

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL SPECIAL MEETING
TOWN COUNCIL CHAMBERS
THURSDAY, OCTOBER 20, 2022**

Mayor Kuretski called the meeting to order at 7:09 P.M.

Roll Call: Mayor Jim Kuretski; Vice-Mayor Ron Delaney; Councilor Cameron May; Councilor Malise Sundstrom; Acting Town Manager Kate Moretto; Town Attorney Thomas J. Baird. and Town Clerk Laura Cahill. Councilor Cheryl Schneider was absent.

PROCLAMATION

1. Florida City Government Week – October 17-23, 2022.

Mayor Kuretski accepted the proclamation on behalf of the Town.

PRESENTATION

- 1a. Overview of the Housing Bond, County Question 1 on the November 8 General Election Ballot by Mr. Jack Weir, Chair of the Palm Beach County Housing Leadership Council.

Mr. Jack Weir gave a brief presentation outlining an overview of the Housing Bond, County Question 1, on the ballot in the upcoming November 8, 2022 General Election. He said in 2020, his association teamed up with Florida International University to perform a Palm Beach County Affordable Housing Needs Assessment. He discussed major findings, essential workers being priced out, language of the bond, how the bond worked with gap funds, no changes to municipality approvals, where the units would go, cost to tax payers, protections, focus areas and endorsements.

Mayor Kuretski said he had asked for the presentation to offer further explanation for the public. He reviewed past attempts by the Town to build affordable housing. He asked for clarification on ratios of rental units versus buying opportunities. Mr. Weir confirmed it was about 75 percent rental and 25 percent buying opportunities, but he noted buying opportunities could go up based on development.

Mayor Kuretski asked if a Town project would be able to avail itself to the financing. Mr. Weir said yes, there were general obligation bonds so they could be used anywhere in the county.

Councilor Sundstrom referenced a Palm Beach Post article stating the goal was 20,000 units over 10 years. She said it also mentioned Palm Beach County was short 78,000 units and would lose 17,000 units a year to appreciation. Mr. Weir noted he didn't believe the number was quite 78,000 and said he knew 20,000 wouldn't solve the problem but it would start to address the severe imbalance of supply and demand.

PRESENTATION

- 1a.** Overview of the Housing Bond, County Question 1 on the November 8 General Election Ballot by Mr. Jack Weir, Chair of the Palm Beach County Housing Leadership Council.

Councilor Sundstrom stated since 2006 the county has had a workforce housing program and the Palm Beach Post called it the weakest of its kind. She asked, given its performance, what confidence could be given that the program would be successful. She wondered if the infrastructure was available and noted it wasn't just a money problem. Mr. Weir discussed the Post article and that there were limits to what the program could achieve. He felt, based on other program applications, there was a strong demand by developers for the bond program.

Councilor Sundstrom referenced the April 12, 2022 Board of County Commissioners Meeting and said it was mentioned that available resources were ready to go. She asked what the time frame would be for affordable housing to come on line and if the county had over \$100,000,000 available already, did it need \$200,000,000 more. Mr. Weir noted over \$76,000,000 of the first number was a one-time sales tax infrastructure fund that would not be repeated. He said most of the funds had been allocated to programs already.

Vice-Mayor Delaney asked if there were any similar models for the program. Mr. Weir mentioned Miami Dade had a similar program but it was not a straight comparison as they were much more urban and had lower incomes on average. He said they also had an infrastructure state surtax that could be counted on each year.

Vice-Mayor Delaney asked if in the similar programs, housing and rent prices were kept affordable. Mr. Weir said results had been mixed.

CITIZEN COMMENTS

Mr. Andy Weston, resident of Dolphin Court, discussed emails he had sent Council regarding Dolphin Drive; property taxes; and road drainage.

Mr. Wayne Posner, resident of Carina Drive, spoke regarding Dolphin Drive; roundabouts; and said he was not in support of a lighted speed sign on Riverside Drive.

MINUTES

- 2.** October 6, 2022 Town Council Special Meeting Minutes.

Vice-Mayor Delaney moved to approve October 6, 2022 Town Council Special Meeting Minutes; seconded by Councilor May; motion passed.

