

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

Mayor Wodraska called the meeting to order at 7:00 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.

**CITIZEN COMMENTS**

Mr. Ankur Patel, resident of Lakeshore Drive and member of the Planning and Zoning Commission, stated the Town's Police department and El Sol were having the seventh Annual Police Department Soccer Tournament on March 16, 2019 at Jupiter Community Park and thanked the Police Department, El Sol, and invited everyone to attend.

Mr. Frank Morell, resident of North A1A, presented pictures to Council showing his traffic safety issues at the intersection of Jupiter Beach Road and A1A.

Mr. Erwin Brandl, resident of North A1A, also spoke on the traffic issue at Jupiter Beach Road and A1A and the need for more enforcement.

**MINUTES**

1. February 19, 2019 Town Council Meeting Minutes.

Councilor Kaufer moved to approve the February 19, 2019 Town Council Meeting Minutes; seconded by Vice-Mayor Delaney; 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.

- Ms. Joanne Pisani removed item 2.
- Councilor Kaufer pulled item 5 and 9.
- Councilor Kuretski pulled item 5.
- Vice-Mayor Delaney pulled item 9.

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

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

## **CONSENT AGENDA**

### **PUBLIC BUSINESS**

2. Approving contract award EPW 2016-12B; Work Order Number 19, for the design of Indiantown Road improvements from US 1 to A1A to Calvin, Giordano, and Associates, Inc. in an amount not to exceed \$463,515.21. **MOVED TO REGULAR AGENDA**
3. Approving four Purchase Orders for equipment and materials to be incorporated into the construction of Floridan Aquifer Well RO4 to Hudson Pump and Equipment for a total of \$98,000, to McDade Waterworks, Inc. for a total of \$55,701 to HC Warner, Inc. for a total of \$18,168.10 and to CC Controls, Corporation for a total of \$80,000.
4. Approving contract renewal award EPW 2018-18 for parks maintenance with Batallan Enterprises, Inc. d/b/a Property Works in an amount not to exceed \$76,002.12.
5. **Resolution 14-19**, Approving three Bills of Sale from Florida Power and Light Company (FPL) for the Town's acceptance of a bus shelter, three decorative street lights, and fiber optic conduit facilities installed as part of the FPL Service Center site redevelopment project. **MOVED TO REGULAR AGENDA**
6. **Resolution 25-19**, Approving a contract award to Foster Marine Contractors, Inc. for water service valve replacements in the Lakes and River Communities within the Bluff's Subdivision in the amount of \$354,910.
7. **Resolution 27-19**, Approving contract award EPW 2018-29; for the Love Street Parking Lot improvements to E&F Florida Enterprises Inc. d/b/a Creative Contracting Group in an amount not to exceed \$407,747.07.
8. **Resolution 35-19**, Approving a non-exclusive, two-year, renewal contract award to U.S. Sweeping, Inc. for Utilities Street Sweeping services in the amount of \$84,542.20.
9. **Resolution 36-19**, Approving an award grant funding contract under the Town's Private Stormwater Management System Redevelopment Grant Program to Jupiter Medical Center, Inc. in the amount of \$267,465.00. **MOVED TO REGULAR AGENDA**
10. **Resolution 31-19**, Approving the establishment of a Jupiter Environmental Task Force.

**END OF CONSENT AGENDA**

**ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA**

2. Approving contract award EPW 2016-12B; Work Order Number 19, for the design of Indiantown Road improvements from US 1 to A1A to Calvin, Giordano, and Associates, Inc. in an amount not to exceed \$463,515.21.

Ms. Joanne Pisani, resident of Ocean Trail Way, stated she did not see any requirements or specifications regarding traffic management in the design and asked if citizens would have a voice in the final decision.

Mr. Tom Driscoll, Director of Engineering, Parks and Public Works introduced Mr. David Stambaugh with Calvin, Giordano and Associates and noted the project changed from needing to acquire a right-of-way (ROW) to one where the ROW was no longer required. Mr. Driscoll stated the Town was making a significant investment with Calvin, Giordano and Associates for traffic management.

Councilor Kuretski noted he had confidence traffic management would be evaluated. He said if the access and traffic management concerns were not addressed the project should not move forward.

Mr. Driscoll assured Councilor Kuretski that all the concerns would be addressed.

Councilor Kuretski felt there was a legal way to modify the road to have a turn into Bealls when coming from the west. Mr. Driscoll stated that it would be reviewed and studied to address concerns.

