



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, DECEMBER 16, 2025**

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

Roll Call: Mayor Jim Kuretski; Vice-Mayor Ron Delaney; Councilor Phyllis Choy; Councilor Dan Guisinger; Councilor Malise Sundstrom; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Merriane Lahmeur.

PRESENTATION

1. Jupiter Fire Rescue Department (JFRD) Update.

Fire Chief Darrel Donatto provided an update on the Jupiter Fire Rescue Department (JFRD), covering the implementation timeline, self-contained breathing apparatus (SCBA) equipment (including a demonstration), recruiting and hiring efforts, and the Abacoa temporary fire station. Fire Chief Donatto confirmed that JFRD remains on schedule and on budget.

Councilor Guisinger inquired whether applicants for the Captain and Lieutenant positions would be required to have prior experience. Fire Chief Donatto confirmed that the positions require previous experience.

Mayor Kuretski asked about the weight of the SCBA equipment. Fire Chief Donatto deferred to Division Chief of Logistics Kevin Martin, who confirmed the equipment weighs approximately 64 pounds.

Councilor Choy asked whether priority is given to military or veteran applicants. Fire Chief Donatto noted that there are very strict standards and laws concerning the issue, and noted that the Human Resources Department (HR) manages all hiring requirements. He expressed appreciation for the HR team's work.

Councilor Choy also asked if JFRD would be able to stay within budget with the hiring and onboarding of the employees. Fire Chief Donatto confirmed it would.

Vice-Mayor Delaney asked whether applicants must currently hold the rank for the position they are applying for. Fire Chief Donatto explained that applicants must have a required number of years of experience and must have served in the rank either in an acting or promoted capacity.

Mayor Kuretski shared his personal experience regarding a temporary fire station located in a Publix plaza in Orlando, which has remained in operation for 18 years.

CITIZEN COMMENTS

Mr. Joe Spano, a resident of Kingsley Road, discussed his concerns regarding development in the Town. He also suggested that the Council purchase Suni Sands and convert it into a public park.

Ms. Christie Pinello, a resident of Tequesta Drive, explained the history of her family-owned business, Jupiter Inlet Boat Rentals, and the hurdles the business was currently facing due to increased rent and the lack of commercially available public docks, as well as the impact this could have on tourism within the Town.

Mr. Peter Leo, resident of Harbor Road, asked Council to consider a resolution of support for an affordable Town marina and dock.

MINUTES

2. December 2, 2025, Town Council Meeting Minutes.

Councilor Sundstrom moved to approve the December 2, 2025, Town Council Meeting Minutes, as amended; seconded by Councilor Choy; motion passed.

Kuretski	Delaney	Choy	Guisinger	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.

- Prior to the vote on the Consent Agenda, Items 3 and 4 were taken up and voted on individually.

PUBLIC HEARING

3. **Ordinance 17-25, Second Reading** - Zoning Text Amendment to create Recreation Zoning District.

Title for Ordinance 17-25 was read by Mr. Baird.

Councilor Guisinger moved to approve Ordinance 17-25, Second Reading; seconded by Councilor Sundstrom; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

4. **Ordinance 20-25, First Reading**, *Quasi-Judicial* - 100 & 102 N Coastal Way - Rezoning. (Second Reading 1/20/2026)

Title for Ordinance 20-25 was read by Mr. Baird.

Councilor Sundstrom moved to approve Ordinance 20-25, First Reading; seconded by Councilor Guisinger; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

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

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

5. Approving a Purchase of Self-Contained Breathing Apparatuses (SCBA), Accessories, and Required Maintenance and Testing Tools for JFRD Emergency Apparatus from Ten-8 Fire & Safety LLC in the amount of \$507,312.67, Piggybacking on the Lake County Contract.
6. **Resolution 134-25**, Approving the Dedication of Perpetual Easement to Florida Power and Light Company at the Public Works Maintenance Facility.

END OF CONSENT AGENDA

REGULAR AGENDA

PUBLIC HEARING

7. **Resolution 121-25**, *Quasi-Judicial* – Abacoa Temporary Fire Station – Special Exception and Site Plan amendment applications.

