

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL SPECIAL MEETING
TOWN COUNCIL CHAMBERS
WEDNESDAY, NOVEMBER 8, 2023**

Mayor Kuretski called the meeting to order at 7:00 P.M.

Roll Call: Mayor Jim Kuretski; Vice-Mayor Ron Delaney; Councilor Andy Fore; Councilor Cameron May; Councilor Malise Sundstrom; Town Manager Frank Kitzerow; Acting Town Attorney Lainey Francisco and Deputy Town Clerk Stephanie Proffer.

CITIZEN COMMENTS

Mr. James Guyn, resident of North Community Drive, discussed the current millage rate and his tax contribution for PBCFR. He asked Council to delay the process of starting Jupiter Fire Rescue Department (JFRD) until there is a vote.

Mr. Steve Mesagno, resident of Sioux Street, said he received his tax bill and he believed it wasn't fair to bill all residents for the cost of trimming the mangrove trees.

Ms. Karen Vinson, resident of Sioux Street, discussed the Town's Charter and her concerns regarding the lack of transparency as it relates to Jupiter Fire. She asked Council to put it to a vote.

Ms. Terri Grooms, resident of North Perry Avenue, asked Council to freeze on all expenditures related to Jupiter Fire Rescue.

Mr. Glen DeCicco, resident of Duncombe Drive, spoke about his concerns regarding Mallory Creek.

Mr. Ryan Sweeney, resident of Hibiscus Street, suggested Council ask Palm Beach County Fire Rescue (PBCFR) to extend the agreement for six months and put the decision to a vote.

Mr. Rene Gonzalez, resident of Misty Lake Drive, requested Council to stop all expenses related to Jupiter Fire Rescue until the decision is determined by a vote.

Mr. Conner Wallace, resident of Jeanette Way, expressed his concerns regarding hiring and training Staff for Jupiter Fire Rescue.

Ms. Taylor Donnini, resident of Via Rosina, mentioned her concerns for affordable housing in Jupiter and asked Council to use the funding for Jupiter Fire Rescue to help the community as an alternative.

Mr. Dylan Nuquist, resident of Via Rosina, stated he was a lifelong resident of Jupiter and loved his Town. He asked Council to pay more attention to the residents and their voices.

Mr. Andy Weston, resident of Dolphin Court, said he was accosted at the Post Office and the Public library by the petition gatherers. He said there were issues with PBCFR levels of service.

Ms. Linda McDermott, resident of Chadwick Drive, shared her concerns that Mayor Kuretski and Vice-mayor Delaney and Councilor Sundstrom were not engaged. She asked Council

to stop spending money.

CITIZEN COMMENTS

Ms. Lisa Vreeland, resident of Robinson Street, stated her concern over the spending on the JFRD and asked to stop spending money until a vote could happen.

Mr. Mason Torres, resident of Mitchell Street, thanked Mayor Kuretski for speaking with residents concerning the Indiantown road-widening project. He stated his concerns over FDOT not being able to answer questions concerning the root cause of traffic congestion. He said building more roads would not reduce congestion.

Ms. Kristin Henry, resident of Majorca Way, stated residents were more worried about the level of service received and not the cost. She said Jupiter was fortunate to have PBCFR.

Mr. Scott Bass, resident of Circle East, said he wanted the right to vote and had lost confidence in Council to make decisions for the residents.

Mr. Michael Raymond, resident of Crimson Isles, said Town Council was extremely transparent and had a lot of respect for them. Said he felt Council should stay the course and there were nine public meetings prior to the decision to start the Town’s fire rescue department.

Ms. Chelsea Gass, resident of Circle East, said there are over 10000 signed petitions that have been turned in to get the right to vote.

MINUTES

1. October 17, 2023 Town Council Meeting Minutes.

Vice-Mayor Delaney moved to approve October 17, 2023 Town Council Meeting Minutes seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	Yes	Yes

CONSENT AGENDA

All items listed in this portion of the agenda are considered routine by the Town Council and will be enacted by one motion. There will be no separate discussion of these items unless a Councilor or citizen so requests; in which event, the item will be removed and considered at the beginning of the regular agenda.

Fifteen residents removed item 7.

Vice-Mayor Delaney pulled items 2, 3, 4, 5 and 6.

Councilor May pulled item 7

Vice-Mayor Delaney moved to approve the Consent Agenda, as amended; seconded by Councilor Fore; motion passed.

