requests Commission direction on approval for either June 26 only or all four proposed dates. The Applicant would be able to evaluate the success of the first event and determine whether or not they would like to proceed with the later event dates.

Events and Marketing Manager Anderson continued that the event would be hosted in the parking lot next to the appropriate Plaza, with setup beginning at roughly 11 a.m. The event will begin at 6 p.m. and conclude at 10 p.m., with approximately one hour added for breakdown afterward. Tickets would be sold for the event in order to control attendance, with VIP tickets available for \$50 and including a specialized seating area. General admission tickets will also be available for \$20. Roughly 300 tickets will be available for the inaugural event.

The event space will include staging along the western wall of the building for the band performance, a VIP seating area with approximately 10 tables, and general admission standing room as well. General admission guests may bring their own chairs. Restroom facilities will be available at Wild Berry Salon, Big Cat Bikes, and Benihana. All entertainment will comply with the Town's Noise Ordinance as found in Chapter 13 of the Town Code.

Benihana will provide a grill for a signature dish, and two additional food vendors may be added to the event. Bar service will be overseen by Rough Rescue Transport, which

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is a 501(c)3 nonprofit entity. This organization has submitted the necessary documentation for a license, which will be provided to the Town pending approval.

Parking will operate according to normal Town standards, with attendees responsible for their own parking fees. The Applicant would like to pay for six parking spaces in the Eagle Ray Plaza, which would be reserved for patrons of either La Cucina or Interior Digs and Gifts. These six spaces would be reserved for four hours each over the course of the event at a total cost of \$42. The Applicant will generate signage for the parking spaces and will be responsible for placing it prior to the start of the event. Signage will also be placed behind the building to indicate that parking is not permitted in residential neighborhoods. Use of Circuit and other ride-sharing services is strongly encouraged.

The Applicant will coordinate directly with BSO and Pompano Beach Fire Rescue for public safety needs. BSO will work with the Applicant to determine the number of personnel necessary to oversee the event, with a walk-through by the Fire Marshal, as well as approval of the final site map prior to the event.

Per Resolution 2024-29, applications submitted within 30 days of an event in the West Commercial Business District incur a \$60 application fee. A request has been made for this fee to be waived, as the proposed event provides an opportunity for a Town association to bring the community together.

Staff recommends approval of the special event application based on the conditions outlined in the event permit. Approval would waive the \$60 application fee as well as approve the June 26 event.

Staff requests direction on whether approval of the June 26 event would also apply to the requested dates in July, August, and September.

Howard Goldberg, chair of the Chamber of Commerce, described the proposed event, stating that the Chamber wished to address any concerns or issues brought forward by other businesses and ensure that the event runs smoothly and safely.

Anne Berry, owner of Wild Berry Salon and Applicant, emphasized the importance of the June 26 event date and apologized for the late application. She noted that she has held several successful events at her salon since 2022, none of which have been disruptive to other businesses. Parking has not been an issue. She is coordinating with Benihana to accommodate overflow parking, and No Parking signs will be posted in the nearby

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residential neighborhood. Parking will be provided for the two nearby businesses in the area during the event's hours.

Ms. Berry continued that she is promoting the use of Circuit from Town parking lots, as well as the use of the Water Taxi. Big Cat Bikes plans to provide valet bike parking service, and ride-sharing services are recommended.

The proposed event will be a fundraiser for the Chamber of Commerce. Ms. Berry noted that the owner of her business's building has signed off on the event and will be a sponsor as well. She cited other businesses that are Chamber of Commerce members and will participate in the event.

Mayor Malkoon asked if the Chamber will provide seating, staging, and public safety. Events and Marketing Manager Anderson confirmed this.

Mayor Malkoon addressed the concern raised during public comment by neighbors of the business. Ms. Berry replied that she had planned to reach out to neighbors after securing approval of the event.

