

**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, JULY 19, 2022**

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.

PUBLIC HEARING

- 1. Resolution 62-22,** Approving the Truth in Millage for the preliminary millage rate for fiscal year 2023.

Mr. Scott Reynolds, Director of Finance, gave a brief presentation outlining changes in the taxable values, the proposed roll back rate, and the proposed millage rate

Councilor Sundstrom asked for confirmation that once the rate was set it could be lowered but not raised. Mr. Reynolds confirmed after the decision tonight it could not be raised before the public hearing.

Mayor Kuretski said ideally, he had wanted a three percent cap so that “save our homes” residents would have no increases. He wanted residents to know the Town would still be looking for reduction opportunities.

Councilor Schneider agreed and noted more details would come forward before the final rate.

Councilor May said he supported the recommendation to offset any potential increases for next year.

Councilor Sundstrom gave an example of the County having to raise their millage rates significantly during a recession. She compared Jupiter rates to surrounding communities and noted Jupiter’s was fairly low.

Vice-Mayor Delaney stated this was a unique year with rising home values but supported the recommendation to avoid future increases.

Councilor May moved to approve Resolution 62-22; seconded by Councilor Sundstrom; motion passed.

Kuretski
Yes

Delaney
Yes

May
Yes

Schneider
Yes

Sundstrom
Yes

CITIZEN COMMENTS

Mr. Steven Fitzsimmons, resident of North Highway A1A, spoke regarding concerns for the upcoming bid for the roundabout at A1A and Jupiter Beach Road.

Mr. Joe Aldich, resident of North Highway A1A, stated he also had concerns with the roundabout. He asked the Police Department to look into a noise ordinance to address music and loud vehicles and also mentioned issues with speeding near Jupiter Beach Park.

Mr. Wayne Posner, resident of Carina Drive, discussed taxes and felt the Council and Mayor should receive a small raise. He spoke regarding the roundabout and concerns with trying to move mobile homes in or out of the area. He stated his continued concerns about the widening Dolphin Drive.

Ms. Elizabeth Peterson, resident of North Highway A1A, said she had concerns about the roundabout and moving mobile homes in or out of the area.

Ms. Beth Dellinger, resident of West Beverly Road, asked Council to place signs on the beach stating smoking was prohibited.

Mr. Brett Leone, resident of Barbados Drive, felt Old Town Hall should be designated a historic structure with adaptive reuse.

Ms. Johna Fidanza, co-owner of the Sims House, supported historic designation with adaptive reuse. She discussed the overwhelming support of the Sims House.

MINUTES

2. June 21, 2022 Town Council Meeting Minutes and June 23, 2022 Workshop Meeting Minutes.

Vice-Mayor Delaney moved to approve the June 21, 2022 Town Council Meeting Minutes and June 23, 2022 Workshop Meeting Minutes; seconded by Councilor May; 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

- Ms. Anna Current removed item 3.
- Mr. Brett Leone removed item 4.
- Vice-Mayor Delaney and Mayor Kuretski pulled item 10.

CONSENT AGENDA

Councilor Schneider moved to approve the Consent Agenda, as amended; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

PUBLIC HEARING

3. **Ordinance 4-22, Second Reading, Private Property Right Elements Text Amendment** – Town-initiated amendment to create a property rights element as required by Florida Statutes Section 163.3177(6)(i)1. **MOVED TO REGULAR AGENDA**

PUBLIC BUSINESS

4. **Resolution 57-22**, Approving contract award EPW 2022-02R for South Loxahatchee Drive roadway improvements – Community Development Block Grant (CDBG) to Sunshine Land Design, Inc. in the amount not to exceed \$478,600. **MOVED TO REGULAR AGENDA**
5. **Resolution 63-22** Approving the recommendation for contract award to Marcum for Town Annual Audit Services for a fixed annual rate of \$80,000 plus an additional amount of \$7,470 if a single audit is required based on the Town’s receipt of State or Federal grant funding.
6. **Resolution 69-22**, Approving the recommendation to Florida-Spectrum Environmental Services for award of laboratory services contract in the estimated amount of \$193,000.
7. **Resolution 71-22**, Approving private stormwater improvement grant agreements with Ocean Dunes HOA and Jupiter Country Club in the amount of \$\$60,220.05.
8. **Resolution 74-22**, Accepting refinements to the establishing purpose and mission of the Town’s Environmental Task Force.
9. **Resolution 75-22**, Approving the price increase recommendation from Shrieve for the purchase of sulfuric acid for water treatment from \$215 per ton to \$273.94 per ton.
10. **Resolution 113-21**, Approving an interlocal agreement between the Town of Jupiter and the Jupiter Inlet District for the Taylor Property at 500 North Delaware Boulevard. **MOVED TO REGULAR AGENDA**
11. Approving a change of vendor from Corn Maya to AYSO Region 1639 and payment in the amount of \$1,920 for referee services related to the Jupiter Police Soccer Tournament.
12. Approving Town Council Second Budget Workshop Meeting, Thursday, August 11, 2022, at 6:30 PM.

