

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
COUNCIL CHAMBERS
TUESDAY, FEBRUARY 5, 2019**

Mayor Wodraska called the meeting to order at 7:02 P.M.

Roll Call: Mayor Todd R. Wodraska; Vice-Mayor Ron Delaney; Councilor Ilan G. Kaufer; Councilor Jim Kuretski; Councilor Wayne R. Posner; Town Manager Matt Benoit; Town Attorney Thomas J. Baird and Town Clerk Sally M. Boylan.

1. PROCLAMATION

Jupiter Medical Center's 40th Anniversary – Mr. Steve Seeley, Chief Operating Officer, Jupiter Medical Center.

Mayor Wodraska presented the Proclamation to Mr. Seeley.

CITIZEN COMMENTS

Mr. Eric Weitze, resident of Ocean Grande Boulevard, spoke about his concerns with beach access number 49 and suggested making it bigger to add space for wheelchairs.

Mr. John Tate, resident of Mullin Street, stated his support for the Bond Referendum and his informal poll favored the bond 94 for yes to 23, no or maybes.

MINUTES

2. January 10, 2019 Town Council Workshop Meeting Minutes and January 15, 2019 Town Council Special Meeting Minutes.

Vice-Mayor Delaney moved to approve the January 10, 2019 Town Council Workshop Meeting Minutes and January 15, 2019 Town Council Special Meeting Minutes; seconded by Councilor Kaufer; motion passed.

Wodraska	Delaney	Kaufer	Kuretski	Posner
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.

- Mr. Ernie Fidanza removed item 5.
- Mayor Wodraska pulled item 12.

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

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

CONSENT AGENDA

PUBLIC BUSINESS

3. **Resolution 15-19**, Recommending approval of revisions to the Town's Travel Policy.
4. **Resolution 23-19**, Recommending an adjustment of irrigation-quality water rates in accordance with the U.S. Bureau of Labor Statistics Consumer Price Index; proposed rate, \$0.2796/1000 gallons.
5. **Resolution 16-19**, Recommending approval of a Stormwater Management System Redevelopment Grant Agreement with Seven 0 Nine, LLC for 322 Center Street (Sims House), in the amount of \$30,000 to facilitate the stormwater system improvement. **MOVED TO REGULAR AGENDA**
6. **Resolution 21-19**, Recommending a Contract Award to Chinchor Electric, Inc. of Orange City, Florida for Central Boulevard, North High Service Pump Station electrical improvements in the amount of \$316,355.
7. **Resolution 20-19**, Recommending a Contract Award to Almazan Construction, LLC, of West Palm Beach, for water main replacements and extensions on Keith Road and Urdea Roads in unincorporated Palm Beach County in the amount of \$214,595.
8. **Resolution 22-19**, Recommending approval of a Loan Guarantee of \$350,000, from the Town's Economic Development Fund in support of Alphazyme, LLC, a bioscience company to be located in Jupiter.
9. **Resolution 6-19**, Recommending approval of the plat titled Inlet Waters.
10. **Resolution 18-19**, Recommending a Contract Award EPW 2019-01 for the Annual Asphalt Overlay to J.W. Cheatham, LLC in an amount not to exceed \$1,139,781.70.
11. Approving the use of State Forfeiture Funds in the amount of \$5,611.50 for the Jupiter Police Seventh Annual Soccer Tournament.
12. **Resolution 28-19**, Opposing and objecting to Palm Beach County's charging fees for parking at DuBois Park. **MOVED TO REGULAR AGENDA**

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

5. **Resolution 16-19**, Recommending approval of a Stormwater Management System Redevelopment Grant Agreement with Seven 0 Nine, LLC for 322 Center Street (Sims House), in the amount of \$30,000 to facilitate the stormwater system improvement.

Mr. Ernie Findanza, resident of Center Street, thanked Mr. David Brown, Mr. David Rotar, Ms. Stephanie Thoburn, Mr. Matt Benoit, and Town Staff for coming together and supporting the Sims House.

