

**FINAL AGENDA AND MINUTES  
TOWN OF JUPITER  
TOWN COUNCIL MEETING  
COUNCIL CHAMBERS  
TUESDAY, JUNE 21, 2016**

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

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

**CITIZEN COMMENTS**

Ms. Barbara McQuinn, resident of Tequesta, stated her candidacy for the School Board District One, which included Jupiter. She gave a summary of her history within the school system.

Ms. Teri Grooms, resident of North Perry Avenue, mentioned at the last meeting Councilor Kuretski pointed out his concerns involving an application. She also asked if the Community Redevelopment Agency (CRA) had Mr. Don Hearing represent them before or after Mr. Modica hired him.

Ms. MB Hague, resident of Bourne Drive, felt the on-site parking on Love Street did not supply enough parking and the off-site parking was farther from the property than Code allowed. She repeated her request that the Town pursue a moratorium on development in the Inlet Village area in order to have time to address code and zoning changes and to study parking and traffic issues. She mentioned Ms. Stephanie Thoburn and Mr. David Kemp did a fabulous job at the open house at the Train Depot.

Ms. Carol Watson, resident of Seabreeze Circle, felt Harbourside should have fireworks on July 4th. She proposed to have an outdoor fitness center, possibly at Cinquez Park and to have the pedestrian lights on A1A placed into the road instead of hanging above.

**PRESENTATION**

1. Town of Jupiter's Comprehensive Annual Financial Report (CAFR) by Mr. Scott Porter, Audit Partner.

Mr. Scott Porter, Audit Partner at Caler, Donten, Levine, Cohen, Porter and Veil, P.A. presented the Council with the Comprehensive Annual Financial Report (CAFR).

Mr. Porter mentioned the Audit Committee Members were a very good group and had taken an active interest in serving the Town.

Mr. Porter said he was presenting the CAFR late this year due to state level accounting requirements.

## **PRESENTATION**

1. Town of Jupiter's Comprehensive Annual Financial Report (CAFR) by Mr. Scott Porter, Audit Partner.

Mayor Wodraska asked what the difference was between Government Activities versus Business-Type Activities columns. Mr. Porter said Business type included water, storm water and building operations. He said Government Activities were general and other funds.

Councilor Kuretski asked if the Building Department was classified as a business because it was set as an enterprise fund and if other governments were the same. Mr. Porter stated other governments listed the Building Department under General Funds but the Town decided the Building Department was self-sufficient since it was supported by user fees.

Councilor Posner asked where and how business license fees were categorized in the budget. Mr. Porter said they were included in Governmental Activities. Mr. Scott Reynolds, Budget Manager said business licenses resided in the General Fund, building permits were generated in the Building Fund, and contractor licenses remained in the General Fund.

Mr. Porter explained the funds on page 50 of the CAFR relating to retirement plans and health insurance. He pointed out on page 68 the Town revenues and other financial sources exceeded the budget by \$1,137,375.00.

Mr. Porter stated on page 72, revenue over expenditures was a positive \$4,122,434.00 compared to the budget, he said the Town had a very good year in the General Fund.

Mr. Porter reviewed the Financial Highlights handout provided to the Council.

Councilor Kuretski suggested the Audit Committee meet before publication which may have some influence on the outcome.

Councilor Kuretski felt any corrections necessary to the CAFR should be made so inconsistencies would not carry over year after year, including; under Financial Condition and Outlook a comment that population estimation was growing at an annual rate of 9.21% over the next 15 years, had been republished many times; on page three it was mentioned the biotech industry had produced over 1000 high skilled jobs, and he asked for a list of the jobs; on page iii there were comments about reducing the size of government with reduction numbers from 2007 and he felt it should be footnoted that some positions were outsourced; and on page four he felt a 1.6 million reduction in operating costs may have been worded incorrectly.

**PRESENTATION**

1. Town of Jupiter’s Comprehensive Annual Financial Report (CAFR) by Mr. Scott Porter, Audit Partner.

Councilor Kuretski asked for several clarifications from the auditor’s report from Mr. Porter regarding the police retirement fund, CRA loan and fund balances and police pension liability numbers and rate of return.