END OF CONSENT

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

- 3. Ordinance 4-22, Second Reading, Private Property Right Elements Text Amendment**
– Town-initiated amendment to create a property rights element as required by Florida Statutes Section 163.3177(6)(i)1.

Ms. Anna Current, resident of North A1A, said she supported individual property rights and stated her concerns with public benefit conditions of development.

Vice-Mayor Delaney moved to approve Ordinance 4-22, Second Reading; seconded by Councilor May; motion passed.

Title read by Mr. Baird.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

- 4. Resolution 57-22, Approving contract award EPW 2022-02R for South Loxahatchee Drive roadway improvements – Community Development Block Grant (CDBG) to Sunshine Land Design, Inc. in the amount not to exceed \$478,600.**

Mr. Brett Leone, resident of Barbados Drive, asked Council to consider character elements in future projects. For this project he mentioned planter areas and additional parking in front of the park.

Vice-Mayor Delaney moved to approve Resolution 57-22; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

- 10. Resolution 113-21, Approving an interlocal agreement between the Town of Jupiter and the Jupiter Inlet District for the Taylor Property at 500 North Delaware Boulevard.**

Vice-Mayor Delaney was excited about the purchase of the Taylor Property and the Jupiter Inlet District contribution. He looked forward to keeping the open space in its most natural state.

Mayor Kuretski recognized the Jupiter Inlet District and chairperson Mr. George Gentile for allowing the Town to partner with them on the property.

Mr. George Gentile, Jupiter Inlet District (JID) Chairperson, stated the JID was excited to be part of the Taylor Property. He noted the JID was the oldest special district set up by the State to restore environmental areas of the Loxahatchee River.

Councilor Schneider moved to approve Resolution 113-21; seconded by Vice-Mayor Delaney; motion passed.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

REGULAR AGENDA

PUBLIC HEARING

13. Ordinance 7-22, Second Reading. Approving an exclusive eight plus (8+) year Exclusive Franchise Agreement with Waste Management Inc. of Florida (Waste Management) pertaining to request for proposals (RFP), EPW 2022-25, Collection of Solid Waste and Recyclable Materials.

Mr. Thomas Hernandez, Director of Engineering, Parks and Public Works, gave a brief presentation which highlighted and explained the main items negotiated with Waste Management (WM). He began with Council concerns including, clarification of community events; sharing carts between multiple residences; residents' option to select a larger cart-size; location of Waste Management's facility as it related to cart pick-ups and exchanges; and trash collection at the beach.

Vice-Mayor Delaney asked if the WM facility was on Bridge Road in Hobe Sound. Mr. Hernandez stated he believed that was correct.

Vice-Mayor Delaney asked, who determined that eleven additional trash cans would be placed along the beach. Mr. Hernandez stated Park staff surveyed what was currently at the location and gauged the numbers that would be needed.

Mr. Hernandez discussed yard waste and he stated WM proposed to collect eight cubic yards each time they went until the collection was completed.

Mayor Kuretski asked what would happen to trash cans that could no longer be used. Mr. Jeff Sabin with WM, said automated service trucks would be calibrated to pick up a universal cart which would be issued to all the residents and other cans could not be used. He suggested residents repurpose their current cans for yard waste.

Mayor Kuretski asked if Abacoa would be accommodated with different size carts due to semi automation. Mr. Sabin said in Abacoa there would be reloading trucks collecting garbage which would allow for different cart sizes.

Councilor Sundstrom asked if garbage had to be in the cart in the Abacoa neighborhoods, or if it could be placed in a bag next to the cart. Mr. Sabin stated all garbage must be in the cart.

Councilor Sundstrom stated she had concerns with the *ratings of carts not issued by WM for the automated service. LC 8/17/22*

Councilor May asked if there was a plan to properly recycle old cans once the new carts were distributed. Mr. Sabin stated WM would work with the Solid Waste Authority to properly recycle, reclaim and reuse the cans.