Ex Parte Communication:

- Mayor Kuretski had spoken with staff.
- Councilor Sundstrom had spoken with staff and visited the site.
- Councilor Guisinger had visited the site.

The Town Clerk swore in three individuals.

Fire Chief Donatto provided a presentation on the proposed temporary fire station, which included background information, a description of the subject property and the site plan. Fire Chief Donatto explained the necessity of the temporary fire station for the continuity of services and rapid response times to Jupiter's residents and businesses. He noted the significant community outreach that had taken place to keep everyone informed and to answer questions.

Mr. Garrett Watson, Principal Planner, presented details regarding the site plan, landscaping for beautification and compliance with the Town Code, and the special exception and site plan criteria. Mr. Watson noted there were two conditions included in the resolution presented, which were that the temporary fire station be removed within 60 days of a certificate of completion for renovations of the existing

fire station, and secondly, a routine condition regarding water connection fees. He stated that the proposed temporary station is consistent with the Comprehensive Plan and the Town Code, and that it was compatible with the character of the surrounding area that it serves.

Councilor Sundstrom asked where the fire apparatus would be relocated to during school pick-up and drop-off times. Fire Chief Donatto stated the plan was to utilize the current Abacoa Fire Station site for positioning of the apparatus and vehicles to run calls.

Councilor Sundstrom asked whether the shed and associated structures were rated to withstand a Category 5 hurricane. Fire Chief Donatto stated he was not aware whether the shed and structures were rated for a Category 5 hurricane, but confirmed that the temporary fire station was.

Councilor Sundstrom asked what percentage of the parking was utilized by teachers. Fire Chief Donatto stated they use approximately 30% of the parking that is in that area, and noted that JFRD would continue to work closely with them and they could continue to use empty spaces if needed.

Councilor Sundstrom noted that the Fire Department had spoken with her neighborhood and asked what other neighborhoods or stakeholders had been contacted regarding the project. Fire Chief Donatto stated they had communicated with the Heights, Valencia, Antigua, Tuscany, Independent Middle School's principal, Roger Dean Stadium, and the Jupiter Tequesta Athletic Association (JTAA).

Councilor Guisinger asked if parents had been notified that pick-up and drop-off would not be permitted in the parking lot. Fire Chief Donatto replied that the Police Department and Community Relations had been working on outreach efforts, but they were waiting for Council approval before notifying parents.

Councilor Guisinger noted the presence of many trees in the area where the temporary station will be located, and asked whether the trees would be preserved. Fire Chief Donatto stated that the team had confirmed the station could be relocated without removal of the trees.

Mayor Kuretski shared his personal experience regarding pick-up and drop-off in the parking lot.

Councilor Guisinger moved to approve Resolution 121-25; seconded by Councilor Choy; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

8. **Resolution 104-25**, Approving a contract to Lawrence Lee Construction Services, Inc. for Deep Injection Well (DIW) Phase II Improvements (W2313F) for an amount of \$8,769,000.

Ms. Amanda Barnes, Director of Utilities, provided a presentation on Resolution 104-25, requesting approval to award a construction contract for Phase II of the Deep Injection Well System Project. She explained that the project was adopted as part of the Community Investment Program (CIP) in 2022, with modifications made in subsequent years, most recently during the FY 2026 CIP. Ms. Barnes summarized numerous milestones that had been achieved, including contracting with JLA Geosciences, completion of design and permitting, and receiving proposals for both Phases. She noted that Phase I included site preparation and drilling of the deep injection well and dual zone monitoring well, while Phase II, which was the contract before the Council, included installation of the final wellheads, site piping, pump stations, and functional testing. She stated that approval of the Phase II construction contract would allow the Town to place the wells into service and further comply with the Florida Department of Environmental Protection (FDEP) order. She noted that if the item was approved, Phase II improvements would be completed by May of 2027.

Ms. Barnes explained why the FDEP permit had a completion date of December of 2026, and that a minor modification would be requested for an extension. She noted FDEP has been supportive as long as progress is being made. Ms. Barnes further explained that when the deep injection well and dual monitoring well are placed into service, they will remain under the construction permit for a year, and then the Town will transition the permit to an operating permit with FDEP. She continued her presentation reviewing the Phase II improvements.