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	Yes	Yes

CONSENT AGENDA

PUBLIC BUSINESS

2. **Resolution 83-23**, Approving a contract award to Felix Associates of Florida, Inc. for Island Way Floridan Aquifer and Surficial Raw Watermain Extension (W2109) in an amount of \$5,948,286. **MOVED TO REGULAR AGENDA**
3. **Resolution 96-23**, Approving a contract award to Youngquist Brothers, LLC for the Deep Injection Well Drilling contract in an amount of \$21,975,000. **MOVED TO REGULAR AGENDA**
4. Approving a purchase order to Vermeer Southeast for fiscal year 2024 Utilities Vermeer Vacuum Excavator with Trailer in the amount of \$108,006.92, utilizing the Florida Sheriff's Association Cooperative Purchasing Program for equipment. **MOVED TO REGULAR AGENDA**
5. Approving the purchase order for the Police Department vehicle outfitting in the amount of \$228,697. **MOVED TO REGULAR AGENDA**
6. Approving the purchase order for Ford F150 base vehicles for the Police Department vehicle replacement in the amount of \$267,670, under the Florida Sheriff's Association State Cooperative Contract No. FSA23-VEL31.0. **MOVED TO REGULAR AGENDA**
7. Approving the purchase of four Quad Cab Braun ambulance/transport apparatuses and associated equipment in the amount of \$2,101,424, under the Florida Sheriff's Association Cooperative Contract No. FSA23-VEF17.0 item #605. **MOVED TO REGULAR AGENDA**
8. Approving the purchase order to Deere and Company for fiscal year 2024 Parks Maintenance ProGator 2030A Utility Vehicle and HD300 SelectSpray Sprayer for Turf Fields in the amount of \$58,621.62.
9. Approving an Interlocal agreement for Manatee Law Enforcement Services with Palm Beach County through March 31, 2028.

END OF CONSENT AGENDA

Items 2, 3 and 4 discussed together.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

2. **Resolution 83-23**, Approving a contract award to Felix Associates of Florida, Inc. for Island Way Floridan Aquifer and Surficial Raw Watermain Extension (W2109) in an amount of \$5,948,286.

Vice-Mayor Delaney asked Staff to explain the project.

Ms. Amanda Barnes, Director of Utilities, explained the contract was to construct raw watermains for the Floridan and surficial aquifer wells, which were located north of Indiantown Road along Island Way.

Vice-Mayor Delaney asked how many were in the Community Investment Program (CIP).

Ms. Barnes noted the Limestone Creek wellfield was in the CIP. She continued to provide information regarding additional well sites and construction.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

2. Resolution 83-23

Vice-Mayor Delaney asked if the budgeting for construction was done through the water indexing rates.

Ms. Barnes stated they had been in the CIP but were budgeted through the renewal and replacement.

Vice-Mayor Delaney asked Ms. Barnes to tie into the deep injection wells.

Ms. Barnes explained the Town had a discharge permit for the last 30 years with the Florida Department of Environmental Protection to inject water deep into the ground instead of into the Loxahatchee River.

Vice-Mayor Delaney said it was a great environmental improvement.

Ms. Barnes stated that it would eliminate 33,000 pounds of nitrogen from the river each year.

Councilor Fore asked if Staff believed the wells would meet the needs of the Town for a future length of time.

Ms. Barnes explained that the Town's Floridian aquifer supply does not meet the demand required to run the entire plant, and the upgrade would last another 30 years.

Councilor Sundstrom asked for the lifespan of a deep injection well.

Ms. Barnes believed it was between 50 and 60 years because water was going into the well and not out, but she would verify and let Council know.

Vice-Mayor Delaney moved to approve Resolution 83-23; seconded by Councilor Fore; motion passed.

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	Yes	Yes

3. Resolution 96-23, Approving a contract award to Youngquist Brothers, LLC for the Deep Injection Well Drilling contract in an amount of \$21,975,000.

Vice-Mayor Delaney moved to approve Resolution 96-23; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	Yes	Yes

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

4. Approving a purchase order to Vermeer Southeast for fiscal year 2024 Utilities Vermeer Vacuum Excavator with Trailer in the amount of \$108,006.92, utilizing the Florida Sheriff’s Association Cooperative Purchasing Program for equipment.