Vice-Mayor Delaney asked if larger items being disposed would be tagged and picked up at a later time. Mr. Sabin said larger items were considered bulk and would be picked up on a regular basis or a resident could call for a pick-up.

Vice-Mayor Delaney asked how much weight the carts could accommodate. Mr. Hernandez stated the 64-gallon carts could hold 224 pounds and the 96-gallon carts could hold 330 pounds.

REGULAR AGENDA

PUBLIC HEARING

13. Ordinance 7-22

Ms. Beth Dellinger, resident of West Beverly Road, was very excited about using WM and the new carts.

Mr. Wayne Posner, resident of Carina Drive, suggested a program to donate or give away cans to others. He stated he was happy that the Town was closing a deal with WM. He discussed how their trucks ran on natural gas and would cause less wear and tear on Town roads.

Councilor Sundstrom felt some community meetings were necessary and a representative from WM should be available to address any questions.

Mayor Kuretski felt the public should be involved on the color selection for the carts.

Vice-Mayor Delaney moved to approve Ordinance 7-22, Second Reading; seconded by Councilor Sundstrom; motion passed.

Title read by Mr. Baird.

Kuretski	Delaney	May	Schneider	Sundstrom
Yes	Yes	Yes	Yes	Yes

ROUNDTABLE

14. 2022 updates to the Water and Stormwater Master Plans.

Mr. David Brown, Director of Utilities, gave a presentation of the Water and Stormwater Master Plans. He reviewed the purpose of the plans; the Water Master Plan; Stormwater Master Plan; the existing water treatment system; the upcoming challenges and opportunities for the Water and Stormwater Master Plans; summaries of major future projects including the reuse of nanofiltration by-product concentrate and a deep injection well; the recommended financial strategy; annual rate indexing; and the Water rate and Stormwater fee recommendations.

Mr. Brown stated the Utility Financial Consultants recommended an increase in Water rates of 7.5 percent for Fiscal Years 2023 and 2024 which included National Annual Index Component (Assumed at 3.0 percent per year minimum) and the 4.5 percent Extraordinary Inflationary Cost Adjustment; and a 3 percent increase for year 2025 and after. He mentioned Town Staff also gave an alternative recommendation that included a total increase in water rate of 4.5 percent in fiscal year 2023; 7.5 percent in fiscal year 2024; and 5 percent in fiscal years 2025 and 2026.

Mr. Brown mentioned the water rate comparison with local water services. He also stated the Stormwater fee increase recommendation of 7 percent for fiscal year 2023 and 2026. He compared the Stormwater fee to local stormwater services.

Mr. Brown stated Water rates had not changed since 2019 and the rates needed to be increased due to inflationary impacts. He also mentioned the Mater Plans were not set in stone and were a strategic road map to help make educated decisions.

ROUNDTABLE

14.2022 updates to the Water and Stormwater Master Plans.

Mr. Brown stated two resolutions were planned for the August 16, 2022 meeting to authorize the water rate and Stormwater fee increases for fiscal year 2023. He stated Staff needed direction from Council regarding the water rate strategy.

Council and Mr. Brown discussed the challenge regarding the Loxahatchee River District (LRD) notifying the Town that reuse of Nanofiltration treatment byproduct water with the LRD reclaimed water system, would no longer be a management option for the Town after June 2026. The Town came up with a solution to recycle the Nanofiltration treatment byproduct water through a Reverse Osmosis treatment system and to construct an injection well for a disposal management alternative of both Nanofiltration treatment and Reverse Osmosis treatment byproduct water by June 2026.

Council Sundstrom and Mr. Brown discussed the history of the index rates and why it was not adjusted in the past three years.

Council discussed the two rate recommendations for fiscal year 2023.

Councilor May stated he was open to Staff's recommendation of 4.5 percent.

Councilor Sundstrom stated she supported the financial consultant's recommendation of 7.5 percent since the last few years did not have a rate increase.

Councilor Schneider mentioned the 4.5 percent increase would not offset the inflationary cost and her concerns regarding the lack of indexing in the past three years. She suggested the use of surtax money for some of the projects to help reduce the impact to the rate payer.

Councilor Delaney stated he was supportive of the 7.5 percent rate increase or finding other funding.

Councilor May mentioned after listening to the other Council members he was open to the 7.5 percent increase.

