

**FINAL AGENDA AND MINUTES
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, MAY 4, 2021**

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

Roll Call: Mayor Todd R. Wodraska; Vice-Mayor Cameron May; Councilor Ilan Kaufer; Councilor Ron Delaney; Councilor Jim Kuretski; Acting Town Manager Kate Moretto; Town Attorney Thomas J. Baird and Town Clerk Laura Cahill.

PROCLAMATION

1. National Public Works Week, May 17-22, 2021 - Mr. Thomas Driscoll, Engineering, Parks and Public Works, Director.

Mayor Wodraska presented the Proclamation to Mr. Thomas Driscoll, Director of Engineering, Parks and Public Works.

2. No Place for Hate Day - May 14, 2021.

Mayor Wodraska presented the Proclamation to Councilor Kaufer.

PRESENTATION

3. Song & Associates presentation regarding the proposed new Town Hall Building and overall Site Plan development.

Mr. Rob Castorvinci with Song and Associates, gave a brief presentation regarding the proposed new Town Hall building and overall site plan development which included: program summary; conceptual parking analysis; aerial view of existing site; construction phase; proposed site plan; conceptual budget estimate; and a proposed future community center expansion.

Mr. Mike Villella, Chief Financial Officer, reviewed a presentation of the financial plan for Town Hall replacement which included the municipal complex strategic initiative; proposed financing plan; funding sources; and a request for Council's direction.

Councilor Kuretski stated he agreed with the ten percent increase of square footage for the new facility. He felt the uses may be different in the future and any annexation would be covered.

Mr. Villella stated once the structural requirements were defined Staff would come back to Council with some preliminary plans.

Mayor Wodraska mentioned the Town just moved over one hundred people over to the Police Department building and it was basically a wash of square footage.

Mr. Villella explained the 40,500 square feet being used for the current Town Hall excluded the old Police Department area.

PRESENTATION

3. Song & Associates presentation regarding the proposed new Town Hall Building and overall Site Plan development.

Councilor Kuretski stated he would like a recognition of a designated construction lay down area and any intentions for closing roadways to be included on the construction site plan. He mentioned the site of the proposed gym was purchased for the potential of roadway realignment and he would like to see a site plan with the consideration of that realignment. He supported the funding sources but he wanted to advocate for both the new Town Hall building and the Island Way South project.

Mr. Villella stated the Town had internal resources to loan funding for both projects, if requested.

Councilor Delaney asked for the construction timeline.

Mr. Villella stated the Police building took fourteen months and believed that was a reasonable timeline.

Councilor Delaney asked if Staff anticipated any concerns for materials.

Mr. Villella said he didn't foresee any issues with construction starting next year.

Councilor Kaufer asked if Staff was seeking direction on both Town Hall and the gym space.

Mr. Villella said Staff was seeking direction on Town Hall now and could move forward with the gym space in the future.

Councilor Kaufer said he understood the assumption for Staff space but asked if there was a plan for the public and multi-purpose space.

Mr. Villella stated the building would include a new Council Chamber, Community room, overflow room, and several meeting rooms.

Councilor Kaufer supported the new Town Hall and the funding sources but felt there was no immediate need to replace the building. He felt if Council wanted to move forward, additional space should also be considered multi-purpose spaces for public and emergency needs.

Mr. Villella noted one of the agenda items was asking for an agreement for Federal funding aimed at future building projects for multi-purpose space and a shelter.

Vice-Mayor May believed the Town should look into constructing a green building with green building codes.

Mr. Castorvinci agreed and said it was a standard practice to create a sustainable design which would be part of the building.

PRESENTATION

3. Song & Associates presentation regarding the proposed new Town Hall Building and overall Site Plan development.

Mayor Wodraska stated the new Police Department building showed how the current Town Hall was inadequate. He agreed the Town also needed indoor gym space but remembered prior discussions included a referendum.

Councilor Kuretski mentioned he had concerns for the viability of current Town Hall during hurricanes.

Mr. Villella noted in 2017, Kimley-Horn had done an engineering study on the Town Hall which stated the building was an at risk building.

Councilor Kaufer agreed with Councilor Kuretski and felt the Town needed to move forward with a new Town Hall.

Mr. Villella stated they would bring back contracts for architectural and engineering services for Councils approval.

CITIZEN COMMENTS

Ms. Linda Smithe, resident of Via Rio and volunteer for Citizens' Climate Lobby, stated the Jupiter Inlet Colony passed a resolution of support for the Energy Innovation and Carbon Dividend Act and mentioned the Jupiter Environmental Task Force was waiting for Council's direction regarding crafting a resolution of support. She also stated the Town should go for the Leadership in Energy and Environmental Design (LEED) gold certification with the new Town Hall building.