Vice-Mayor Delaney moved to approve a purchase order to Vermeer Southeast for fiscal year 2024 Utilities Vermeer Vacuum Excavator with Trailer in the amount of \$108,006.92, utilizing the Florida Sheriff’s Association Cooperative Purchasing Program for equipment; seconded by Councilor Sundstrom; motion passed

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	Yes	Yes

Items 5 and 6 were discussed together.

5. Approving the purchase order for the Police Department vehicle outfitting in the amount of \$228,697.

Vice-Mayor Delaney asked for some clarification on the Police vehicle outfitting.

Chief England explained the approval was for the equipment which would be placed in the 13 vehicles which the Council had already approved.

Vice-Mayor Delaney asked for an explanation of the F150 base vehicles.

Chief England stated the purchase was for five vehicles to replace those used by the beach and marine units.

Councilor May asked if vehicles were 4 x 4.

Chief England said they were.

Vice-Mayor Delaney moved to approve the purchase order for the Police Department vehicle outfitting in the amount of \$228,697; seconded by Councilor May; motion passed

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	Yes	Yes

6. Approving the purchase order for Ford F150 base vehicles for the Police Department vehicle replacement in the amount of \$267,670, under the Florida Sheriff’s Association State Cooperative Contract No. FSA23-VEL31.0.

Vice-Mayor Delaney moved to approve the purchase order for Ford F150 base vehicles for the Police Department vehicle replacement in the amount of \$267,670, under the Florida Sheriff’s Association State Cooperative Contract No. FSA23-VEL31.0; seconded by Councilor May; motion passed

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	Yes	Yes

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

7. Approving the purchase of four Quad Cab Braun ambulance/transport apparatuses and associated equipment in the amount of \$2,101,424, under the Florida Sheriff's Association Cooperative Contract No. FSA23-VEF17.0 item #605.

Mr. Scott Reynolds, Director of Finance, explained the item was presented in the previous meeting and said the four-door was the first option but the delivery date of the chassis posed a problem. He said they had worked out a solution with the dealer to alleviate the concern over the chassis. Mr. Reynolds stated the cost was 2.1 Million dollars and was 242,000 over budget and would come out of the contingency fund.

Ms. Loretta Yodice, resident of Seafarer Circle, asked Council to not spend tax money until after a vote concerning fire rescue.

Ms. Angy Woodard, resident of Berkshire Avenue, said full transparency was important and asked that the item be put on a ballot.

Ms. Karen Vinson, resident of Sioux Street, asked for a stop to spending money and put the fire rescue to a vote. She asked for Council to have a question and answer session after meetings.

Mr. James Guyn, resident of North Community Drive, said he had been looking at the CPSM report and questioned why the Town had chosen the consultants they did. He questioned why there was not an RFP done in awarding the consultant contract and wondered if it had to do with Town Manager Kitzerow's relationship with Chief Pozzo.

Ms. Teri Grooms, resident of North Perry Avenue, said the item should be tabled until an election in 2024.

Mr. Dylan Nuquist, resident of Via Rosina, explained he was a data analyst and said there was a potential mistake in the cost comparison analysis. He said after doing his own analysis JFRD would cost the Town 67 Million Dollars.

Ms. Linda McDermott, resident of Chadwick Drive, questioned the budget amendments concerning JFRD.

Ms. Lisa Vreeland, resident of Robinson Street, asked Council to stop spending money on JFRD until there is a vote from the Public.

Ms. Tracy Moore, resident of Berkshire Avenue, asked Council to stop spending money until the item goes to a vote.

Mr. Michael Kurth, resident of Sand Pine Drive, said he was moved by the passionate presentations of the Public. He asked Council what the harm would be to let it go to a vote.

Ms. Lauren Kurth, resident of Sand Pine Drive, asked Council to let the Public vote.

Ms. Anne Bonnacci, resident of Seafarer Circle, said she was surprised the Town was starting JFRD because PBCFR was exceptional. She asked Council to wait until the people could vote.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

7. Approving the purchase of four Quad Cab Braun ambulance/transport apparatuses and associated equipment in the amount of \$2,101,424, under the Florida Sheriff's Association Cooperative Contract No. FSA23-VEF17.0 item #605.

Mr. David Harrow, resident of Glencullen Circle, said PBCFR saved his wife's life when they responded to a call, he asked Council to let the citizens vote.

Mr. Alex Murich, resident of West Thatch Palms Circle, said with all the signatures turned in it was not fiscally responsible to continue spending money until it could go to a vote.

Ms. Jenn Klier, resident of Berkshire Avenue, said over ten thousand petitions had been turned in and asked Council to stop spending money on anything related to starting a fire department.