Next, Mr. Scott Reynolds, Director of Finance, discussed funding for the Phase II construction contract. He stated that the Town issued a Request for Proposals and received two submissions, which were evaluated by a Selection Committee. The Committee ranked Lawrence Lee Construction Services as the most qualified contractor. He noted that the Best Value Procurement process was utilized for this project, and he provided an explanation of the process.

Mr. Reynolds explained that a budget amendment of \$3.2 million was being requested due to the proposal that had been received. He explained that the increase would be covered by Renewal and Replacement (R&R) funds from FY 2025. He noted that the original CIP project budget was approximately \$30 million, with approximately \$24 million spent to date, and that the proposed Phase II construction contract with Lawrence Lee Construction Services totaled approximately \$8.7 million, including contingency funds.

Ms. Barnes explained that the project budget was last updated in May 2025 during the FY 2026 CIP process, at which time the design was complete and the design engineer provided an opinion of probable construction cost based off the current

market conditions. She provided a detailed explanation on how construction pricing had increased significantly within five months due to higher costs for stainless steel pipe and valves, pumps, electrical materials, labor, tariffs, and the complexity of working within congested utility corridors.

Ms. Barnes shared that some of the feedback received from contractors who did not bid on the project were that the project was either too large for them, too small for them, or too complex for them at this time.

Ms. Barnes further explained that a survey of other utilities in Florida constructing deep injection wells, revealed construction costs ranging from \$20.2 million in 2023 to \$48 million. She noted the Town's total project costs would be around \$33 million. She also explained the measures taken to review the construction costs. Ms. Barnes stated that rebidding the project would likely result in higher costs and further delays.

Councilor Choy and Ms. Barnes discussed the procurement method and the number of bidders who submitted bids. Five invitees attended the mandatory pre-bid meeting, and only two submitted proposals.

Vice-Mayor Delaney inquired about the life expectancy of the system, and possible future upgrades that might be needed. Ms. Barnes explained that the deep injection well itself has a service life of 50 years, and that with proper maintenance the stainless-steel pipe and equipment could last just as long.

Councilor Sundstrom and Ms. Barnes discussed the five percent difference between the two submitted proposals, the different procurement vehicles Ms. Barnes mentioned, including Construction Management at Risk procurement, and the benefits of using the method. Councilor Sundstrom and Ms. Barnes also discussed the inability to split Phase II into multiple projects, construction market volatility, and regulatory deadlines.

Councilor Guisinger asked for clarification on the amount of the contract award and the approved budgeted amount. Ms. Barnes explained the different components of the budgeted amount, which included the contract award, permitting costs, geotechnical testing and a construction contingency.

Councilor Guisinger also inquired about the funding being utilized and impact to other CIP projects. Mr. Reynolds explained the source of the R&R funds, and that there would be no impact to the other CIP projects in the upcoming year.

Mayor Kuretski asked for confirmation that the allowance included in the RFP for undefined conditions was effectively a contingency that the company was not entitled to. Ms. Barnes confirmed and explained that the company would have to submit a proposal to the Town and it would have to be reviewed and approved, and anything remaining in the allowance at the end of the project would be returned to the Town via a deductive change order.

Mayor Kuretski noted that he generally agreed with the contracting approach, and explained his 46 years of related experience. He expressed concerns regarding the budget increase of \$3.2 million since the current CIP was adopted, and a total increase of \$8 million since the 2024 CIP was adopted.

Mayor Kuretski requested that for all future requested contract awards based on the best value procurement method that Staff provide the bid proposal evaluation criteria, the bid cost proposal for all other evaluated bidders, and the proposal evaluation scoring sheets for each bid evaluation team member. He also requested that when a project requires a significant budget funding increase that additional items be provided, such as the engineering consultant's probable costs for the project work prior to the receipt of bids and the consultant's evaluation of bid pricing versus its pre-bid opinion of probably costs.

Mayor Kuretski stated that he did not support the requested budget increase of \$3.2 million, and expressed his desire to see staff consider other alternative approaches to reduce project costs. Mayor Kuretski also expressed concerns on the weighting of cost in the evaluation criteria and inconsistencies between projects, and the variance between the engineering consultant's opinion of probable construction cost and the bid prices. He mentioned that he was not advocating to give it to the second bidder, but wanted to receive more bidders.