Councilor Kuretski asked for a copy of the Police Pension fund account report.

**MINUTES**

2. May 17, 2016 Town Council Meeting Minutes (continued from 6/7/16) and June 7, 2016 Town Council Meeting Minutes.

Mayor Wodraska revised language under his comment on page 14, first paragraph, of the June 7, 2016 minutes regarding Harbourside.

Council Kuretski asked to continue the June 7, 2016 Town Council Meeting Minutes.

Councilor Kuretski moved to approve the May 17, 2016 Town Council Meeting Minutes (continued from 6/7/16) and continue the June 7, 2016 Town Council Meeting Minutes; seconded by Councilor Posner; motion passed.

Wodraska	Kaufer	Delaney	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.

Vice-Mayor Kaufer moved to approve the following Consent Agenda; seconded by Councilor Posner; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	Posner
Yes	Yes	Yes	Yes	Yes

**PUBLIC HEARING**

3. **Ordinance 13-16, Second Reading, Mixed Use Sign Code** – Zoning text amendment to Section 27-990.32, entitled “Community commercial (CC) and Town Center (TC) “subdistricts” to reduce the distance separation requirement for monument signs on properties over five acres.

## **CONSENT AGENDA**

### **PUBLIC HEARING**

**3. Ordinance 13-16, Second Reading, Mixed Use Sign Code**

Title read by Town Attorney Baird.

- 4. Ordinance 16-16, Second Reading, Admirals Cove - Quasi-judicial -** Planned Unit Development (PUD) amendment to request a dock waiver to increase the maximum length of a terminal platform for single family homes on two platted lots and to define dock standards within the 727.8± acre residential PUD, located on the northeast corner of Alternate A1A and Frederick Small Road.

*Ex Parte Communications* – None

Title read by Town Attorney Baird.

### **PUBLIC BUSINESS**

- 5.** Approval of Amendment Number One (1) to the Florida Department of Transportation District Four Landscape Maintenance Memorandum of Agreement for Indiantown Road and approval of an Agreement to install and maintain special right-of-way improvements in public right-of-way between the Town and Gulfstream Pacific Jupiter, LLC.
- 6.** Approving a Re-Award of Contract EPW 2016-26 (REBID) for landscape and irrigation maintenance in Jupiter to Batallan Enterprises, Inc. dba Property Works (Section A) in an amount not to exceed \$521,520.50.
- 7.** Approval of Florida Inlet Navigation District (FIND) Park five (5) year lease extension.
- 8.** **Resolution 54-16,** Approving Staff to apply for Community Development Block Grant Funds from the Department of Housing and Urban Development by submitting the Town's 2016-2017 Annual Action Plan.
- 9.** Approving the cancellation of the Town Council Meeting July 5, 2016.

**END OF CONSENT**

**REGULAR AGENDA**

**PUBLIC HEARINGS**

10. **Ordinance 15-16, First Reading, McDonald's - Quasi-judicial** - Planned Unit Development (PUD) amendment, including waivers pertaining to the required width of the landscape buffer, the amount of greenspace, and the size and number of wall signs, within a development known as "Jupiter West Commercial PUD", on 8.1± acres, located at the southwest corner of Indiantown Road and Roosevelt Road/68<sup>th</sup> Terrace. (Second Reading – 7/19/16)

*Ex Parte Communications* – None

The Town Clerk swore in 8 people.

Mr. George Gentile with Gentile, Glas, Holloway, O'Mahoney and Associates for the applicant, stated the applicant had agreed to all conditions of approval. He explained the applicant was requesting a planned unit development (PUD) site plan amendment to make improvements, an addition for a split queue drive thru and modifications to the architecture of the building. Mr. Gentile discussed a three percent increase to green space, reduction of the building by 94 square feet and other benefits of the project. He reviewed requested waivers for the reduction of a landscape buffer, signage and reduction of green space.

Mr. Scott Thatcher, Principal Planner, stated Staff recommended approval of the PUD amendment.

Councilor Posner asked if existing parking had less than required parking. Mr. Gentile said parking was shared for the PUD.

