

**FINAL AGENDA AND MINUTES
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, JANUARY 19, 2021**

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 Cameron May; Town Manager Matt Benoit; Town Attorney Thomas J. Baird and Town Clerk Laura E. Cahill.

MINUTES

1. December 15, 2020 Town Council Meeting Minutes.

Councilor Delaney moved to approve December 15, 2020 Town Council Meeting Minutes; seconded by Vice-Mayor Kaufer; motion passed.

Wodraska	Kaufer	Delaney	Kuretski	May
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.

Council unanimously agreed to postpone item 2, Ordinance 21-20, Second Reading, until the February 2, 2021 Town Council Meeting.

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

Wodraska	Kaufer	Delaney	Kuretski	May
Yes	Yes	Yes	Yes	Yes

PUBLIC HEARING

CONTINUED TO 2/2/2021

2. **Ordinance 21-20, Second Reading, Fisherman's Wharf** – Future Land Use Map amendment application from Mixed Use to Commercial, on a 4.4± acre property, located on the north side of East Indiantown Road at the intersection of Fisherman's Way.
3. **Ordinance 22-20, Second Reading**, Approving the amendment to the Town of Jupiter Police Officers' Retirement Fund to provide for compliance with the SECURE Act.

Title read by Mr. Baird.

CONSENT AGENDA

PUBLIC BUSINESS

4. **Resolution 18-21**, Approving Recommendation of Letter contract to the Fence Experts of the Treasure Coast, LLC for Utilities well site fence replacements (W2019) in the amount of \$106,402.
5. **Resolution 21-21**, Approving work order No. 28 with Wantman Group, Inc. for mechanical, electrical, and plumbing (MEP) design associated with the Community Investment Program (CIP) project for improvements to the Community Center in an amount not to exceed \$93,942.04.

REGULAR AGENDA

PUBLIC HEARING

6. **Resolution 97-20, Generation Church – Quasi-judicial** - Site Plan amendment application to delete Condition 19 and 21 of Resolution No. 35-20 to change the trim color for the existing church and to maintain the S-tile metal roof on the Historic Chapel on a 2.4± acre property, at 510, 430, 418, and 412 Center Street. (continued from 12/15/2020)

Ex-Parte Communications:

- Mayor Wodraska had numerous conversations with Pastor Ben Pierce, attended the Sunday Grand Opening Invitation in 2019, and received email correspondence from parishioners of the Church.
- Councilor Delaney had conversations and email exchanges with Pastor Ben, Ms. MB Hague, Ms. Teri Grooms, and Ms. Cheryl Schneider.
- Councilor Kuretski stated he had conversations with Mr. John Sickler, Director of Planning and Zoning, regarding historic structures and the application's history.
- Vice-Mayor Kaufer stated he visited the Church in December and attended one of the services. He also had a phone conversation with Pastor Ben a few weeks ago, and email correspondence and Facebook conversations with residents regarding the resolution.
- Councilor May had several meetings with Pastor Ben and took a tour of the Church. He had also spoken with Ms. Hague, Ms. Grooms, and Ms. Schneider regarding the item.

Town Clerk swore in four people.

Pastor Ben thanked Council for their service and Town Staff for their part in the project. He stated it was the tenth public meeting regarding the project and had cost the Church a little over \$200,000. He reviewed the past two years of the project and mentioned the efforts were to make the property usable and honor history.

REGULAR AGENDA

PUBLIC HEARING

6. Resolution 97-20, Generation Church

Pastor Ben stated the burden of repainting the trim and the structure concerns using the clay material required when the roof would need replacing. He mentioned Town Staff, the Historic Resources Board, and the Planning and Zoning Commission all recommended the approval of Resolution 97-20. He also presented a few slides showing the past and current status of the building and the current and proposed roofing material.

Mr. Peter Begovich, Town Planner, stated Staff recommended approval of the request made by the Applicant to delete conditions 19 and 21, relating to the trim color and roofing material. In regards to the deletion of Condition 21, two structural engineering firms had suggested not to place clay tiles on the historically designated portion of the roof. Mr. Begovich gave a brief review of the paint timeline and mentioned the Certificate of Appropriateness Approval (COA) required by the Historic Resource Board for color changes outside the approved color scheme.