Councilor Posner moved to approve Resolution 16-19; seconded by Vice-Mayor Delaney; motion passed.

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

12. **Resolution 28-19**, Opposing and objecting to Palm Beach County's charging fees for parking at DuBois Park.

Mayor Wodraska mentioned the revised dais resolution provided by Councilor Kaufer. Councilor Kaufer highlighted his additions and proactive solutions for working with the County.

Mayor Wodraska thanked and agreed with Councilor Kaufer's suggestions.

Councilor Posner agreed with Councilor Kaufer's edits and asked what prompted the fee suggestion.

Mr. Benoit said County Staff felt the fees would address overcrowding and limit the amount of parked vehicles.

Councilor Kaufer stated the County received a FIND grant for improvements at the park which required some restrictions. He felt more discussions were needed regarding fees.

Councilor Kaufer mentioned a few options that were discussed including: site plan changes, security, and raised illegal parking fees.

Councilor Kaufer also thanked Commissioner Hal Valeche for his assistance.

12. **Resolution 28-19**, Opposing and objecting to Palm Beach County’s charging fees for parking at DuBois Park.

Councilor Kuretski suggested an addition for consideration; he stated he recalled a “Whereas” statement about a long standing policy that allowed free parking for access to public parks and beaches in the Town. He also mentioned the Strategic Result definition for Mobility included not adding parking fees. He felt those issues should be addressed.

Mr. Richard Herishen, resident of North A1A stated any change to Dubois parking would impact him directly. He asked to be updated on the issue and offered his assistance.

Mr. Peter Robbins, resident of Victorian Lane and Planning and Zoning Commissioner stated he was pleased to see the County backed off the issue for now. He said reversing the fees would be a great asset for the residents and he encouraged quick action on a resolution.

Councilor Kuretski suggested the Council continue the resolution to the February 19, 2019, meeting so Council could provide comments to Mr. Benoit for his update and redistribution.

Councilor Posner moved to continue Resolution 28-19 to the February 19, 2019 meeting; seconded by Vice-Mayor Delaney; motion to continue passed.

Wodraska
Yes

Delaney
Yes

Kaufer
Yes

Kuretski
Yes

Posner
Yes

REGULAR AGENDA

PUBLIC BUSINESS

13. **Resolution 24-19**, Recommending approval of a Memorandum of Understanding (MOU) between Beacon Pharmaceutical, Inc. and the Town of Jupiter.

Mr. Mike Vilella, Director of Finance gave a brief overview of the Memorandum of Understanding (MOU) agreement which included options such as a lease to purchase agreement for Town owned land, a job creations incentive program, and a loan guarantee with three milestones. He went on to present a video regarding Beacon Pharmaceutical.

REGULAR AGENDA

PUBLIC BUSINESS

13. **Resolution 24-19** Recommending approval of a Memorandum of Understanding (MOU) between Beacon Pharmaceutical, Inc. and the Town of Jupiter.

Ms. Nancy Torres Kaufman, Executive Chairwoman for Beacon Pharmaceutical, highlighted a presentation which included the company's mission for providing a global platform for healthcare and wellness; business structure; expanding clinical trials; accelerator research and development (R&D); strategic alliances for laboratory studies; an antibody library; biologics manufacturing; and stem cell manufacturing.

Mr. Philippe Gastone, Chief Executive Officer explained the first phase would be the accelerator which would encompass 150,000 square feet for manufacturing. He noted companies would rent space and pay Beacon for their services. Beacon would also acquire a minority equity stake in those companies which were successful. Mr. Gastone stated the objective for employment would be 300 jobs from various companies with salaries ranging between \$65,000 and \$150,000.

Ms. Torres Kaufman reviewed the site plan and provided a 3D rendering of the proposed interior of the building with common areas, wet lab space, and facility gym. She explained the R&D and manufacturing facility would house pods for the manufacturing of different products within the facility. She said Beacon anticipated having an injectable facility and pill and capsule manufacturing.

