

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL SPECIAL MEETING
TOWN COUNCIL CHAMBERS
THURSDAY, MARCH 9, 2023**

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

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

1. Installation and Swearing-in of Council Members Ron Delaney and Cameron May by the Honorable Judge G. Joseph Curley.

Mr. Baird introduced Honorable Judge G. Joseph Curley, who swore in Councilor May and Vice-Mayor Delaney.

Mayor Kuretski thanked Honorable Judge Curley for being part of the swearing in ceremony.

Vice-Mayor Delaney stated he was grateful to serve the Town of Jupiter; he acknowledged his family; and was proud to serve alongside his fellow Councilmembers.

Councilor May was honored to serve his home town but would not be able to do it without the support of his wife. He thanked the other Councilors and Staff for all their hard work plus the support of the community.

Mayor Kuretski welcomed Girl Scout Troup 24022.

PROCLAMATION

2. Bicycle Month – March 2023.

Mayor Kuretski presented the proclamation to Mr. Thomas Hernandez, Technical Advisory for the Palm Beach Transportation Planning Agency and Ms. Stephanie Thoburn, Chair of the Vision Zero Advisory Committee.

CITIZEN COMMENTS

Mr. Marc Patel, resident of Umbrella Place, invited Council to participate in the Best Buddies Friendship Walk on April 22, 2023. He introduced Mr. Tyler Jasensky, Program Manager with Best Buddies. Mr. Jasensky gave an overview of Best Buddies Non-profit organization.

Ms. Terri Grooms, resident of Perry Avenue, congratulated Vice-Mayor Delaney and Councilor May and suggested naming the new police building after past Chief Glynn Mayo.

Mr. Brett Leone, resident of Barbados Drive, congratulated re-elected Council members and spoke regarding naming the police building in honor of Chief Glynn Mayo.

Ms. Penny Payne, resident of 126th Terrace, congratulated Council members on their re-election and noted her support for naming the new police building after Chief Glynn Mayo.

CITIZEN COMMENTS

Mr. Brad Mayo, resident of Town Hall Avenue, also congratulated the re-elected Council members and supported naming the police building after his father, Chief Glynn Mayo.

Mr. Andy Weston, resident of Dolphin Drive, spoke regarding improving Dolphin Drive.

MINUTES

3. February 21, 2023 Town Council Meeting Minutes.

Vice-Mayor Delaney moved to approve February 21, 2023 Town Council Meeting Minutes, as amended; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	May	Schneider	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.

Councilor May moved to approve the Consent Agenda; seconded by Vice-Mayor Delaney; motion passed.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

- 4. Resolution 16-23,** Approving contract renewal of EPW 2022-20 Seagrape Trimming and Exotic Removal on County Road A1A with K&S Services of South Florida, in an amount not to exceed \$103,845.
- 5. Resolution 28-23,** Approving contract CR 2023-01 Print Services with Southeastern Print in an amount of \$79,429.
- 6.** Approving the use of State Forfeiture funds for a donation to the Gulf Stream Council's Learning for Life Explorer Program to support the Law Enforcement Explorer Academy in the amount of \$5,000.
- 7.** Approving the Town Council Strategic Planning Workshop Meeting, Thursday, March 16, 2023 at 6:00 PM in the Council Chambers.

REGULAR AGENDA

PUBLIC HEARING

8. Harbourside

A. Ordinance 3-23, Second Reading - Quasi-judicial – Amendment to an approved planned unit development (PUD) to modify previously approved conditions of approval in regards to parking, sound and events.

Town Clerk swore in four people.

Ms. Emily O’Mahoney with 2GHO and representing the Applicant, spoke regarding the change of uses in building 3A, sound, allowed events and parking spaces.

Mr. Nicholas Mastroianni III thanked Staff and Council for their efforts.

Mr. Baird identified some concerns regarding Ordinance 3-23 and Resolution 14-23 provision regarding free parking. *He clarified the intent that he and Mr. Reynolds received from the discussion was that free parking was not in the settlement agreement because it was an issue that would be dealt with later. He also mentioned a proposed change to the Ordinance related to parking spaces. – LC 3/21/23*

Mr. Peter Meyer, Senior Planner, presented highlights of the application in regards to parking, sound, and events.

Councilor May asked if any changes should be made regarding parking spaces.

Mr. Baird suggested to allow 66 parking spots instead of up to 68 in the Ordinance Section 2 and in the Resolution to eliminate Section 4.

Mayor Kuretski stated he relied upon good faith that the applicant would include free parking.

Title read by Mr. Baird.