MINUTES

4. April 20, 2021 Town Council Meeting Minutes.

Councilor Delaney moved to approve the April 20, 2021 Town Council Meeting Minutes; seconded by Vice-Mayor May; motion passed.

Wodraska	May	Delaney	Kaufer	Kuretski
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.

- Public removed item 5.
- Councilor Delaney pulled item 8.

Councilor Delaney moved to approve the Consent Agenda, as amended; seconded Councilor May; motion passed.

Wodraska	May	Delaney	Kaufer	Kuretski
Yes	Yes	Yes	Yes	Yes

CONSENT AGENDA

PUBLIC HEARING

5. **Ordinance 10-21, First Reading, Sandpiper Cove – Quasi-judicial** - A Planned Unit Development (PUD) amendment to modify the architecture requirements and update the elevations for the multifamily buildings on a 45.91 +/- acre property located on the east side of the intersection of Military Trail and Indian Creek Parkway within Seaplum PUD. (Second Reading - 5/18/21) **MOVED TO REGULAR AGENDA**
6. **Resolution 49-21, MyClinic Expansion, – Quasi-judicial** - Applications for a Small Scale Planned Unit Development (PUD) with a rear setback waiver request and Site Plan to construct a 1,433 square foot (sf) expansion to the existing 4,282 sf medical office building on 0.6 +/- acres located at 411 W Indiantown Road.

PUBLIC BUSINESS

7. Approving nine (9) neighborhood matching grants through the 2021 Town Matching Grant Program in the amount of \$39,872.
8. **Resolution 62-21**, Authorizing the Mayor to execute a letter on behalf of the Town Council relating to Federal Infrastructure legislation funding. **MOVED TO REGULAR AGENDA**
9. **Resolution 65-21**, Authorizing the Town of Jupiter to participate in the Florida Local Government Investment Trust (FLGIT) funds.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

5. **Ordinance 10-21, First Reading, Sandpiper Cove – Quasi-judicial** - A Planned Unit Development (PUD) amendment to modify the architecture requirements and update the elevations for the multifamily buildings on a 45.91 +/- acre property located on the east side of the intersection of Military Trail and Indian Creek Parkway within Seaplum PUD. (Second Reading - 5/18/21)

Ex Pate Communications:

- Mayor Wodraska stated Council had received numerous emails.
- Councilor Kuretski received phone calls from roofing contractors during the planning stages.

Town Clerk swore in four people.

Mr. Tony Misuraca, Operations Director with Universal Construction, noted he had been working on the project for over a year and had spoken with various Staff members on expectations of the buildings. He explained material prices were increasing and agreed with Staff's recommendations.

Mr. Peter Meyer, Senior Planner, stated Staff recommended approval of a planned unit development (PUD) to modify the architectural requirements, update the elevations for multifamily buildings to allow tiles on Mediterranean buildings to be replaced with asphalt, and to document the removal of decorative balconies on the Georgian buildings.

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

5. Ordinance 10-21, First Reading, Sandpiper Cove

Mr. Carl Resler, resident of East Royal Palm Circle, stated he was an owner and opposed replacing the Mediterranean tile with asphalt tile. He mentioned the building code and did not agree with lowering the standards. He felt property value should be taken into account.

Mr. Robert Stowe, resident of Pond Apple Lane, supported the recommendations made by the HOA Board and the Contractor.

Ms. Susan Roberts, resident of Indian Creek Parkway, supported the shingle roofs due to the lifetime for shingle roofs was longer.

Mr. Carl Knudsen, resident of Locustberry Lane, stated he supported shingle roofs since the current material continued to leak.

Four other residents did not wish not to speak but supported the item.

Mayor Wodraska stated the HOA Board supported the shingle roofs and noted he could not remember a time when he received so many emails. He clarified for the Public that the Ordinance took two readings and the final reading would be on May 18, 2021.

Councilor Kaufer moved to approve Ordinance 10-21, First Reading; seconded by Councilor Delaney; motion passed.

Title read by Mr. Baird.

Wodraska	May	Delaney	Kaufer	Kuretski
Yes	Yes	Yes	Yes	Yes

8. Resolution 62-21, Authorizing the Mayor to execute a letter on behalf of the Town Council relating to Federal Infrastructure legislation funding.

Councilor Delaney asked if the letter and resolution could be reworded to make sure the language was neutral and nonpartisan.

Mayor Wodraska also mentioned some misspellings in the resolution.

Mr. Scott Reynolds, Budget Manager, stated he would make the revisions and bring it back in front of Council.