Councilor Kuretski mentioned the slide showing the 1924 chapel. He stated the review said no opinion was rendered regarding structure elements which were concealed. Councilor Kuretski felt the report provided little information.

Mr. Jim Brown, Town Deputy Building Officer stated he could not confirm what the Consultant had seen and was not sure if there had been access to the ceiling areas. Councilor Kuretski asked if the Town had any drawings for the structure, Mr. Brown stated no.

Councilor Delaney stated Pastor Ben had mentioned some leaking during construction. He asked if the Town had provided remedies to how they were to be handled.

Mr. Begovich stated he was unaware of leaks but if so, would meet with Staff and come up with a solution.

Ms. Josy Cartland, resident of Jupiter and a member of the Church, stated she supported the item. She noted she had received a letter from the original architect's granddaughter and read part of it to Council. She explained the Church helped families in need.

Mr. Jim McGuirus, resident of Palm Beach Gardens, said in the last three months, the Church had fed between 200 and 275 families per month at no cost to the families. He asked Council to go with Staff's recommendation and allow the resources to be used to help the community.

Mr. Gordon Boggie, resident of Loxahatchee Drive, stated he was not affiliated with Generation Church but supported approval of the Resolution.

REGULAR AGENDA

PUBLIC HEARING

6. Resolution 97-20, Generation Church

Mr. Dane Leitner, resident of Egret Circle, mentioned he had attended Generation Church for several years. He noted the restorations that had been done were phenomenal. He also asked Council to support the Resolution to allow resources to continue to help the community.

Mr. Josh Miller, resident of Misty Lake Drive and a lifelong Jupiter resident, believed Center Street had never looked better. He said the Church was the center point of the community.

Mr. Richard Worth, resident of North Palm Beach and an engineer for thirty years, noted the concrete tiles would impact the structural element of the building. He did not believe it was an acceptable measure to put that type of latent load on a building when the evidence was unclear if it could support it.

Mr. Ayden Worth, resident of North Palm Beach stated he loved the Church.

Dr. Kimberly Worth, resident of North Palm Beach said she felt the Church had done a phenomenal job honoring the Town. She noted her family loved Jupiter and what the Church had done.

Mr. John Dawson, from West Palm Beach and representing O'Donnel, Naccarato, Mignogna, and Jackson (ONM&J) Structural Engineers, was asked by Pastor Ben to do a structural review of the existing entry towers. He noted they provided a report and conclusions with only having access to the west tower. He said there was an existing slight depression of the east tower on the southwest corner and the west tower on the southeast corner but found that both towers were structurally satisfactory. He stated their recommendation would be to not add any additional weight to the towers and intensive and invasive openings would be needed to evaluate further. He concluded the curb appeal was very good.

Mr. Jason Banzhoff, resident of North Palm Beach and a member of the Church, said he loved the integrity and character of the Church and their community outreach. He noted another financial burden on the Church would take away from helping the community.

Mr. Joshua Osborn, resident of Center Street thanked the Council for serving the community and keeping the Town beautiful. He asked for the betterment of the community and to support Generation Church.

Mr. Aaron Schwindt, resident of Palm Beach Gardens, said he believed in adhering to codes, but stressed the nonprofit nature of the Church and highlighted all the generous things the Church did. He asked for patience and approval of the amendments.

Ms. Cahill noted she had six comment cards from people who did not wish to speak but were in support of the item.

REGULAR AGENDA

PUBLIC HEARING

6. Resolution 97-20, Generation Church

Councilor Delaney asked what the scope of the project would be to straighten and reinforce the towers. Mr. Begovich stated testing would have to be done to determine load requirements and didn't know about the cost. He confirmed it would be an extensive job, including reinforcing the wood frame with steel and insuring the foundation could support it.

Vice-Mayor Kaufer asked what the life expectancy was on the roof in relation to condition 21. Mr. Begovich said metal roofs could be expected to last up to 50 years. Vice-Mayor Kaufer said he didn't want condition 21 to be a punitive cost for the Church in the near future. He was also concerned with the structural integrity required for heavier tiles.

Vice-Mayor Kaufer noted he did not have a strong opinion either way for condition 19 but would follow staff recommendation.

