



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, MAY 5, 2026**

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

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

PROCLAMATION

1. National Drinking Water Week, May 3 – May 9, 2026.

Mayor Kuretski presented the National Drinking Water Week Proclamation to Mrs. Amanda Barnes, Director of Utilities.

Mrs. Barnes stated that she was honored to accept the proclamation on behalf of the Utilities Department. She said it was a great opportunity to remember that clean, safe, reliable drinking water did not happen by accident and that it took a team of dedicated professionals.

2. Historic Preservation Month.

Mayor Kuretski presented the Historic Preservation Month Proclamation to Historic Resource Board Members Mr. Josh Liller and Mr. Christopher Yerkes, along with Planning & Zoning Staff Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, Mr. Joseph Dray, Planner, and Mr. Thatcher Hart, Senior Planner.

Mr. Liller thanked Council for the Proclamation, expressed his appreciation for the opportunity to serve on the Historic Resource Board, and provided a brief overview of the board's efforts to preserve and promote the Town's history.

PRESENTATION

3. Update on Ongoing Scams in the County — Palm Beach County Clerk of Court and Comptroller, Mike Caruso.

Mr. Mike Caruso, Clerk of Court and Comptroller, explained his five key priorities when he was appointed in August of 2025: 1) modernizing the payment system; 2) advocating for a statewide unified database; 3) maintaining conservative and sound investments; 4) protecting citizens against guardian abuse; and 5) protecting citizens against property deed fraud.

Mr. Caruso also discussed recent scam tactics targeting citizens and explained that the Clerk of Court had partnered with the Palm Beach County Sheriff's Office to form

a Task Force focused on education, apprehension, and prosecution. Mr. Caruso described several property deed fraud scenarios and encouraged citizens to enroll in the County's property fraud alert system. He also offered his assistance to anyone needing help.

4. Drop Savers Poster Contest Awards.

Ms. Haley Johnson, Special Projects Coordinator, gave an overview of the Drop Savers Conservation Poster Contest.

Councilor Sundstrom and Ms. Johnson recognized the winners of the 2026 Drop Savers Poster Contest:

Division 1 – Kindergarten & 1st Grade: Paige McRoberts, Gracie Kettner, and Edrune Novelus.

Division 2 – 2nd & 3rd Grades: Wyatt Pokorny, Nicholas Johnson, and Maia Hill.

Division 3 – 4th & 5th Grades: Hadley Guittap, Tessa Dabrowski, and Riley Fischer.

Division 4 – Middle School: Hellen Raymundo, Peyton Lau, and Giahna Lipset.

Division 5 – High School: Preston Lau and Caroline McCarthy.

CITIZEN COMMENTS

Mr. Eric Weitze, resident of Ocean Grande Boulevard, stated he had received a response to his A1A sidewalk communication from County Commissioner Maria Marino's Staff indicating that an Engineer would be assigned to evaluate what could be done. He requested Council take part in the discussion as well.

Mayor Kuretski expressed his appreciation for Mr. Weitze's dedication and mentioned he had spoken with Palm Beach County Deputy Engineer Ms. Joanne Keller, and she was looking into the matter to determine what could be done.

MINUTES

5. April 21, 2026, Town Council Meeting Minutes.

Vice-Mayor Choy moved to approve the April 21, 2026, as amended, Town Council Meeting Minutes; seconded by Councilor Delaney; motion passed.

Kuretski
Yes

Choy
Yes

Delaney
Yes

Guisinger
Yes

Sundstrom
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.

- Mayor Kuretski pulled Item 7.

- Councilor Guisinger pulled Item 9.