Mr. Reynolds clarified the budget was \$242,000 more than what was approved in January and would be taken out of the contingency fund. He said the contract was from the Palm Beach County Sheriffs Association contract and met state requirements.

Councilor Fore said he understood they were purchasing the four-door due to time constraints.

Mr. Reynolds said yes.

Councilor Fore asked if they decided to go with the four-door for safety concerns.

Vice-Mayor Delaney clarified Council asked Staff last meeting to look at what the options were.

Chief Pozzo stated Cummins Motors made a change and it posed a challenge for four door vehicles. He said the dealer is letting them purchase the chassis earlier which allowed them to purchase the four-door.

Councilor Fore thanked the Veterans and the firefighters for their service. He said he appreciated the grassroots effort put forth and was trying to accommodate as much as he could. Councilor Fore said he was listening and appreciated all the residents coming to the meetings.

Vice-Mayor Delaney said for him, it was implied that he was thankful for residents coming to the meetings. He explained Council was in negotiations for almost a year with PBCFR and the contract presented was going to triple the millage rate and as a steward of the tax payer's money the decision came down to local control. Vice-Mayor Delaney said Council executed a clause in the contract, which shouldn't have been a surprise to PBCFR because he never supported it.

Councilor Sundstrom agreed with Councilor Fore and said the night she was elected there were high levels of engagement. She said Council made accessibility a strategic priority and Connect with Council is one way that creates a space for residents to meet with Council Members and ask questions. Councilor Sundstrom said the Town had 36 months to start the new department and they needed to meet the deadline and felt it would be irresponsible to not follow through which would put the Town at risk to meet those deadlines.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

7. Approving the purchase of four Quad Cab Braun ambulance/transport apparatuses and associated equipment in the amount of \$2,101,424, under the Florida Sheriff's Association Cooperative Contract No. FSA23-VEF17.0 item #605.

Councilor May made a motion to table any expenditure's for JFRD and engage with the County for a five-month extension. He felt it would give Council the time it needed to pause everything and figure out what the petition could do. Councilor May stated if a referendum goes through and it came out that residents wanted a fire department he would be the first to step up and say how could he help to make it the best fire department.

Councilor Fore stated there was a deadline that needed to be met and if Council waited for a vote they would not be able to get the vehicles needed. He said if there were a vote and the residents chose to not start the department he understood the vehicles could be sold close to cost.

Mayor Kuretski said Staff had done a good job putting out significant amounts of information to the public. He explained the process of the contract negotiations and how Council did not receive answers to valid questions. He stated the newest contract presented by PBCFR included the impact fees collected for the Town would be swept and used for the entire County and not just for Jupiter. He also asked the County where unspent allocated funds were being used to offset future costs and they were never provided amongst many other questions where the County never provided answers.

Mayor Kuretski explained he asked questions on behalf of taxpayers to ensure funds they were paying were properly being accounted for. He said the new contract presented by PBCFR allowed to County to collect a lot more taxes from the Town and apply it elsewhere.

Councilor Sundstrom moved to approve the purchase of four Quad Cab Braun ambulance/transport apparatuses and associated equipment in the amount of \$2,101,424, under the Florida Sheriff's Association Cooperative Contract No. FSA23-VEF17.0 item #605; seconded by Councilor Fore; motion passed

Kuretski	Delaney	Fore	May	Sundstrom
Yes	Yes	Yes	No	Yes

Mayor Kuretski asked for a recess at 8:57 P.M.

Mayor reconvened meeting at 9:01 P.M.

ROUNDTABLE

10. Discussion regarding the Abacoa Town Center zoning text amendment that incorporates workforce housing.

Mr. Garret Watson, Principal Planner, explained there were some updates from the Applicant with a narrative to questions asked back in May by Council and a ground floor exhibit, plus a complete distribution of units across categories. He went on to give a brief presentation which included previous meeting follow-up; estimated market rent rates; a comparison of market rates versus 2023 workforce housing rates; and an affordable table based on starting salaries.

ROUNDTABLE

10. Discussion regarding the Abacoa Town Center zoning text amendment that incorporates workforce housing.

Mayor Kuretski wanted to clarify that the affordability rate was based on the upper-level range with an equal distribution per range.

Mr. Watson agreed with Mayor Kuretski's statement.

Mayor Kuretski said if you took the one-bedroom example, then you were looking at \$58,480.