Kuretski
Yes

Delaney
Yes

May
Yes

Sundstrom
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.

- Mayor Kuretski asked to move item 10 to consent and to continue it to the 11/15 meeting.
- Councilor Sundstrom pulled item 6.
- Mayor Kuretski pulled item 5 and 6.

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

Kuretski
Yes

Delaney
Yes

May
Yes

Sundstrom
Yes

PUBLIC HEARING

3. Resolution 81-22, Pennock Square - *Quasi-judicial* - Special Exception and Site Plan amendment applications to change the use designation of a 2,474 square foot bay from retail to restaurant and modify the approved shared parking agreement for the 43,597 square foot shopping center, on a 4.2± acre property located at 901 West Indiantown Road.

PUBLIC BUSINESS

4. Resolution 80-22, Councilors House - Historic Preservation Tax Abatement final application (Part 2) for qualified improvements approved in the 2020 Special Certificate of Appropriateness for a locally designated historic structure located at 305 2nd Street.

5. Resolution 88-22, Approving contract award recommendation to All Webb's Enterprises Inc. (AWE) to drill three Upper Floridan Aquifer (FA) water supply production wells RO14, RO15 & RO16, including one test production well, in the amount of \$5,891,000. **MOVED TO REGULAR AGENDA**

6. Resolution 100-22, Approving contract award recommendation to Shellard Lighting Designs LLC in the amount of \$82,023.04 to provide holiday lighting and decorations for the Town of Jupiter. **MOVED TO REGULAR AGENDA**

7. Resolution 94-22, Approving contract for Group Medical with Pharmacy and Reinsurance Services for the Town of Jupiter Employees.

8. Approving and authorizing the Town Manager to execute Certification of Financial Responsibility forms to the Florida Department of Environmental Protection (FDEP) for the Deep Injection Well (W2313) permit application.

9. Approving fiscal year 2023 vehicle purchases for Engineering, Public Works, Utilities and Parks and Recreation Departments.

CONSENT AGENDA

PUBLIC HEARING

10. Bear's Club – MOVED TO CONSENT AGENDA AND CONTINUED TO 11/15/22 MEETING

- A. **Ordinance 2-22, Second Reading, Planned Unit Development (PUD) Amendment** - *Quasi-judicial* - Amendment for the Clubhouse and Cottage Site (Phase 1B) located within a 400.9 ± acre property, south of Frederick Small and west of Palmwood Road, known as the Bear's Club PUD to add a freestanding Fitness Center Building Site and to request waivers to setbacks, lot coverage, wall height, minimum lot area and parking.
- B. **Resolution 7-22, Fitness Center** - *Quasi-judicial* - Site plan application to construct a freestanding clubhouse fitness center on a 0.21 ± acre property located south of the Bear's Club Villas Condominium (Cottages).
- C. **Resolution 5-22, Duplex Golf Cottages** - *Quasi-judicial* - Site plan application to construct three residential duplex buildings with a total of six dwelling units on a 1.06 ± acre property located south of the Bear's Club Villas Condominium (Cottages).

END OF CONSENT AGENDA

ITEMS MOVED FROM CONSENT AGENDA TO REGULAR AGENDA

5. Resolution 88-22, Approving contract award recommendation to All Webb's Enterprises Inc. (AWE) to drill three Upper Floridan Aquifer (FA) water supply production wells RO14, RO15 & RO16, including one test production well, in the amount of \$5,891,000.

Mayor Kuretski did not support the contract award for \$5.9 million to construct the three Floridan Aquifer wells. He stated deferral and reduced increases in raw water supply capabilities provided cost avoidance opportunities, to remove the need for significant future water rate hikes. He noted he had advocated that for years. Mayor Kuretski mentioned based on demand forecasts, the capacity additions were not needed and level of service standards were not adequately vetted, were excessive, unreasonable and not cost justifiable.

Mayor Kuretski also noted he had fiscal management concerns about the prospective well construction contract costs being significantly more than budget expectations. He said the contract price appeared to be 31 percent more than the estimate which was significantly different from the Staff report claiming a seven percent increase. LC 11/1/22

Councilor Sundstrom moved to approve Resolution 88-22; seconded Councilor May; motion passed.