Councilor Kaufer responded to Ms. Pisani's question, noting the Town was at the beginning of the design phase and the contract would execute that design. He noted the determined scope of the project was for safety and access points. Staff was given this scope and asked to focus on reducing the amount of dollars on esthetics, so funds could be used for traffic control, traffic management and safety.

Councilor Posner asked if residents would receive updates during the process. Mr. Driscoll stated Staff would produce thirty, sixty and ninety percent plans and the Town would host open houses prior to those Council meetings where plans would be presented.

Vice-Mayor Delaney asked for the time frame for the plans for the access points on the road and if the subterranean pipe would be removed due to flooding. Mr. Driscoll stated he would thought the access points would be addressed on the thirty percent plans. He said flooding issues would not be addressed because it was out of the limits of the project.

**ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA**

2. Approving contract award EPW 2016-12B; Work Order Number 19, for the design of Indiantown Road improvements from US 1 to A1A to Calvin, Giordano, and Associates, Inc. in an amount not to exceed \$463,515.21.

Councilor Kuretski asked Mr. Stambaugh if he thought he could deliver a turn into Bealls when coming from the west. Mr. Stambaugh noted it was one of the key points they were reviewing. He explained the data had to support the decision but there was no data as of yet. He noted, either way, there would be an improved condition when the project was done.

Mayor Wodraska stated the project had been vetted well and Council had discussed it at five or six Council and Community Redevelopment Agency meetings. He didn't want to delay the design feature and noted further discussions could happen when the data was received.

Councilor Posner moved to approve contract award EPW 2016-12B; Work Order Number 19, for the design of Indiantown Road improvements from US 1 to A1A to Calvin, Giordano, and Associates, Inc. in an amount not to exceed \$463,515.21; seconded by Councilor Kaufer; motion passed.

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

5. **Resolution 14-19**, Approving three Bills of Sale from Florida Power and Light Company (FPL) for the Town's acceptance of a bus shelter, three decorative street lights, and fiber optic conduit facilities installed as part of the FPL Service Center site redevelopment project.

Both Councilor Kuretski and Councilor Kaufer indicated they planned to abstain from voting on this item due to their employment with FPL.

Councilor Posner moved to approve Resolution 14-19; seconded by Vice-Mayor Delaney; motion passed.

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Yes	Abstain	Abstain	Yes

**ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA**

9. **Resolution 36-19**, Approving an award grant funding contract under the Town's Private Stormwater Management System Redevelopment Grant Program to Jupiter Medical Center, Inc. in the amount of \$267,465.00.

Councilor Kaufer indicated he would abstain from voting on this item due to his membership on the Corporate Member Board of Jupiter Medical Center.

Vice-Mayor Delaney stated he would be abstaining from voting on the item due to his wife being employed by Jupiter Medical Center.

Councilor Posner moved to approve Resolution 14-19; seconded by Councilor Kuretski; motion passed.

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Abstain	Abstain	Yes	Yes

**ROUNDTABLE**

Councilor Posner moved to take Item 12 before Item 11; seconded by Vice-Mayor Delaney; motion passed.

Wodraska	Delaney	Kaufer	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

12. Town-Owned Properties along Island Way, South of Jupiter Community Park – Consideration of possible future land use and zoning options.

Mr. John Sickler, Director of Planning and Zoning, highlighted a presentation on the Town-Owned Properties along Island Way, South of Jupiter Community Park. He reviewed the background information of parcel number one, Bio-science West Parcel that is 4.5 acres; parcel number two, Bio-science East Parcel that is 12.1 acres; parcel number three, Park Parcel that is 2.5 acres; and parcel number four Environmental Parcel that is 16.6 acres.

Mr. Sickler stated the current land use/zoning were as followed: General Industrial w/ Bio-science Overlay and Industrial, High Technology for parcel one and two; Recreation and Public/Institutional for parcel three; and Conservation/Conservation Preservation for parcel four.

Vice-Mayor Delaney asked the condition of parcel four. Mr. Sickler said it was in good condition and exotics had been removed.

Mr. Sickler went on to describe greenway connectivity and the process to initiate changes.

## **ROUNDTABLE**

### **12. Town-Owned Properties along Island Way, South of Jupiter Community Park – Consideration of possible future land use and zoning options.**

Councilor Kuretski gave a brief history and his advocacy for the land acquisition bond in 2004. He felt some of the bond money should have been paid back when plans for the parcels changed. Councilor Kuretski said he would support parcels one and two being conserved but if the Town wanted to keep parcels he felt the bond should be paid back.

Councilor Posner asked Mr. Baird for more history on the parcels. Mr. Baird explained a dispute between the Town and developer, Diversified Development Realty (DDR). The mediation resulted in a settlement development agreement making parcels one, two and four available at a reduced price.