Mr. Watson stated that would be the thirty percent at which the rate would be based on the rental cost.

Mr. Watson continued the presentation to include tax information from the Live Local Act; lessons learned from the Barcelona project; and changes to the Applicant's proposed development for workforce housing.

Councilor Fore said he really liked the idea of floating units but understood there would be some deed restrictions, and the units needed to remain as workforce housing for thirty years.

Mr. Watson stated that as long as the project met the minimum number required by the development agreement, then you would be meeting the Town's standard for rental units.

Councilor Fore asked what the permissible use was for the office suites.

Mr. Watson stated that it was more of a site plan issue, with a portion being micro-suites then more traditional office.

Councilor Fore asked if a bodega could go into a space.

Mr. Watson noted there had been some discussions with the development team to have some flexibility and options open for use.

Councilor Fore believed it was beneficial to give up some units for a revenue stream.

Vice-Mayor Delaney asked what the efficiency was for moving up in the categories.

Mr. Watson stated that in transition, it would produce more units because if someone moved up into another category, they would still need to provide a unit in the lower category.

Vice-Mayor Delaney asked what would happen if a person did not qualify for a larger unit but would wanted to stay.

Mr. Watson said they would take an available unit and then rent it at the new rental rate. Vice-Mayor Delaney asked what the first floor looked like.

Mr. Watson stated there was a pickle-ball court exchanged for an office, and a lot of the live-work units from that area were predominately residential at the moment. He noted they switched out many of those units for micro-suites dedicated to ground-floor use.

ROUNDTABLE

10. Discussion regarding the Abacoa Town Center zoning text amendment that incorporates workforce housing.

Mayor Kuretski discussed the outcomes and appreciated the changes made regarding commercial use was concerned with the work force housing. He asked if the majority of the Council agreed with what they saw, and if so, then Staff would return with an Ordinance.

Mr. Watson said yes.

Mayor Kuretski stated the Ordinance would reduce the commercial in the Town Center from 30 to 25 percent while increasing the density from 16 to 20 units per acre, and that would be for all 70.36 acres. He noted the effect of the four-unit increase, which would allow for 281 units. He said that from a different perspective, there were 997 units built in the Town Center subdistrict with 104 units remaining unbuilt. He stated that the proposal was for 357 units, minus the 104, would be looking for 253 bonus units. He noted the Ordinance would allow for density to be increased on subdistricts, and not just on this property.

Mayor Kuretski went on to state that you cannot burden the parking structure with the cost of those units when part of it was already intended as an obligation. He said he was not there yet but was grateful for the direction the project was going.

Councilor Sundstrom was helpful for the roundtables to learn more about workforce housing. She noted she had not seen the site plan, and what was in front of them was regarding policy and text amendments for density and uses. She said she had concerns about reducing core residential, but stated the Town struggled with diversifying the economy.

Councilor Sundstrom asked if the Town needed to do text amendments to move forward before a site plan and had concerns that, in the future, she may not support them if they were not linked together.

Mayor Kuretski noted the Council had the prerogative to not vote for it once it came back because the Ordinance would be read on first reading and then comeback for the second reading with the site plan.

Vice-Mayor Delaney asked under the original Abacoa Development of Regional Impact (DRI) do traffic counts work for the project as it was zoned commercially.

Mr. John Sickler, Director of Planning and Zoning, stated the project was zoned for mixed use. He noted they had a significant amount of non-residential entitlements for which they would be asking for an exchange.

Vice-Mayor Delaney asked if the residential would be less than what was already established.

Mr. Sickler stated that he believed so.

ROUNDTABLE

10. Discussion regarding the Abacoa Town Center zoning text amendment that incorporates workforce housing.

Councilor Sundstrom stated she always struggled with workforce housing but enjoyed learning. She noted she was not certain if she supported and felt Council had voiced serious concerns, but was unsure if she wanted it to stop here. She said the Town's survey showed the Town has an affordability problem, which has led the Town to look at the fire department and lower the millage rate. She stated she was willing to go forward and research but could make no promises.

Councilor Fore stated that workforce housing was crucial.

Councilor Sundstrom believed the Town was in a very dynamic situation and the Council needed to plan long-term. She wondered if the Town would get more feedback from residents if the signs were up for the site plan.

Vice-Mayor Delaney stated Abacoa needed more commercial, and some of the merchants had stated they would like more foot traffic. He felt this was a big chunk of workforce housing for Jupiter and felt the concept was the best fit, but believed it needed to be massaged.