Councilor Posner asked Mr. Sickler if he had seen the renderings of the proposed building prior to the meeting and if it could support a building of 200,000 square feet.

Mr. Sickler stated he had not seen the building renderings prior to the meeting and stated the property size was nine acres and was currently entitled for a 150,000 square foot building in the planned unit development (PUD) for R&D. He said he was unable to determine if the property could support a building of that size without having the proper details to amend the PUD for the additional 50,000 square feet.

Councilor Posner asked Ms. Torres Kaufman if Beacon's concept was to help businesses bring their products to market or developing and researching new drugs.

Ms. Torres Kaufman stated that was part of the concept, but Beacon's primary focus was to assist different companies at various stages of the FDA and regulatory approval process. She noted Beacon was in the business of purchasing or investing in Intellectual Property (IP).

REGULAR AGENDA

PUBLIC BUSINESS

13. **Resolution 24-19** Recommending approval of a Memorandum of Understanding (MOU) between Beacon Pharmaceutical, Inc. and the Town of Jupiter.

Councilor Posner asked for clarification regarding the 130,000 square footage of manufacturing.

Ms. Torres Kaufman explained the flex space would allow the companies to manufacture things such as biological, stem cell, vaccines, and intravenous bags.

Councilor Posner asked Mr. Villella if Beacon was a private company and if the Town had done their due diligence for the guarantee.

Mr. Villella stated that Beacon was privately held and the MOU was nonbinding and would allow both entities to do due diligence.

Mayor Wodraska asked if the MOU was approved what would be the next step.

Mr. Villella said Staff would continue to do due diligence, work with the Town Attorney on the loan guarantee documents, lease purchase agreement and job incentive agreement.

Mayor Wodraska asked Mr. Benoit what would be the worst case scenario for the Town.

Mr. Benoit stated Section Four of the MOU specifically spoke about those concerns and stated the Town and Beacon would have to come to a mutual agreement for a letter of credit or a completion bond.

Councilor Kuretski commended Beacon on their presentation and asked for a copy of the presentation. He asked Mr. Baird if he had looked at the Resolution and the MOU. Mr. Baird stated he had prepared them both.

Councilor Kuretski also thanked the Palm Beach County Business Development Board for their assistance in connecting with Beacon.

Mr. Villella specifically thanked Mr. Robert Mino and Ms. Kelly Smallridge.

Mayor Wodraska was very excited regarding the project and the business development.

REGULAR AGENDA

PUBLIC BUSINESS

- 13. Resolution 24-19** Recommending approval of a Memorandum of Understanding (MOU) between Beacon Pharmaceutical, Inc. and the Town of Jupiter.

Vice-Mayor Delaney stated he was looking forward to helping and making it happen.

Councilor Kaufer thanked Beacon and believed this was the vision for economic development, life science, and bioscience initiative.

Councilor Posner felt the business would bring quality employers and employees to the Town and wished Beacon much success.

Councilor Kuretski moved to approve Resolution 24-19; seconded by Vice-Mayor Delaney; motion passed.

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

ROUNDTABLE

- 14.** Discussion of historic designation incentives including a grant program.

Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, highlighted the PowerPoint stating the historic designation was a part of the 2018 Strategic Initiatives for important historic areas including Center Street. She stated the existing and proposed incentives to promote historic preservation and reviewed the purpose of the Grant Program and the Certificate of Appropriateness (COA).

Councilor Kuretski stated he was disappointed the Historic Resources Board was not consulted regarding Generation Church and he also stated it made sense for the Town to cover the cost of the application for designation.

Councilor Posner asked about the criteria for the designation.

Ms. Thoburn stated the structure needed to have a local historic designation, older than 50 years old, have an architectural significance, or historical significance from a prominent figure of the Town to determine if a Certificate of Appropriateness would be approved.

Vice-Mayor Delaney asked if the Applicant had to list everything they were purchasing.

Ms. Thoburn stated within the Application there was an itemized list of what the proposed use of money would be.