Mr. Goldberg added that in recent years, Town businesses in the West Commercial Plazas have sought to encourage pedestrian traffic in that area and characterized the event as one way to help these businesses. He emphasized the need for equal attention to the west side of the Town. Liz Berger, also representing the Chamber of Commerce, expressed confidence in Ms. Berry's ability to organize a successful event.

At this time, Mayor Malkoon reopened public comment.

Claudia D'Buono, co-owner of La Cucina, asserted that she did not oppose the proposed event, but advised that parking concerns affect all Town businesses during special events. She requested that the Plaza area be available for parking by customers and asked that signage be regularly posted indicating that parking in the Plaza is reserved for those businesses.

Ms. D'Buono added that she was not informed in advance of the proposed event, reiterating that she was not opposed to the event but wished for other businesses to be respected.

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With no other individuals wishing to speak at this time, Mayor Malkoon closed public comment.

Mayor Malkoon commented that he shared concerns regarding traffic and parking in the subject area and asked if it would be possible to block off the reserved parking spots. He suggested that parking could temporarily be permitted in the back of the Plaza. Town Manager Rubach noted that if parking enforcement staff must be present, there would be an additional cost for this service.

Mr. Goldberg recalled that at other Chamber of Commerce events, the Chamber had been asked to ensure that someone is on hand to direct traffic. He stated that they would provide two individuals for this service throughout the timeline of the event. Events and Marketing Manager Anderson confirmed that having individuals on hand to direct event traffic can be included as a provision in the event permit.

Commissioner DeNapoli requested clarification of the number of parking spaces La Cucina would consider appropriate. Ms. D'Buono replied that the six reserved spaces would need to be enforced, pointing out that Friday evenings are among the busiest for the restaurant.

Commissioner Pouloupoulos asked if there would be any additional costs to the Town and requested additional information on how the Applicant would coordinate with BSO for public safety. He explained that his concern was that taxpayers not be asked to pay for the private event. Events and Marketing Manager Anderson replied that she would coordinate with Town parking staff for parking enforcement; however, the Application does not request any services that would incur additional Town costs.

Events and Marketing Manager Anderson continued that for any special event, applicants are required to coordinate directly with BSO. The BSO team evaluates the event's site map and will advise the applicant based on the scope of the event. Applicants must pay BSO directly for these services.

BSO Captain Christopher Sutter stated that the size of the proposed June 26 event, as well as the service of alcohol, will require a BSO detail. He noted that BSO will need to review the event quickly due to the short notice. He anticipated a need for two to three BSO personnel.

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Mayor Malkoon asked where Benihana customers would park if that business's lot was used for the proposed event. Ms. Berry replied that a section of this lot would be cordoned off so event attendees can bring their own chairs. The restaurant's records indicated there had not been significant business in June 2025.

Ms. Berry further clarified that the estimated number of attendees is expected throughout the event rather than all at once, suggesting that 300 is the maximum estimate.

Vice Mayor Strauss suggested that another parking solution could be to encourage attendees to park in the Town's A1A lot and walk to the West Plazas. Ms. Berry confirmed that attendees are encouraged to leave their cars at home and use alternative means to reach the event, including Circuit and ridesharing.

Mayor Malkoon reviewed the event's requirements, including parking enforcement at the June 26 event, as well as reservation and signage to be provided to reserve parking spaces for nearby businesses from 5 p.m. to 9 p.m. He noted that nearby residents should also be protected from any impacts associated with the event.

Ms. Berry briefly reviewed plans for the event, including parking arrangements for nearby businesses as well as overflow parking in the Benihana lot. Ken Brenner, resident, noted that his concerns included cleanup and restrooms for the event. He did not have any concerns related to the event's location and thanked the businesses and Town Staff for their careful planning.

Events and Marketing Manager Anderson confirmed that the businesses' restrooms are considered sufficient for the event. The Applicant is responsible for providing and maintaining additional trash receptacles.

Commissioner DeNapoli made a motion, seconded by Commissioner Graziano, to approve with the provisions discussed. Motion carried 5-0.