Mayor Kuretski said that when the Council spoke of commercial, they need to define retail from workplace. He noted the last phase was commercial and retail, which the Council had backed off of a long time ago. He stated the last site was supposed to be office buildings, and then Council heard there was no market for it, two weeks after Council approved an office building on US One. He noted he was happy with what the Applicant had returned with but still had concerns about the 253 units.

Councilor Fore asked why it needed to be an Ordinance and not a special exception.

Mr. Sickler stated a special exception was for a use in a zoning district, which would be permitted if you went through the public hearing process. He noted that they were normally for uses that fluctuated. He said with the Barcelona project, they participated in the Town's Housing Element for bonuses for workforce housing. He stated the Applicant was not doing that because it was capped at 15 units per acre and they were already within a district, which allowed them to go to 16, but they wanted to go to 20.

Mayor Kuretski stated that what was unique about this project was that the density applied to 70 acres.

Mr. Sickler said that, as it related to providing workforce housing, without significant subsidies, you are not going to find a developer to provide you with one for one unit. He noted in all his experience that he had never gotten close to that, and that's why 20 to 30 percent of the units are always built at an affordable level.

Councilor Fore asked if there would be annual reporting if Council would approve.

Mr. Sickler stated that would be included in the site plan requirements.

Councilor Sundstrom asked if it could be quarterly and noted that she just wanted more time to investigate further.

ROUNDTABLE

- 10.** Discussion regarding the Abacoa Town Center zoning text amendment that incorporates workforce housing.

Councilor May supported the project and stated he had spoken to the developer and expressed the need for workforce housing. He said it was hard for commercial to work in the Town Center due to it being so off the Town's main arteries. He noted he did not want to burden the business owners with more competition and felt the project would be in line with what the Town would like to see down there.

Mayor Kuretski asked if the building was one story taller than everything else.

Mr. Sickler stated it was five stores and was as tall as phase one of Town Center Drive.

Mayor Kuretski stated the Live Local Act was unique because it provided for a 75 percent of ad valorem tax property value tax exception and asked if that was on all ad valorem taxes.

Mr. Sickler believed it included everything except the debt service and school district, but noted there was a lot of gray area. He noted that it was for a portion of workforce housing and not the entire property.

Vice-Mayor Delaney asked if the parking would be affected by the project.

Mr. Sickler stated he did not know until baseball looked at the specific plan, and the intention was to keep the count of parking spaces.

Mayor Kuretski asked Staff to point out areas on a map.

Mr. Sickler pointed out the different areas for Council.

Councilor May noted the Applicant was looking to expand the southside parking area, and he was told that was to address the baseball parking issue.

Councilor Sundstrom discussed the setbacks of buildings and how you view them from the road.

Mr. Sickler explained there was an application for the zoning text amendment, which went through the Planning and Zoning Commission and then to Council. Instead of going for a vote, there had been a pause to allow for roundtable discussions. The next step would be to have the text amendment come back for an action and then, once approved, come back with a site plan, but if Council wanted it done between the first and second readings, then Council should provide Staff with direction.

Councilor Sundstrom stated she would like them to both come together.

Mayor Kuretski stated he had concerns about the fifth floor and the workforce housing. He understood it was different, but the Council needed to judge the public benefit.

Mr. Sickler stated he had a consensus of three Councilmembers to move forward with the increased density and a project, plus it would be concurrent with the site plan application.

ROUNDTABLE

10. Discussion regarding the Abacoa Town Center zoning text amendment that incorporates workforce housing.

Councilor May stated that the Council needed to hear from the public.

Mr. Todd Fabbri, for the Applicant, thanked the Council and stated they had been working on the project for over a year. He noted they had taken the Council's direction and had provided those requests. He said that they would bring the text amendment and the site plan back to Council if so desired.

Mr. Gerard McAleer, resident of Florence Drive and President of the Tuscany Home Owners Association, stated residents had concerns for the new development, which included increased density; traffic volume and safety; local school enrollment increases; vehicular traffic concerns; pedestrian school safety; workforce housing; and the feasibility of affordable housing.

Mr. Don Hearing, for the Applicant, noted they were reducing density and intensity and reducing traffic. He stated Town Center was the best place for workforce housing, and if Council would not allow it there, then where would it go? As Council has said, the Town was at buildout. He said it would solve the baseball issues, and the housing units were no different from others.