Councilor Sundstrom emphasized the complexity of the project, and public health and safety considerations. She stated that the Town's FDEP permit for the current disposal method was running out, and that there was a very tight deadline. She found that the cost difference between the two bidders was not significant, and expressed concerns about the second bidder's performance evaluation. Councilor Sundstrom also discussed the high volatility of the costs in the industry, which has been seen in multiple projects. She shared that she was satisfied with the evaluations done, and expressed her desire to see the project move forward.

Mayor Kuretski stated that he thought FDEP would understand a delay, because of the higher-than-expected bids and the complexity of the project. He felt that the Town did not receive competitive bids. He has also expressed his disappointment with the engineering consultant for the project, Kimley-Horn, and their work product.

Further discussion between the Councilors ensued about the pre-bid, bidders and information provided, and procurement methods. Ms. Barnes provided an explanation of the pre-bid process and the details provided, and the value engineering that had been conducted on the project.

Councilor Sundstrom moved to approve Resolution 104-25; seconded by Vice-Mayor Delaney; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
No	Yes	Yes	Yes	Yes

REPORTS

TOWN ATTORNEY

- Senate Bill 180 - Mr. Baird reported on the status of the Senate Bill 180 lawsuit and upcoming court proceedings. He explained that a preliminary injunction hearing was scheduled to occur later in the week, and that participating cities were required to identify individuals to submit declarations (affidavits) in support of the local governments' position.

Mr. Baird stated he submitted declarations on behalf of the Town of Jupiter and the Town of Lake Park. At a hearing held earlier in the day, the judge ruled that live testimony would be required, and testimony by Zoom was not an option at this time. Mr. Baird noted that unless the judge revisits the ruling, he may need to travel to Tallahassee to provide live testimony, and he expressed the importance of the preliminary injunction hearing to the entire case.

Mr. Baird also reemphasized the importance of the case, noting it concerned local government home rule authority, including the ability to amend comprehensive plans to address local issues. He further explained that recent pre-filed legislation intended to address Senate Bill 180 was reviewed and found to address only limited issues, and not the core home rule concerns.

Mayor Kuretski raised a question regarding the State's assertion that local governments lack standing. Mr. Baird confirmed the State had challenged their standing, which is why declarations and potential live testimony were required. Standing must be established before the court can consider the merits of the case.

- Holiday Greetings - Mr. Baird concluded his report with Holiday well wishes.

TOWN MANAGER:

- PBA Contract – Mr. Kitzerow reported that the Officers and Sergeants of the Jupiter Police Department ratified the collective bargaining agreement negotiated with the Police Benevolent Association, with more than 85% voting in favor. He stated negotiations lasted approximately a year and thanked the Town Council for its commitment to the Police Department. Speaking as a former long-tenured Police Chief, he described the Council's support as remarkable.

He explained that although the previous contract had expired and the Council was not required to honor its provisions, the Council authorized honoring certain significant components of the prior agreement. He reported that the Officers' clothing allowance would be released, with funds included in paychecks by Friday.

Mr. Kitzerow also advised that the contract would be presented to the Town Council at the January 6, 2026, Town Council meeting and if approved, Officers would receive new pay rates in the first paycheck following that meeting. He further stated that retroactive pay would be issued thereafter, effective October 1.

Lastly, Mr. Kitzerow highlighted additional contract improvements, including retirement-related issues and the elimination of Tier 2, and expressed appreciation to the Officers, the PBA, and all parties involved in the process.