14. Discussion of historic designation incentives including a grant program.

Mr. Findanza stated his concerns about acquisition and suggested the Town have a grant to match the purchased amount the private owner spent to help fix the structure to become historically designated. He also said he thought the interior updates should be up to the private owner.

Councilor Kuretski asked if an application received an interior grant, if it would have to be open to the public for a minimum of 40 hours per week.

Ms. Thoburn stated it was defined by the Florida Statue and the interior preservation grant was an incentive for the owner to restore the interior.

Councilor Posner felt strongly about initiating a grant program.

Council discussed grant possibilities and unanimously agreed to a maximum of \$50 thousand. Council also unanimously agreed to waive fees.

Council discussed modifying requirements of the COA to require additional historic resources board review and interior review. Ms. Thoburn reviewed the current requirements for local historic designation and did not think modifications were necessary.

Council unanimously agreed not to change the Code but encourage and incentivize additional review for public properties and/or grant applicants.

15. Discussion of the establishment of the Jupiter Environmental Committee.

Ms. Boylan mentioned twenty municipalities were surveyed and three were benchmarked for a more in depth analyzing due to their similarity to Jupiter. The City of Bradenton's Tree and Land Preservation Board involved community awareness, tree education and Arbor Day festivities.

The City of Port Orange's Environmental Advisory Board focused on preservation and environmental issues.

She stated the City of West Palm Beach Parks and Recreation Advisory Board had a wide variety of issues such as parks, bonds, and review of master and development plans.

Ms. Boylan mentioned the boards were successful when a clear objective was outlined; such as green initiatives, protecting water resources, or aligning with the Comprehensive or Development Master Plans.

15. Discussion of the establishment of the Jupiter Environmental Committee.

Mayor Wodraska felt the tree issue made sense as it related to sidewalks and the look of the neighborhoods verses tackling water issues, where there were many jurisdictions involved.

Councilor Kaufer favored the membership composition of 5 members, 2 alternate and 2 at-large members. He suggested 1 or 2 members with required environmental or scientific backgrounds; another 1 or 2 members to be local business owners.

Councilor Kaufer agreed that the committee should be driven by specific focuses and direction from Council. He suggested the focus for the Environmental Committee include; addressing tree issues related to Code revisions and best practices; the open space bond referendum, if approved, and a review of the Town Code and policies, and outlining recommendations on sustainability initiatives.

Councilor Kuretski agreed with Councilor Kaufer's comments related to composition. He mentioned he was not opposed but felt the Town had invested a large amount of time in trees over the years. Councilor Kuretski also agreed with the Committee focusing on sustainability and open space and he wanted to ensure the Committee would not overlap the Beach Committee.

Vice-Mayor Delaney agreed with both Councilor Kaufer's and Councilor Kuretski's comments and also added the Committee could review the inlet waters, and help address the debris and cleanup of the mangroves.

Councilor Kaufer asked Mr. Benoit for any direct focus ideas for the Beach Committee, he felt set goals were helpful.

Councilor Kuretski mentioned years ago the Beach Committee addressed derelict boats, he said the Beach committee could be given a certain goal area of the beach and inlet to address.

REPORTS

TOWN ATTORNEY - NONE

TOWN MANAGER

- CRA Meeting February 13, 2019 – Mr. Benoit announced Staff was completing an agenda packet for the upcoming meeting.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR POSNER

- Rialto – Councilor Posner mentioned he had recently met with residents from the

Rialto Community. He felt the Town's sign was unnecessary and suggested it be removed. Council agreed. Also, he suggested Council consider a future discussion related to the zoning for the 16.6 acre parcel.

Mayor Wodraska described a parcel south of Rialto and asked Staff to provide options to limit development of the parcel.

Councilor Kaufer recommended Council review the land use for the two parcels. Vice-Mayor Delaney thought a detailed map should be included.

COUNCILOR KAUFER

- Jupiter Jubilee – Councilor Kaufer complimented Staff on the successful event. Council agreed.

ADJOURNMENT – 9:30 P.M.

Sally M. Boylan, Town Clerk

Todd R. Wodraska, Mayor