Vice-Mayor Delaney moved to approve Ordinance 3-23, Second Reading, as amended to change amount of parking spaces allocated to the change of uses in building 3A to 66; seconded by Councilor May; motion passed.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

B. Resolution 14-23, - Quasi-judicial – Amendment to an approved site plan to modify uses and address parking and outdoor seating; and to repeal authorization to create an outdoor venue.

Vice-Mayor Delaney moved to approve Resolution 14-23, as amended to repeal Section 4; seconded by Councilor Schneider; motion passed.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

PRESENTATION

9. Funding plan for Roger Dean Stadium Improvements.

Mr. Scott Reynolds, Finance Director, gave a brief presentation which included history of primary funding options from November 2022; proposed funding plan; surtax funding year-end balance for fiscal year 2023; and funding consideration.

Mr. Reynolds stated Staff was seeking direction from Council, to see if they wanted to contribute to Roger Dean Chevrolet Stadium (RDCS) and if so, at what level. He noted funding was not budgeted and would be competing with future Council priorities. He said if funding was authorized, Staff would return with a Funding Agreement for Council's consideration.

Mayor Kuretski stated last time Council spoke regarding RDCS was in November of 2022 and he understood each Council member had individually met or spoken with RDCS. He said he had asked for minor league lighting upgrades and had heard RDCS was not interested. He noted Council needed to work from a common reference point.

Mr. Mike Bauer General Manager for RDCS, said RDCS did not need to upgrade to lighting to minor/major league level but needed to replace lighting to its current little league level.

Councilor Sundstrom noted there were limits to the infrastructure tax and asked which items would qualify for either ad valorem verses infrastructure tax.

Mr. Reynolds explained that under the infrastructure tax, the maintenance item would not qualify. He said it would need to be a capital asset and needed to be owned by a government agency. He stated the public art, plaza upgrades, lighting and the field house would qualify under infrastructure tax.

Mayor Kuretski stated the quad fields were Town property and he believed Palm Beach County was unaware of the ownership of the facilities. He noted the Town had an annual agreement and had been covering those expenses. He inquired if the County's contribution came from bed tax.

Mr. Reynolds stated yes.

Mayor Kuretski said the Towns contribution helps bed tax and fifty percent of the bed tax was from the tournaments. He asked if the County had approached Palm Beach Gardens for funding as they had the same amount to gain as the Town.

Mr. Reynolds stated he did not know but believed they had not asked.

Mayor Kuretski explained the Town wanted to help but needed to justify cost for the tax payers they represent.

Councilor Sundstrom noted the County stated they were not using a dime of ad valorem taxes. She stated the Town wanted to be supportive but she had a hard time committing any ad valorem dollars.

PRESENTATION

9. Funding plan for Roger Dean Stadium Improvements.

Mr. Reynolds stated the Town had maintenance commitments for the fields, lights, power and lighting repairs. He noted the Town took the ownership of the quad fields seriously.

Mayor Kuretski explained the Town had a great partnership with the stadium and would like to continue that partnership. He stated residents and businesses had benefited from it, but believed the County was being inconsistent and unfair. He asked if Wi-Fi cost increased from \$500,000 to \$1 million to include exterior.

Mr. Bauer said Wi-Fi would be broken down into three parts which would include public Wi-Fi for stadium guests, the back fields for players and coaches, and a component across the street. He noted the component across the street was estimated at \$400,000.

Mayor Kuretski clarified that cost for Wi-Fi was \$600,000 inside the stadium and \$400,000 was to benefit Town Center.

Mayor Kuretski wanted to ensure all costs for the quad field's annual maintenance were captured, so there would be no funding concerns in the future. He then asked Mr. Baird to explain the annual maintenance cost which goes through 2027.

Mr. Baird explained the original sports facility agreement was between the County and the ball clubs, whereas the license agreement was between the Town and ball clubs for use of the quad and both agreements are linked. He clarified that the County amended their sports facility agreement to extend to 2047 and the Town's license agreement needed to be consistent with that extension. He noted the County was not a party to the license agreement, but there had been a provision that stated the County must concur. Mr. Baird mentioned there was not a Jupiter Funding Agreement, one was proposed three years ago when the County was considering the bond. He explained that regardless of whether the Council chose to fund or not, they must extend the License Agreement in regards to the fields.

Vice-Mayor Delaney questioned if \$44,000 was the cost to power the quad fields. Mr. Scott Reynolds agreed. Vice-Mayor Delaney stated he struggled with what a reasonable amount for those projects would be in regards to using tax payer dollars.