- Public Records Request Portal – Mr. Kitzerow announced the launch of a new public records request portal, JustFOIA, which allows individuals to submit and track requests, make secure online payments, and download requested records through the Town’s website.
- Drive Sober or Get Pulled Over Campaign – Mr. Kitzerow reported that the Jupiter Police Department began its annual “Drive Sober or Get Pulled Over” campaign on December 10, 2025, which will run through January 1, 2026, and includes additional impaired driving enforcement to encourage safe driving during the Holiday season.
- Employee Service Milestones – Mr. Kitzerow recognized the following employees for service anniversaries:
 - John Sickler, Director of Planning and Zoning, and David Rotar, Public Works Superintendent – 30 years of service.
 - Kevin Albon, Public Works – 20 years of service.
 - Paul Romero and Charles Barker, Utilities Department – 5 years of service.
 - Officers Tyler Robichaud and Iris Stan, Jupiter Police Department – 5 years of service.
- Year-End Appreciation & Holiday Greetings – Mr. Kitzerow thanked the Town Council for its leadership and guidance throughout the year and expressed appreciation to Town Staff for their accomplishments across all Departments. He extended Holiday and New Year greetings to Council, Staff, and the community.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS:
COUNCILOR SUNDSTROM:

- Public Records Portal – Councilor Sundstrom asked whether residents who are not technologically inclined may continue submitting public records requests through other methods. Mr. Kitzerow confirmed the existing process remains in place and the portal is offered for convenience.
- Recognition of Long-time Employees – Councilor Sundstrom expressed gratitude for the institutional knowledge of the Planning & Zoning Director and other long-time Staff.
- Year-End Acknowledgements - Councilor Sundstrom expressed how wonderful the year has been and noted the great accomplishments that have taken place with the playgrounds and the Fire Department.
- Holiday Greetings – Councilor Sundstrom wished all the residents and Staff Happy Holidays and New Year.

- Public Marina Docks – Councilor Sundstrom thanked Ms. Pinello for coming and informing the Council on what’s going on with her business and with the Inlet Village.

COUNCILOR GUISINGER:

- Service Anniversaries - Councilor Guisinger congratulated employees on their service anniversaries and thanked long-tenured staff for their institutional knowledge, dedication, and contributions to the Town.

MAYOR KURETSKI:

- PBA Contract - Mayor Kuretski expressed delight to have success with the PBA contract and is grateful to Mr. Kitzerow and Staff for their work.
- Community Events - Mayor Kuretski commended Staff and volunteers for successful community events, including Snow Place Like Jupiter, the Holiday Tree Lighting, and the JTAA Parade. He noted the events show the Town is still a family-oriented community with a small-town feel.
- Consultant Performance and Expectation - Mayor Kuretski commented about the engineering consultant performance expectations and accountability on Town projects.
- Holiday Greetings - Mayor Kuretski extended Holiday greetings and best wishes for the New Year to Town staff, residents, and the community.

VICE MAYOR DELANEY:

- PBA Contract - Vice Mayor Delaney expressed appreciation for the successful completion of the police labor contract and thanked Town Staff and all involved for their hard work throughout the process.
- Recognition of Service - Vice Mayor Delaney recognized Chief Hennessy, Chief Donato, John Sickler, and Scott Reynolds for their achievements and their expertise.
- Community Events – Vice Mayor Delaney commented that the Tree Lighting Ceremony that took place was a great event, and that the JTAA Parade was fantastic. He noted seeing comments regarding the change in the JTAA Parade route, and Councilor Sundstrom stated the route was modified due to the Brightline Train and the risks associated with children. It was also noted that the Town does not make the decision on the JTAA parade route.

COUNCILOR CHOY:

- Year-End Acknowledgements - Councilor Choy expressed that 2025 was extraordinary, and that Jupiter is a town that is family oriented and continues to grow. She expressed her appreciation to the public.

- Holiday Greetings – Councilor Choy expressed that every day is a celebration with the Holidays and that the green space looks like Disneyland. She noted that the Town has a lot to be proud of, and that she is proud to serve. She wished everyone a very Happy Holiday, and a New Year filled with only good health.

MAYOR KURETSKI:

- Lighthouse Decorations - Mayor Kuretski expressed his gratitude to the Town Staff for getting the Lighthouse decorated. He noted that the public was disappointed when the decorations were previously discontinued, and even though the Town had nothing to do with the decorations, Town Staff stepped up and was able to get it done this year. Mr. Kitzerow noted that he wanted to give Roger Held credit for getting the decorations completed.

ADJOURNMENT – 8:53 P.M.

Merriane Lahmeur, Town Clerk