Mr. Ryan O'Connor, resident of Rialto and speaking for Rialto residents, encouraged Council to rezone parcels one and two to conservation land or parks and recreational use with perpetual easement. He noted the Rialto community had concerns with Beacon Park and felt the rezoning would show residents Council was listening.

Mr. Ross Aronovitz, resident of Rialto, said he hoped Council would also discuss eliminating the development opportunities for parcel one.

Mayor Wodraska noted some of Council at the time disputed using open space bond monies for the available parcels. He said if parcels one and two were conserved at this time all concerns should be resolved.

Mayor Wodraska said he would support conserving parcels one and two. He felt parcel three would square off JCP and provide more ball fields and parcel four would be for passive use.

Councilor Kuretski supported conserving parcels one and two based on how they were paid for, and applying conservation land use and conservation preservation zoning. He felt there would be no debate with the bioscience land protection advisory board.

Vice-Mayor Delaney agreed with Mayor Wodraska's summary for the parcels and was very pleased at the outcome.

Councilor Kaufer also agreed with the mentioned uses and asked Staff to provide the public the timeframe for JCP upgrades on parcel three. He thanked Rialto residents for getting involved.

## **ROUNDTABLE**

12. Town-Owned Properties along Island Way, South of Jupiter Community Park – Consideration of possible future land use and zoning options.

Councilor Posner said he appreciated Rialto's educated input and supported moving forward.

Mr. Baird and Mr. Sickler confirmed public hearings would begin in about two months and Ordinances should be completed within four to six months.

## **REGULAR AGENDA**

### **PUBLIC BUSINESS**

11. Approving the Fiscal Year 2020 Strategic Plan.

Mr. Benoit mentioned a few minor changes were done to the initiatives. He said he was open to suggestions and feedback. Mr. Benoit noted the strategic plan formed the upcoming year work plan for Staff.

Councilor Posner and Mayor Wodraska agreed the Strategic Initiative process was very nice, easy and smooth.

Vice-Mayor Delaney and Mayor Wodraska felt the process of having each Council Member identify their own individual initiatives was a nice change.

Councilor Kuretski felt it was a better process but felt three of his items were not properly addressed. He stated he would have liked Indiantown Road and Island Way South to be more than a vigilance priority. Councilor Kuretski hoped the Town acquired the right-of-way property needed for Island Way South; he did not want it to be forgotten and felt it should happen in 2019.

Councilor Kuretski suggested adding (Indiantown Road and Island Way South) to the Strategic Initiatives: Vigilance Items, next to Transportation and roadway projects; page 21. Council unanimously agreed.

Councilor Kuretski also mentioned under the Green, Blue and Open Spaces initiative he would like to add the word "protecting" to the fourth initiative so it may read "Enhance the natural vegetation and promotion of our blueway systems by evaluating and protecting our local segrass beds." Council unanimously agreed.

Vice-Mayor Delaney also mentioned adding "at-risk" to the fifth initiative so it may read "Promote the Town's blueway systems by aggressive enforcement of derelict and at-risk boats".

**REGULAR AGENDA**

**PUBLIC BUSINESS**

**11. Approving the Fiscal Year 2020 Strategic Plan.**

Mayor Wodraska asked was Beach Road and A1A traffic interstate addressed in the strategic initiative, action plans along with allocating funding. Councilor Kuretski replied yes, it was the second initiative under Mobility; Mr. Benoit agreed.

Mayor Wodraska asked if the initiative wording could be revised to include more detail and suggested adding “but not limited to”.

Vice-Mayor Delaney moved to approve the Fiscal Year 2020 Strategic Plan, as amended; seconded by Councilor Posner; motion passed.

Wodraska  
Yes

Delaney  
Yes

Kaufer  
Yes

Kuretski  
Yes

Posner  
Yes

**REPORTS**

**TOWN ATTORNEY**

- Endeavour Capital, Inc. – Mr. Baird informed Council that the settlement payment was overdue and he was following up to collect.
- Orchids of Asia Day Spa – Mr. Baird indicated as part of the fallout, the Town of Jupiter and the State Attorney had been sued to prohibit the Town from releasing any video. He explained the videos were not currently public record, due to the ongoing investigation.

**TOWN MANAGER- NONE**

**TOWN COUNCIL – LIAISON REPORTS AND COMMENTS - NONE**

**ADJOURNMENT** – 8:29 P.M.

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Sally M. Boylan, Town Clerk

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Todd R. Wodraska, Mayor