Mayor Kuretski went over the history of renewal and replacement policies and his approach on annual adjustments. He said he was comfortable with a 4.5% rate adjustment and wanted a better idea of the scope for the water utility budget and projected spending.

Councilor Schneider felt the Town should concentrate on finding alternative funding sources, including state funding and surtax dollars.

Mayor Kuretski agreed and mentioned raising connection fees, which had not been adjusted for some time. He reiterated many of the projects were not considered renewal and replacement and as a government owned water utility, the Council served as public service commission. Mayor Kuretski said he was interested in managing some of the business changes to determine if there were cost savings available.

ROUNDTABLE

14. 2022 updates to the Water and Stormwater Master Plans.

Councilor Schneider said that could be addressed in the future but felt the utility was now in the hole with runaway inflation and needed to get back on track.

Mayor Kuretski said he was thinking of the total projected spending gap more than what percentage should be increased. He felt some projects could be put off to decrease spending and focus should be on the short term demands while continuing to work on the longer-term view.

Councilor Sundstrom felt private sector and government owned utilities could not be compared, as their business models were different. She noted the Town's current rates were not projected to be sufficient and times were not certain. She felt Council could work with Staff to manage the increased spending.

Councilor Sundstrom asked Staff to speak to the increased spending, including the injection well, and the increased index compared to 2017. Mr. Brown stated the injection well was projected to cost \$25 million. He discussed the 2017 master plan and the number of projects planned over the next five years.

Mr. Rob Ori, consultant with Raftelis, spoke to the differences since the 2017 master plan including inflation and escalation of operation and maintenance expenses. He explained the long term thinking and the Town's history of sticking to the plan.

Mayor Kuretski asked Mr. Brown for clarification on some of the numbers and business changes. Mr. Brown indicated he would provide them.

Council discussed the significant benefits of the new injection well, trusting in Staff's expertise, the frustration with LRD, the quality of Jupiter water and other municipalities' methods.

Majority of Council supported moving forward with the consultant's recommendation.
(RD, CM, MS, CS)

REPORTS

TOWN ATTORNEY - NONE

TOWN MANAGER

- Waste Management contract – Mr. Kitzerow thanked Staff for their hard work on the Waste Management contract.
- National Night Out – Mr. Kitzerow reminded Council that National Night Out Against Crime was August 2, 2022.
- Baseball – Mr. Kitzerow stated they recently had a meeting with the County regarding baseball and would be updating Council on some of the discussions.
- Police Radio Pole - Mr. Kitzerow mentioned the County authorized to submit the application to the State for installation of the Police radio pole in Ocean Cay park.

REPORTS

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

COUNCILOR SCHNEIDER

- Environmental Task Force (ETF) resolution – Councilor Schneider thanked Mr. David Brown for his help with revising the resolution. She mentioned ETF had a meeting scheduled for August 15, 2022.
- Lobbyist for the Town - Councilor Schneider stated she felt the Town was missing out on State funding since the Town did not have much of a presence in Tallahassee and suggested having a Lobbyist for the Town.
- State Representative John *Snyder* - Councilor Schneider mentioned she had a meeting with Rep. *Snyder* and he stated he would like to have a presence within the Town and also mentioned giving a presentation to Council. Mayor Kuretski mentioned the Town had a Lobbyist a few years ago. LC 8/17/22

VICE-MAYOR DELANEY

- Waste Management contract – Vice-Mayor Delaney also thanked Staff for their efforts.

COUNCILOR SUNDSTROM

- Waste Management contract - Councilor Sundstrom agreed with Vice-Mayor Delaney and thanked the Utilities Staff for their efforts on the Water and Stormwater Master Plans.
- Coffee with Council - Councilor Sundstrom mentioned the event “Coffee with Council” at I Need Coffee on Friday, July 22 from 9:00 am until 10:30 am.
- Audit Committee - Councilor Sundstrom stated she had worked with the Audit Committee to approve the contract with Marcum for Town Annual Audit Services.

COUNCILOR MAY

- Utilities Staff – Councilor May thanked Mr. Brown and his Staff for their efforts on the Water and Stormwater Master Plans.
- Waste Management contract – Councilor May also thanked Staff for their efforts.

MAYOR KURETSKI

- Water and Stormwater Master Plans – Mayor Kuretski stated the Mater plans would be good to build upon. He mentioned his concern regarding prioritized projects and advocacy for rate hikes.

ADJOURNMENT – 10:05 P.M.