Ms. Karen Vinson, resident of Sioux Street, stated she was impressed with the amount of time taken to debate and discuss the item. She noted the Town needed workforce housing due to it being too expensive to live here.

Ms. Linda McDermott, resident of Chadwick Drive, felt Council had a good discussion and supported workforce housing. She felt the area was capable of handling the traffic. She felt the Town should look into the U.S. Department of Housing and Urban Development (HUD) for grants. She believed the residents of Abacoa should have input.

Ms. Taylor Donnini, resident of Via Rosina, thanked the Council and believed the Town needed more workforce housing.

REPORTS

TOWN ATTORNEY

- Acting Town Attorney, Lainey Francisco – Provided a report from Town Attorney, Tom Baird - October 31, 2023 the candidate coordinator for the Supervisors of Elections office contacted the Town Clerk to inform her that the Supervisors of Elections has hand counted the petitions, the count is 9,034 signatures. Based on the increased number the Supervisors of Elections, does require an additional payment from the Political Action Committee in the amount of \$163.40. The Supervisors of Elections has advised that it is the protocol to have the Town request that money from the Political Action Committee and that it be provided via check to the Town Clerk. Town Attorney Baird did reach out to the attorney for the Political Action Committee on November 1, 2023 to advise that their client should deliver the check to the Town Clerk at their earliest convenience. Additionally, our review of the applicable statutes, as well as, our discussions with the Supervisors of Elections, has given us the understanding that the next general election of the Town where the referendum question, assuming that it is a legal question, could be placed on the ballot, is March of 2025.

TOWN MANAGER

- Mr. Kitzerow followed up with comments made by Councilor Fore, and commended the work of the fire fighters in our area and thanked our Jupiter Police officers for their service.
- Mr. Kitzerow advised that the Parks and Recreation master plan kick off meeting was held, Councilor Sundstrom attended. A facilities tour was conducted. Council members would be invited to participate in the stake holder meetings in the next few weeks. A draft master plan is scheduled to be completed by May.
- Mr. Kitzerow reminded Council of the upcoming Veteran's Day service at Town Hall this Saturday, November 11 at 9:00 am. Mr. Kitzerow also recognized the Communications Team and the Engineering Team for their hard work in getting the memorial bricks installed in time for the event.
- Holiday decorations had been going up over the past several weeks and the lights would go live on Thursday, November 30th, with the exception of the tree. The tree lighting will take place at the Snow Place Like Jupiter event on Friday, December 1, 2023 from 5:30 pm to 8:30 pm.
- Mr. Kitzerow recognized our Employee of the Quarter, Robin McCleary from the Utilities Customer Service department.
- New Town Hall Building – Mr. Kitzerow confirmed staff would be moved into the new building by December 18, 2023.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS **COUNCILOR SUNDSTROM**

- Public Comment Questions – Councilor Sundstrom discussed the Town's Charter as it relates to the Town Departments and stated that the Article 5, Section 9 of the charter says that the elected body of the council has the authority to establish departments. The charter lists all the departments and it gave council the authority to establish departments. We occasionally had a charter review committee. That was a resident lead committee within the Town. The last time that we had a charter review committee was 2019 and there's a comprehensive review of the charter. Many language changes were adopted at that time. Ordinance 1919 was adopted. This section was changed and updated by a resident led committee in the Town of Jupiter. It gives the Council the authority to establish departments. That was when we began the process so long ago now, even the vote is starting to look to be in the rearview mirror. These were the rules on the books. We looked at the contract language and to exit the option was needed a letter, we did not need a resolution and I spoke with our Town Attorney and we needed to give direction to send a letter and so we followed the interlocal agreement and followed our charter.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS **COUNCILOR SUNDSTROM**

- Charter Amendment Petition form – Councilor Sundstrom stated she received one mailed by the PAC to her home. She also ran into them at the library and the experience was that someone told her that they were going to close all the stations in Jupiter and that she needed to sign to save the stations. Councilor Sundstrom stated that this information was troubling and inaccurate.