Councilor Kuretski supported keeping condition 21. He felt the structural testing was lacking and that the structure should be addressed at the time of the new roof, if not before. He noted grants may be available when the time came, for analysis and repair. He also supported the white trim on the historic portion.

Councilor May and Vice-Mayor Kaufer agreed different lighter materials may be available at the end of life for the existing roof.

Pastor Ben said the engineer viewed what was visible from the attic without opening up the bottom walls. The engineer also determined the way the towers were built, only three corners out of four were able to have a foundation, which was causing them to lean. Pastor Ben felt the metal roof looked good and looked similar to clay barrel tiles.

Pastor Ben said if the Town was willing to put grant money towards further studies they could walk down that path, but he didn't want to put further burden on the Church after so much had been invested already.

Councilor Kuretski clarified when he mentioned an additional evaluation, he meant when it was convenient for the Church. He thought it made sense for a 100-year-old structure. Pastor said he was trying to avoid destroying the stucco. He also mentioned the excessive amounts of steel and concrete that had already been added to increase support to the foundation. Pastor Ben also noted the historic preservation grant process had been unclear and out of reach so he felt anything further to do with grants should be put in writing and reviewed by an Attorney.

Mayor Wodraska felt it was overreaching to tell anyone what paint color to use. He said the Town had already made the Church spend \$200,000 extra for a project that was already improving Center Street. Mayor Wodraska did not feel comfortable adding additional conditions.

REGULAR AGENDA

PUBLIC HEARING

6. Resolution 97-20, Generation Church

Vice-Mayor Kaufer felt condition 21 as written, did not capture his original intent. He intended when it was time for a new roof to evaluate at that time to determine a cost effective solution that kept the historical aesthetic. He felt when it came to paint color, sometimes it would be necessary to regulate, to keep the historic value but in this case he did not mind removing the condition. He reiterated his comment from the strategic planning workshop that the historic preservation policies needed to be overhauled.

Councilors May and Delaney said they trusted Pastor Ben to keep an open dialogue and preserve the structure as much as possible and they wanted to approve the Resolution and move forward at this time.

Councilor May moved to approve Resolution 97-20; seconded by Councilor Delaney; motion passed.

Wodraska
Yes

Kaufer
Yes

Delaney
Yes

Kuretski
No

May
Yes

REPORTS

TOWN ATTORNEY - None

TOWN MANAGER

- Second Strategic Planning Workshop – Mr. Benoit proposed to have the second Strategic Planning workshop on February 2, 2021. Council agreed unanimously.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

MAYOR WODRASKA

- Covid Vaccine – Mayor Wodraska stated he had received emails regarding the vaccine planning and wanted the Public to know that Council had little input regarding it.

Councilor Kuretski mentioned Publix will begin giving the vaccine by appointment and the availability was stepping up.

Mr. Benoit stated Jupiter Medical Center at some point might be an opportunity to give vaccines. He also added that all 67 Publix locations in palm beach county and 7 in Martin County would be giving about 100-125 vaccines a day.

Mr. Benoit mentioned he had offered to partner with Steve Seeley, Chief Operating Officer at Jupiter Medical Center to help with parking and facilities once there was a supply of the vaccine.

Councilor Kuretski clarified Publix was accepting appointments online starting at 6am on Thursday and CVS was trying to be able to give vaccines as well.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

MAYOR WODRASKA

Councilor May stated the municipalities who were giving the vaccines to their residents had their own Fire department and trained personnel who were able to give vaccines.

Vice-Mayor Kaufer appreciated Mr. Benoit giving updates on Jupiter Medical Center.

VICE-MAYOR KAUFER

- Florida Fish and Wildlife Commission (FWC) meeting – Vice-Mayor Kaufer stated the FWC had a rule making meeting regarding boat wake laws and asked the Town Manager to find out the logistics of the meeting and give a summary to Council.

Chief Daniel Kerr announced that he was retiring from the Town and his last day would be February 5, 2021. He thanked Councilor for all their support towards the Police Department.

Mayor Wodraska thanked Chief Kerr and stated he was the perfect guy to guide the Town through the building of the new facility and Covid.

ADJOURNMENT - 8:55 P.M.

Laura E. Cahill, Town Clerk

Todd R. Wodraska, Mayor