Councilor Sundstrom asked if the \$44,000 for power was for seven months. Mr. Scott Reynolds replied it was based on an annual cost from Florida Power and Light (FPL). She asked if the donation of 25 acres to Roger Dean Stadium would have gone to Abacoa Community Park for recreation. John Sickler, Director of Planning and Zoning, said yes. Councilor Sundstrom explained while she was grateful for the ballpark there was a struggle for field space. She explained Council needed to be mindful of taxpayers' dollars. Vice-Mayor Delaney agreed.

PRESENTATION

9. Funding plan for Roger Dean Stadium Improvements.

Councilor May asked if the upgraded lighting would save money. Mr. Thomas Hernandez, Director of Engineering and Public Works, said there would be cost savings and the lighting would last longer.

Councilor Schneider stated she supported doing the upgrades that contributed to Downtown Abacoa and the experience. She was interested in the entry plaza upgrades, public art, and Wi-Fi inside the stadium.

Mayor Kuretski asked which item number she supported. Councilor Schneider stated she supported three, four, and seven, but she also supported the lighting upgrades and Wi-Fi inside the stadium.

Councilor May suggested having Wi-Fi outside the stadium to help the students in the area. Councilor Schneider agreed because it added to the overall benefit and experience of the Town.

Councilor Sundstrom asked if the exterior painting was for the Town or County owned property. Mr. Mike Bauer explained they would demolish and rebuild two clubhouse facilities which the County would paint, however the main building was not included, the funding from the Town would be used to paint and blend the buildings together.

Councilor Sundstrom said she did not support using ad valorem tax dollars from Jupiter residents to paint a County facility in the current financial environment. She was supportive of the field house upgrades and lighting. She supported items one and two, while three and four she would be open to discuss. She would not consider items five, six, or seven.

Councilor Schneider pointed out just focusing on lighting would only benefit people using the fields, by doing the other items it would benefit everyone that would visit Abacoa.

Vice-Mayor Delaney asked if the Town did not fund the interior Wi-Fi and only the exterior, would it still get done. Mr. Mike Bauer replied they would only do Wi-Fi inside the stadium and backfields. Vice-Mayor Delaney stated projecting Wi-Fi outside the stadium would benefit residents.

Councilor Schneider stated having a facility that was aesthetically pleasing and upgraded added a benefit to the community and was important to her.

Vice-Mayor Delaney asked what was included in the field house upgrades. Mr. Thomas Hernandez explained there were several items including a building re-roof, ADA compliant renovations, fixing epoxy floors, replacing ductless air conditioning, along with several other general maintenance items.

Vice-Mayor Delaney said he supported items one and two and could potentially support exterior Wi-Fi. He questioned whether it was the Town's place to paint a County facility and supported what would benefit Jupiter taxpayers.

PRESENTATION

9. Funding plan for Roger Dean Stadium Improvements.

Councilor May supported items two, three, four, five and seven. He stated that even though the Town didn't reap all the benefits of the bed tax, the items would benefit the surrounding business owners.

Mayor Kuretski supported items one and two. He did not support exterior Wi-Fi, however was open to items three and four. He was still unsure about items five, six, and seven. He stated he would like to better understand what the future extended partnership costs would entail.

Vice-Mayor Delaney agreed he could support items one, two, and four, and was uncertain on five.

Councilor Sundstrom supported items one, two, and four. She noted items five, six, and seven were a stretch.

Councilor Schneider suggested coming up with a different number for public art because \$650,000 was a large number and many other projects concerning art never got off the ground.

Councilor Sundstrom stated that she supported public art and believed the Town needed to do more with public art. She mentioned she had other local projects in mind where the Art Committee and residents could provide input. LC 3/21/23

Mayor Kuretski agreed coming up with a different amount would be appropriate.

Councilor Schneider offered a starting point of \$50,000 and getting a recommendation from the Art Committee. Council all agreed that they would support a smaller amount for public art.

Vice-Mayor Delaney reiterated his support for items one, two, and four but he was on the fence with item three and public art.

Mayor Kuretski gave direction to Staff that Council unanimously agreed on items one, two, and four. Item three had a consensus for a lower amount to be determined. He also noted the funding had to be done with the extension of the license agreement.

Mr. Scott Reynolds clarified that the License Agreement needed to include an Easement Agreement for the perpetual use of the fields.

REPORTS

TOWN ATTORNEY

- Congratulated Vice-Mayor Delaney and Councilor May – Mr. Baird congratulated Vice-Mayor Delaney and Councilor May for another term serving on Council.
- Sperry Property Final Order – Mr. Baird stated the Final Order for the Sperry Property was completed and would be executed by they Historic Resources Board Chair soon.