The SOE verifies that the signatures are accurate, but how they were gotten or obtained and what is being said to residents, she stated her concerned of what is read and what due diligence was done. The language that is in the Charter amendment petition after the Jupiter resident led committee gave Council the authority to establish departments, the union lead PAC is writing a charter amendment that states that Town may not establish or operate a Town fire rescue department or provide fire protection and emergency medical services. They would like to put that into our constitution and when you are signing that petition, you were signing to put that language into our constitution. This is a County union backed PAC asking to put in the Town Constitution the language that the town may not establish or operate a town fire rescue department or provide fire protection and ems. So then after that put in by referendum, if it passes, it would require another majority vote referendum to remove it. I believe residents have the idea that there will be a vote for the county rate that had been negated in this ILA or Jupiter fire, that is not what is being presented in the petition. Councilor Sundstrom urges everyone to read the petition language.

- Letter sent to the Town – Councilor Sundstrom read a part of a letter from Local 2928, that was a public record, it was sent to the Town of Jupiter and shared with all of Councilor and she read “I’m reaching out to you today as we face a crucial moment in the history of local 2928, our reputation as a political powerhouse has been well-established and now we must come together to preserve the future of palm beach county fire rescue in Jupiter. The recent decision by the Jupiter Town Council that severed ties with PBCFR after nearly four decades poses a significant threat to the existence of our fire rescue services in the county’s north end. This decision not only affects every employee, but also has the potential to set a dangerous precedent. If other studies follow suit, we risk of fragmented counties similar to what we’ve observed in Broward. It is imperative that we act swiftly and decisively. We need your active participation in the fight to save PBCFR in Jupiter. The time to act is now, we are facing a tight timeline to gather petitions, ensuring that the residents have the opportunity to decide the future of our fire rescue services.”

Councilor stated that residents should take a look at this letter together with the petition language to understand better.

COUNCILOR MAY

- Councilor May attended the grand opening of Sawfish Island with the Palm Beach County ERM and a company called Mang that grow seedlings from mangroves to plant all around. Several of Palm Beach County partners attended this event. They planted 206 mangrove seedlings today at Sawfish island.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

MAYOR KURETSKI

- Stated he was in complete agreement with Councilor Sundstrom's summation.
- Brightline Updates – Mayor Kuretski stated that the Brightline was delayed in putting in the fencing in phase 1 and the he is trying to get an update on the schedule. The FEC put Brightline on hold for easement requirements.
- Quiet Zones – Mayor Kuretski has been receiving emails about the quiet zone. This was discussed a long time ago and the process is that staff was proactive in submitting applications. The Brightline has to satisfactorily complete the operational testing. They were comfortable in with their system being able to operate. He is not aware if they have completed that. The Mayor has asked staff to get an answer to that question. The Mayor stated he rendered an opinion based on his personal value as a professional engineer and as an elected official considering public safety. This is being brought up so that he can work with Staff to provide an update.
- Veteran's memorial bricks – The Mayor shared that staff's efforts were extraordinary on this. He noted that the Town received 180 bricks and Staff looked at each rick and identified 10 bricks that were defective and they are getting them made right. He spoke with staff to make sure everything was in place for the event. The Mayor also recognized Staff's efforts for making the event accessible via live stream.

VICE MAYOR DELANEY

- Quiet Zones – Expressed he was in favor of the quiet zones and the fencing.
- Fire Issue – Vice Mayor stated that there have not been more public meetings on one subject then this. Vice Mayor discussed how his negotiations or conversations occurred with Chief Duren and Palm Beach County. Vice Mayor discussed the costs associated with the decision to start Jupiter Fire Rescue.

Vice Mayor asked the acting Town Attorney what the first date they can get on the ballot. Town attorney confirmed it would be the March 2025 elections.

Vice Mayor and Councilor May conversed about the fire rescue presentation regarding the contract with PBCFR, costs associated, and questions regarding Councilor May's new role with the PBCFR Union.

Councilor Sundstrom interjected and discussed the concept of municipal codes of ethics and why they exist.

COUNCILOR FORE

- Fire Rescue – Councilor Fore expressed he would like Staff to create a website to answer the questions that were being asked.

Mayor confirmed that Staff had created this website already and sends out email blasts.

Councilor Sundstrom confirmed that there is a Jupiter Fire Rescue page that has all the original documents and information.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS
COUNCILOR FORE

Councilor Fore asked the Council about questions not related to fire rescue and how they are being answered. Councilor Sundstrom advised that she tries to answer questions via social media or email.

Councilor Fore asked a question regarding the charter review committee. Councilor Sundstrom responded and explained she looked into the charter review committee because it was brought up in discussions during citizen comments at a previous meeting.

ADJOURNMENT – 11:06 P.M.

Stephanie Proffer, Deputy Town Clerk for
Laura Cahill, Town Clerk