Council unanimously agreed to bring back Resolution 62-21 at a future meeting.

REGULAR AGENDA

PUBLIC HEARING

10. Ordinance 11-21, First Reading, Historic Resources Board Membership – Town-initiated zoning text amendment to Division 19 of Chapter 27 to reduce the size of the Historic Resources Board to five regular members and two alternate members, reduce the number of non-resident and layperson members, and reduce the alternate members term to one year. (Second Reading - 5/18/21)

Mr. David Kemp, Town Planner and Staff Liaison for the Historic Resources Board, stated Staff recommended approval to reduce the members of the board to five regular members and two alternates, reduce the number of non-residents, members without professional experience, and alternate member terms to one year.

Councilor Kuretski stated he agreed with reducing the size and mentioned Council was more inclined to pick members who did have experience. He suggested reducing the number of members without professional experience to two instead of one.

Councilor Kaufer agreed with the reduction of members.

Vice-Mayor May proposed to exempt nonresidents from being picked for Council’s individual appointments.

Council discussed alternate member terms and rotating alternate members for voting purposes.

Ms. Penny Payne, resident of 126th Terrace North, suggested to suspend the appointments for the Board until after the scope for the members had been approved. She stated applicants should know what to expect before they applied and were appointed members.

Councilor Kaufer moved to approve Ordinance 11-21, First Reading, as amended to increase the members without professional experience to two and designate Alternate members to rotate in participation; seconded by Councilor Delaney; motion passed.

Title read by Mr. Baird.

Wodraska	May	Delaney	Kaufer	Kuretski
Yes	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

11. Resolution 63-21, Approving an Interlocal Agreement between the Town of Jupiter and Palm Beach County for the beach renourishment Shore Protection Projects.

Mr. Villella reviewed the terms of the agreement, impacts on beaches, and cost allocations. He stated the agreement was proposed for 30 years for beach renourishment with a \$250,000 cap every year after the first year. He mentioned State funding was not consistent and was removed from the agreement. Mr. Villella stated Staff still recommended approval of the agreement.

REGULAR AGENDA

PUBLIC BUSINESS

11. Resolution 63-21,

Councilor Kuretski stated he was not in support of the agreement with the removal of State funding. He stated he might approve it if amendments were made to the agreement.

Mr. Michael Stahl, Palm Beach County Environmental Resources Management Deputy Director, stated the bed tax helped fund the County's part of the beach renourishment and that State funding represented 35 percent of the program. He mentioned the Town would be responsible for 10 percent of the project's cost which was as low as the County could go to be able to continue to have a sustainable program.

Council Kuretski stated in a motion the changes he would want in order for him to support the agreement. Vice-Mayor May second to allow discussion.

Mr. Baird stated there were reservations on amending an agreement on the dais and Council should see the changes before they agreed to them.

Councilor Kuretski withdrew his motion.

Councilor Kaufer mentioned regardless of the percentage, there was a cap of \$250,000 for the Town.

Mr. Villella stated without the contributions of State funding the likelihood of the Town contributing the full \$250,00 was higher.

Councilor Kaufer mentioned he was supportive of the agreement.

Mr. Stahl clarified the State funding was incorporated but had been deducted from the front end of the calculations.

Councilor Delaney stated the beaches were a great amenity and the agreement was good between the Town and the County.

Councilor Delaney moved to approve Resolution 63-21; seconded by Councilor Kaufer; motion passed.

Wodraska	May	Delaney	Kaufer	Kuretski
Yes	Yes	Yes	Yes	No

11.1 Approving an Option Purchase Agreement of Land to purchase the "Taylor Property" +/- 7.88 acres located at 500 North Delaware Boulevard in the amount of \$3.3 million.

Mr. Villella stated voters in 2019 approved a resolution to purchase properties including ones for open spaces. He mentioned the purchase price for the property was an average of three appraisals and the funds were available in the General fund.

REGULAR AGENDA

PUBLIC BUSINESS

11.1 Approving an Option Purchase Agreement of Land to purchase the “Taylor Property” +/- 7.88 acres located at 500 North Delaware Boulevard in the amount of \$3.3 million.

Councilor Kuretski mentioned the property was previously listed for eight million dollars and that Jupiter Inlet District would participate up to 20 percent of the purchase price. He stated he was in support of the agreement.

Councilor Delaney stated the property was exactly what the open space referendum bond was intended for.

Councilor Kuretski moved to approve an Option Purchase Agreement of Land to purchase the “Taylor Property” +/- 7.88 acres located at 500 North Delaware Boulevard in the amount of \$3.3 million; seconded by Vice-Mayor May; motion passed.