7. PUBLIC SAFETY DISCUSSION

None.

8. TOWN MANAGER REPORT

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a. Town Manager Report

Town Manager Rubach noted that the Commission typically observes a summer break by cancelling the first of its two August meetings and requested consensus on this proposal. Additional meetings typically cancelled by the Commission include the second meetings in November and December. Special meetings can be scheduled if these meetings become necessary.

There was Commission consensus to cancel the August 11, November 24, and December 22, 2026, meetings.

Events and Marketing Manager Anderson provided a review of the recent Dive Into Summer event, which was held over the first weekend in May 2026 was the first year in which this event was expanded from one night to two. Music, food, and vendors contributed to the event's success, and nonprofit partner Scuba4Good estimates that over \$90,000 was raised, which is a \$10,000 increase over 2025.

Events and Marketing Manager Anderson also reviewed the Town's participation in the recent U.S. Travel Association IPW Conference 2026, which included support of Visit Lauderdale. This was the first year Fort Lauderdale hosted the four-day event, which included over 4,800 domestic and international attendees. The Town participated in this event in the following ways:

- Social media: paid advertisements, organic marketing, and geo-targeted marketing, resulting in nearly 54,000 impressions throughout the event
- “Show Your Badge” program in conjunction with Visit Lauderdale, which provided incentives from businesses
- IPW Welcome Concert in Lauderdale-By-The-Sea, including ride-sharing vouchers

Events and Marketing Manager Anderson emphasized the collaboration between the Commission, Town Staff, the Chamber of Commerce, the Merchants and Lodging Associations, Town businesses, and individual volunteers in support of the IPW Conference. She thanked all who participated in this four-day event. Town Manager Rubach recognized Events and Marketing Manager Anderson's efforts in making the event a success as well.

Town Manager Rubach stated that the El Prado Park project will be deferred to the next fiscal year rather than the coming fiscal year, as costs had come in higher than

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expected for that project, resulting in the rejection of bids. Additional value engineering may also be used to reduce costs.

Town Manager Rubach continued that as of March 1, 2026, the City of Fort Lauderdale has required the submission of utility service applications and agreements for any new utility accounts to be opened on the south side of the Town. These agreements must be submitted by the property owners, although bills may still be sent to tenants.

The Florida Legislature has proposed a referendum on the November 2026 ballot, which includes potential changes to tax exemptions. Staff is working with the Town Attorney and lobbying partners to review the potential effects of these changes on the Town. Any changes would not take effect in fiscal year (FY) 2026-2027 but would have impacts on later years.

Town Manager Rubach announced that a World Cup Watch Party will be held Downtown on Wednesday, July 1, 2026, from 6 p.m. until 10 p.m. The match on this date is expected to include the United States soccer team; should this change, the event date will also be subject to change. Events and Marketing Manager Anderson noted that the weekly *Town Topics* e-blast will include a World Cup Corner with information on local specials, watch parties, and other related information. She recognized Broward County as a partner in the upcoming watch party event.

9. TOWN ATTORNEY REPORT

Town Attorney Susan Trevarthen provided information on questions that will be included on the upcoming November 2026 ballot, including questions that arose from the Town's Charter Review process, as well as the tax reform question brought forward by the Florida Legislature. She explained that the Town's communications on ballot questions are governed by State Statutes. Public resources may not be used for advocacy, nor may some forms of communication that provide factual information. She offered the example of mailing flyers on particular topics to Town voters, which is prohibited.

Another principle under this Statute is that all officials and staff maintain their First Amendment rights to speak on these topics as individuals, although they may not speak on behalf of the Town. This right allows for the sharing of both facts and individual opinions.

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Town Attorney Trevarthen cautioned that there are some gray areas under these Statutes. The Town offers robust communications, including newsletters and social media. Factual information related to the upcoming ballot questions may be included in these communications. State Statutes also permit a public forum to be held by local governments to discuss factual information.