REPORTS

TOWN MANAGER

- Congratulated Vice-Mayor Delaney and Councilor May – Mr. Kitzerow also congratulated Vice-Mayor Delaney and Councilor May for serving another term on Council.
- Strategic Workshop – Mr. Kitzerow stated there would be a Strategic Workshop on March 16, 2023 at 6P.M.
- Veteran’s Memorial Legacy Brick program - Mr. Kitzerow mentioned the launch of the Veteran’s Memorial Legacy Brick program.
- Waste Management meeting with local Homeowner’s Associations (HOA) - Mr. Kitzerow stated Staff and Waste Management met with HOAs to discuss concerns regarding the new waste bins.
- Summer Camp - Mr. Kitzerow mentioned Town’s summer day camp registration was open and there were over 200 campers were registered.
- Appraiser for the Sperry Property - Mr. Kitzerow stated Staff had a meeting the next day with the second appraiser who was awarded the contract and met with the first appraiser last week. He stated the process was moving a long and would keep Council updated.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR SCHNEIDER

- Renaming Police Building – Councilor Schneider stated she agreed with the citizen comments to rename the Police building after Glynn Mayo.
- Administrative Approval Process - Councilor Schneider mentioned she would like Council to review the rules on the administrative approval process to make it more efficient.
- Dolphin Drive - Councilor Schneider asked if Staff was able to look into helping Mr. Andy Weston regarding his concerns to improve Dolphin Drive.

Vice-Mayor Delaney asked for more information and if the rest of the neighbors were on board regarding the Dolphin Drive improvements. He also asked if it was a Town Road.

Mr. Baird confirmed it was a town road and stated over the years there had been a number of assessments programs for roads. He also mentioned there had been a discussion at the Council level and the previous Town Manager had sent a memo. He stated the memo explained the reason the item was removed from the budget due to the rationale that if the Town did a road program for Dolphin Drive then there would be others asking the Town for a road program. He also stated a petition that had been submitted by Mr. Weston.

Mayor Kuretski mentioned the cost of the road improvement and stated it wasn’t justified. He agreed he would like more information and which properties would be most impacted.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

MAYOR KURETSKI

- Administrative Approval Process - Mayor Kuretski stated he would like to make that a priority.
- Transportation Planning Agency (TPA) Referendum for Funding – Mayor Kuretski mentioned Mr. Scott Reynolds had sent information regarding the TPA asking for a referendum for mobility funding. He stated the only thing that was agreed at the TPA level was to ask about the surtax expiration and extension. He stated he wanted to know the benefits to the Town’s public before he would support it.
- Legacy Brick Program – Mayor Kuretski mentioned the brick program and that there were 57 bricks sold in two days. He also stated the Town should make sure the project could be done throughout the entire circular Veteran’s Memorial area. He also mentioned a Police memorial.
- Waste Management – Mayor Kuretski stated he would contact Waste Management on behalf of the Town to see a demonstration of the trucks with the articulating arm to prove they can’t lift a 32-gallon container. He stated he wanted to know the options for the Waste Management equipment.

COUNCILOR SUNDSTROM

- Renaming of Police Building - Councilor Sundstrom expressed her support for renaming the Police Building to honor Glynn Mayo.
- Dolphin Drive – Councilor Sundstrom stated there were a lot of policy questions regarding the item and suggested a long-term plan to prioritize certain areas of the Town to improve the level of service.
- Transportation Planning Agency (TPA) Referendum for Funding - Councilor Sundstrom stated she was familiar with the item and mentioned she was interested in the Go Glades project.
- Summer Camp - Councilor Sundstrom thanked Staff for their efforts to make sure residents had the best experience.
- Administrative Approval Process - Councilor Sundstrom stated she also would like to look into the process and to hopefully take some burden off of Staff.

COUNCILOR MAY

- Administrative Approval Process – Councilor May stated he was looking forward to reviewing the process.
- Councilor May thanked his parents for all their help which allowed him to serve on Council.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS
COUNCILOR MAY

- Lobbyist - Councilor May stated he was in Tallahassee and was able to meet with the Town's Lobbyist. He stated the Town had a lot of opportunity with them to lobby for funding.

Mayor Kuretski asked how the Lobbyist was being managed.

Mr. Kitzerow stated the Assistant Town Manager was the point of contact and managing them. He stated they were very good at what they do.

Councilor Schneider asked if Council could be informed on what was being looked at and what funding the Lobbyist were working towards.

Mayor Kuretski asked if the weekly report could include information regarding the Lobbyist updates.

- Renaming of Police Building - Councilor May also expressed his support for renaming the Police Building to honor Glynn Mayo.

ADJOURNMENT- 9:26 P.M.

Laura Cahill, Town Clerk