Wodraska	May	Delaney	Kaufer	Kuretski
Yes	Yes	Yes	Yes	Yes

ROUNDTABLE

12. Historic Preservation – Discussion on a 2021-2022 Strategic Priority to review all elements of the Town’s Historic Preservation Ordinance and grant program.

Ms. Terri Grooms, resident of North Perry Avenue, said she was advocating for clear historic preservation guidelines including: strategic planning; developing a master plan and choosing design elements.

Ms. Penny Payne, resident of 126th Terrace, said she was not in favor of offering grants from the Town for historic preservation. She suggested taking inventory of historic properties, outlining historic elements, establishing guidelines for preservation and offering incentives other than grants for property owners.

Mr. Brett Leone, resident of Barbados Drive and Vice-Chair of the Historic Resources Board, felt the grant process needed to be revamped with a scoring process for identified properties. He also suggested contacting family members of former residents to assess historic significance and hiring a historic preservation consultant for insight.

Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, explained to Council the presentation included a basis for vision, policies and programs, and outlined what Staff felt were some of the biggest challenges to the program. She noted the history of the program and the contentious nature of including single family homes. Ms. Thoburn discussed the Town Code and legislative intent of the Town historic and archeological preservation vision, the Historic Resources Board (HRB) and current policies and programs.

Ms. Thoburn reviewed the Historic Preservation Grant Program and resident survey comments. She stated direction was needed on four points: what the HRB role should be during grant review; how to manage multiple requests during the same budget year; whether grant money should be reimbursed for retroactive items; and if older buildings should be prioritized.

ROUNDTABLE

12. Historic Preservation

Mayor Wodraska reminded the public that Council asked Staff to bring this item forward because some of the recent historic resources applications had not gone as smoothly as desired.

Mayor Wodraska suggested discussing multiple requests during the same budget year, first.

Councilor Kaufer said the main point was to encourage preservation and budgets could be adjusted.

Councilor Delaney agreed and said it should not be considered competitive.

Councilor Kuretski said he was disappointed with what the HRB and Staff had to experience on the last grant project. He felt expectations had to be clearer. Councilor Kuretski said he did not support retroactive expenses. He discussed property rights challenges but said he also agreed budgets could be adjusted and did not want the program to become competitive. He also mentioned he did not support the HRB to earmark grant amounts.

Vice-Mayor May said he supported more grant money going to a publically beneficial property and lesser amounts going to private residences. He stated he would like a clear policy definition between rehabilitation, restoration and preservation. Vice-Mayor May said he preferred including only structures built before 1960 for historic preservation and he noted HRB should serve as an advisory role only.

Council and Ms. Thoburn discussed the waiting period for more than one grant per applicant, possibly putting a cap on total grant amounts, feasibility for conditions for reimbursement or grant approvals, and potential for phased reimbursements.

Councilor Kaufer said he appreciated Staff and HRB input and he wasn't sure yet what the HRB role should be or what standard practice was. Regarding prioritizing older properties, he agreed with Vice-Mayor May that pre 1960's structures should receive priority unless there was a very culturally significant application for a newer structure.

Councilor Kuretski agreed pre 1960 structures should receive priority but noted the current language in the Ordinance said 50-year-old structures at a minimum and that it had been written in 1999.

Mr. Sickler explained the question was about whether incentives should be focused on older buildings and that designations could still be given to newer homes.

Mayor Wodraska asked Staff if they had any recommended changes on the role of the HRB. Ms. Thoburn said she would take suggestions she heard and write a recommendation.

Councilor Kuretski said he would like to see the grant prioritization scoring before deciding what the HRB role would be on that.

ROUNDTABLE

12. Historic Preservation

Vice-Mayor May suggested exempting Generation Church from any purchase price retroactive reimbursement changes. Councilor Kuretski said they could apply for grants based on future improvements.

Ms. Thoburn said she surveyed other grants and did not find any that allowed for retroactive or requisition funds.

Councilor Kaufer suggested having the HRB make recommendations for Town Code changes related to historic resources.

Mayor Wodraska asked Staff if they needed any further clarification. Ms. Thoburn asked about timing of grants. Consensus of Council agreed annually would be best. (TW, CM, JK).

Councilor Kuretski recommended another roundtable regarding archeological processes.

REPORTS

TOWN ATTORNEY

- Mr. Baird stated there would be an Attorney-Client session at the May 18, 2021 Town Council Special meeting starting at 6pm.

TOWN MANAGER – NONE

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS - NONE

ADJOURNMENT – 10:10 P.M.

Laura E. Cahill, Town Clerk

Todd R. Wodraska, Mayor