10. APPROVAL OF MINUTES

a. Approval of Minutes of the May 12, 2026, Regular Town Commission Meeting and the May 13, 2026, Town Commission Budget Workshop

Vice Mayor Strauss requested an addition to the minutes of the May 12, 2026, Regular Town Commission Meeting on p.11, paragraph 5: the minutes should clarify that the member of the current Commission to which the Mayor had referred was not the Vice Mayor.

Commissioner DeNapoli made a motion, seconded by Commissioner Pouloupoulos, to approve as amended. Motion carried 5-0.

14. COMMISSIONER PRESENTATIONS

None.

15. COMMISSIONER COMMENTS

Commissioner DeNapoli recognized Firefighter/Paramedic Broderick Espinoza and Lieutenant Jesus Fuentes for their lifesaving actions cited earlier in tonight's meeting. He noted that during the Town's budgeting process, he will continue to focus on taxpayer protection, accountability, rigorous analysis, and transparent public discussion, recalling that at previous meetings, he has emphasized the importance of further review of the CIP in light of the uncertainty raised by property tax questions at the state level.

Commissioner DeNapoli continued that at tonight's CIP workshop, the Commission discussed the prioritization of public safety over discretionary needs. They also reviewed the timing of CIP projects. He concluded by encouraging attendance at both the World Cup Watch Party and the Fourth of July Parade.

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Commissioner Graziano reported that he has applied to a nonprofit entity to request funds for the lighting of the Town's mural and is awaiting a decision from that organization.

Commissioner Pouloupoulos also addressed the CIP workshop held immediately prior to tonight's Commission meeting, stating that deferral of the El Prado Park project is the fiscally responsible action while uncertainty remains regarding property tax reform. He reviewed other beautification and refurbishment efforts taken by the Commission in recent years throughout the Town and concluded by recognizing Firefighter/Paramedic Espinoza and Lieutenant Fuentes once more for their heroic actions.

Commissioner Pouloupoulos continued that Staff is working toward the upcoming Fourth of July Parade and encouraged residents to submit suggestions for this event.

Vice Mayor Strauss recognized Events and Marketing Manager Anderson and Town Staff for the success of recent Town events, which contribute to residents' quality of life.

Mayor Malkoon read from a prepared statement addressing the Town's current and future activities, recalling that a recent audit indicated the Town has a strong financial position, with revenues that were higher than expected the previous year, as well as expenses that were lower than anticipated. He thanked Town Staff and the Commission for their work in making these results possible.

Mayor Malkoon continued that effective government is measured by its responsible management of the monies entrusted to it, and emphasized prioritization during the upcoming budget process, recommending reconsideration of worthy projects if their timing is not right or if higher priorities are identified. This philosophy applies not only to the budget but also to future problem-solving, planning, and preservation of the Town's special qualities.

Mayor Malkoon advised that he recently worked with condominium representatives and Town Staff to address concerns regarding public beach access and private property rights. He emphasized the importance of allowing public enjoyment of the beach while also respecting private rights. He also noted Staff's embrace of the upcoming World Cup Watch Party, which will be funded in part by grant dollars and will provide opportunities for residents, visitors, and businesses.

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Mayor Malkoon continued that he recently participated in an interview with *Invest: Greater Fort Lauderdale* in which he identified protection of the Town's unique qualities and the efforts of Town Staff as the most important components of the Town's future. He felt the community can continue to improve without infringing upon these qualities. He concluded that the Commission's responsibilities include protecting the Town for future generations, and the Town's best days remain ahead.

16. ORDINANCES 1ST READING

None.

17. ORDINANCES 2ND READING

None.

18. RESOLUTIONS – PUBLIC COMMENTS

None.

19. QUASI JUDICIAL PUBLIC HEARINGS

None.

20. ADJOURNMENT

With no other business to come before the Commission at this time, the meeting was adjourned at 8:36 p.m.



Mayor Edmund Malkoon

ATTEST:



Melissa Vasami, Town Clerk

7/16/2026 | 1:19 PM EDT

Date