Mayor Wodraska asked if the architecture was common for McDonalds. Mr. Gentile explained the architecture was one of McDonald's newer contemporary prototypes.

Mr. Scott Purdy, with Hartley and Purdy Architectural, explained the design was a contemporary urban design which had some unique elements.

Title read by Town Attorney Baird.

Vice-Mayor Kaufer moved to approve Ordinance 15-16, First Reading, McDonald's; seconded by Councilor Posner; motion passed.

Wodraska  
Yes

Kaufer  
Yes

Delaney  
Yes

Kuretski  
Yes

Posner  
Yes

## **REPORTS**

### **TOWN ATTORNEY**

- Memo of 6/21/16, CRA Plan – Mr. Baird distributed a memo regarding his legal opinion pertaining to the 2012 amendment of the 2008 CRA Master Plan, as requested by Councilor Kuretski. He suggested Council contact him with any questions.
- Harbourside July 4, 2016 – Mr. Baird indicated the Town received a revised application this morning. He explained the revised application does not include fireworks and has an estimated crowd of 800 people. He mentioned there had been difficulty getting Town Police officers to work the events due to the slow reimbursement for the officers. He indicated he would be meeting with Staff on June 22, 2016 to determine if a permit would be granted.

Councilor Kuretski referenced previous comments from Harbourside regarding inadequate parking at Harbourside due to an omission in the Code to require spaces for restaurant employees and asked Staff to consider the parking issues when reviewing the application.

Vice-Mayor Kaufer asked if there was a policy regarding the payment to officers for special duty assignments and if not, he suggested the Town implement a policy.

Mr. Baird explained the Town may want to consider a deposit from the agency hiring the officers or require payment in advance.

Councilor Posner said he has seen the parking under the bridge closed off and suggested the Town consider parking on the former Piatt Place site.

## **TOWN COUNCIL – LIAISON REPORTS AND COMMENTS**

### **VICE-MAYOR KAUFER**

11. Discussion of a Parental Leave Policy for the Town of Jupiter.

Vice-Mayor Kaufer explained he had provided backup information and was asking for a majority of Council to provide direction. He said it was very important to him and he was hoping Council would direct Staff to investigate the issues and propose a policy for Council's consideration. He proposed paid leave for parents after the birth, adoption or placement for a foster child. He said there were no other entities providing this benefit except Palm Beach County Fire Rescue. Vice-Mayor Kaufer hoped the Town of Jupiter could be a leader with this new Policy. Council discussed their concerns and unanimously agreed to ask Staff to investigate and provide additional information and recommendations.

**VICE-MAYOR KAUFER**

**11. Discussion of a Parental Leave Policy for the Town of Jupiter.**

Ms. Evelyn Flores, Women's Foundation of the Palm Beach County, mentioned her experience with getting eight weeks of pay at 50 percent of her salary. She hoped Council would consider a policy.

Mr. Ben Klug, former Council member and resident of Raintree Trail, commented on his issues with a son born premature. He encouraged Council to consider a policy.

Ms. Carol Watson, resident of Seabreeze Circle, explained her experience with the Family Leave Act and supported a policy.

**COUNCILOR POSNER**

- Boat Docks- Councilor Posner reiterated his request for a Round-table discussion on the recent boat dock issues and suggested this item be scheduled as soon as possible.
- Business Tax Receipts (BTR) - He expressed concerns regarding the BTR process and mentioned he knew of many businesses that had paid for their license but had not received it. Ms. Bonino provided a brief update and agreed to follow up on the issues.

**COUNCILOR DELANEY**

- Boat Docks- Councilor Delaney agreed with the need to schedule a discussion for the agenda.

**COUNCILOR KURETSKI**

- Parking Code- Councilor Kuretski stressed the need to schedule a Council discussion regarding the Town Parking Code. He mentioned there was a consensus to move forward with this item at the May 17, 2016 Town Council Meeting.
- Inlet Village Traffic and Parking Challenges - Councilor Kuretski suggested Staff provide language regarding a moratorium for the Inlet Village area. Mr. Baird agreed to provide recommendations.

**ADJOURNMENT** – 9:20 P.M.