Kuretski
No

Delaney
Yes

May
Yes

Sundstrom
Yes

ITEMS MOVED FROM CONSENT AGENDA TO REGULAR AGENDA

6. Resolution 100-22

Mayor Kuretski said he did not support the reoccurring cost of setting up holiday decorations without investing in decorations to reuse every year. He felt it wasn't a valuable investment being that it was a one-time cost and there would be a possibility of spending about the same amount next year.

Councilor Sundstrom mentioned she supported the recommendation because it allowed the Town to experiment to find out which decorations were the best fit, without the concern of returning items. She believed it would be a good idea to hold onto items in the future but would need to assess storage and staff capacity. She also gave kudos to Staff. She was grateful for the thoughtfulness that went in to the project.

Councilor May heard the concerns from the public regarding the previous year's minimum decorations. He mentioned his support for the recommendation because it allowed the Town to see what worked. He felt it would be nice to have a tree lighting ceremony.

Vice-Mayor Delaney stated he was supportive of the recommendation. He felt it was time for the Town to do something to celebrate the holidays.

Councilor Sundstrom asked staff to investigate storage and cost-effectiveness so Council could make an informed decision.

Councilor May stated he would like the lights on the tree to be synced to a radio station, if possible.

Councilor May moved to approve Resolution 88-22; seconded Vice-Mayor Delaney; motion passed.

Kuretski
No

Delaney
Yes

May
Yes

Sundstrom
Yes

REGULAR AGENDA

PUBLIC BUSINESS

11. Resolution 79-22, Approving the contract award EPW 2022-04 re-bid, for the A1A and Jupiter Beach Road Roundabout to American Design Engineering Construction Inc. (ADEC) in an amount not to exceed \$1,073,547.50.

Mayor Kuretski asked Staff about suggested curb changes to better accommodate the movement of mobile vehicles.

Mr. Thomas Hernandez, stated instead of using a "F" curb the Town would use a "RA" curb and the contingency would cover the additional cost.

Councilor May asked if the medians would have the same curbs as the roundabouts. Mr. Hernandez said the median would have the lower "RA" curb as Mr. Lan had suggested.

REGULAR AGENDA

PUBLIC BUSINESS

12. Resolution 79-22

Vice-Mayor Delaney moved to approve Resolution 79-22; seconded by Councilor Sundstrom; motion passed.

Kuretski
Yes

Delaney
Yes

May
Yes

Sundstrom
Yes

REPORTS

TOWN ATTORNEY-NONE

TOWN MANAGER

- City Government Week – Ms. Moretto acknowledged Community Relation’s efforts to promote the Town departments on social media to show appreciation.
- Connect with Council – Ms. Moretto stated Connect with Coffee would be tomorrow, October 21, 2022 9am at Subculture Coffee Jupiter.
- Lights of Jupiter – Ms. Moretto mentioned the Lights of Jupiter contest that promoted businesses and residents to decorate with lights for the holidays.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS-YES

COUNCILOR SUNDSTROM

- Audit Committee - Councilor Sundstrom mentioned she attended a recent Audit Committee meeting and commended the Town on having an extra set of trained eyes on its finances.
- Jupiter River Estates special assessment – Councilor Sundstrom spoke regarding her support of a special assessment for Jupiter River Estates.
- Lights of Jupiter – Councilor Sundstrom mentioned the Town giving small prizes for the Lights of Jupiter contest.

MAYOR KURETSKI

- Special Assessment - Mayor Kuretski also spoke regarding advocating for special assessments but said he never received policy support.
- Transportation Planning Agency (TPA) – Mayor Kuretski mentioned the recent TPA meeting, sidewalks for children, and exploring grant opportunities.

Council discussed replacing or adding bus shelters within the Town.

- Train Quiet Zones – Mayor Kuretski spoke about train quiet zones and that the horn would still be use within quiet zones if something was on the track. He also mentioned Council had to make the decisions to proceed with quiet zones, fencing, and signage.

Councilor May stated Council needed to push for public information and safety at the railroad crossings.

ADJOURNMENT – 8:48 P.M.

Laura Cahill, Town Clerk