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

Kuretski
Yes

Choy
Yes

Delaney
Yes

Guisinger
Yes

Sundstrom
Yes

PUBLIC BUSINESS

6. Approval of Work Order No. 3 to LP Asphalt, LLC (Contract EPW2025-33A) for the New Haven North Resurfacing in the amount of \$538,689.
7. Approval of Agreement with Industrial Shadeports Inc. for the purchase and installation of shaded bleacher covers at Jupiter Community Park in the amount of \$86,330. **MOVED TO REGULAR AGENDA**
8. **Resolution 31-26**, Approving the award of Contract EPW2025-31 for the Public Works Site Work project to Creative Contracting Group in the Amount of \$1,343,900.
9. **Resolution 41-26**, Approving a Contract with Interacid North America, Inc. for Supplying Sulfuric Acid (W2604L) for a unit price of \$338 per ton. **MOVED TO REGULAR AGENDA**
10. **Resolution 51-26**, Approving the Fiscal Year 2026 Mid-Year Budget Amendment.
11. **Resolution 56-26**, Authorizing the Submittal of a FIND Grant Application for Waterway Access and Rapid Rescue Vessels Response Initiative.

END OF CONSENT AGENDA

ITEMS REMOVED FROM CONSENT AGENDA TO REGULAR AGENDA

7. Approval of Agreement with Industrial Shadeports Inc. for the purchase and installation of shaded bleacher covers at Jupiter Community Park in the amount of \$86,330.

Mayor Kuretski expressed concern that the proposed solution may not be appropriate at this time. He suggested deferring the decision, noting the absence of a master plan for seating areas. He emphasized the need to first develop a plan that prioritizes effective shade coverage.

Mayor Kuretski referenced multi-purpose fields 7 and 8 in the discussion and highlighted the importance of incorporating shade structures similar to those used over playgrounds. He also raised concerns about designs like those in Abacoa and explained that currently the shade structures are positioned too high to provide meaningful coverage for much of the day.

Mayor Kuretski stressed that priority should be given to providing shade for teams rather than spectators. He recommended pausing the project until a master plan is in place that maximizes shade for teams first, and then for the fans.

The Council reached a consensus to defer the item.

Councilor Delaney moved to postpone the Approval of an Agreement with Industrial Shadeports Inc. for the purchase and installation of shaded bleacher covers at Jupiter Community Park in the amount of \$86,330; seconded by Councilor Sundstrom; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

9. Resolution 41-26. Approving a Contract with Interacid North America, Inc. for Supplying Sulfuric Acid (W2604L) for a unit price of \$338 per ton.

Councilor Guisinger discussed the 48% increase in sulfuric acid costs. He asked whether the increase was due to global market conditions, whether there was any risk of future supply shortages, and what the projected costs might look like in the coming years. Mrs. Barnes responded that the historical pricing information reflected fluctuations in the global economy. She noted that the last significant increase occurred in 2022 following COVID. She expressed hope that costs would not continue to rise, especially with other chemical contracts scheduled to go out for bid later this summer. She explained that sulfuric acid was a required chemical used in the water treatment process.

Councilor Guisinger asked whether there were any alternatives. Mrs. Barnes responded that implementing alternatives would require a major retrofit, although there were potential opportunities to explore. She noted that some facilities had eliminated acid addition and that prior testing had been conducted. However, she stated that the testing was not successful and could jeopardize the membranes. Mrs. Barnes added that Staff could further investigate alternatives as part of the five-year update to the master plan.

Councilor Sundstrom said she remembered the supply chain issues in 2022 and asked whether the Town could expect similar changes with other chemicals due to current geopolitical events. Mrs. Barnes responded that she expected some costs to increase depending on the chemicals involved.

Mayor Kuretski expressed appreciation for the way the chemicals had been generally managed and noted that the 120-day advance notice provision could not have been handled better. He explained that the provision protected the Town. Mrs. Barnes explained that the current contract included a six-month cost adjustment clause, allowing prices to increase or decrease, and that the 120-day notice period provided sufficient time for rebidding if necessary.

Councilor Guisinger moved to approve Resolution 41-26; seconded by Councilor Choy; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

REGULAR AGENDA

PUBLIC HEARING

12. Resolution 59-26, Adopting an Initial Rate Schedule for a Non-Ad Valorem Assessment For Fire Rescue Services.

Scott Reynolds, Finance Director, provided a presentation on Resolution 59-26, which included an overview, funding options, immediate savings for property owners, and future steps.

Mr. Reynolds explained that the resolution establishes the initial per-property fire protection fee proposed to go into effect October 1, 2026. He stated that a notice would go out to all property owners, if passed, ensuring transparency in the process. It was noted that a final hearing would take place on June 16, 2026. He compared this process to the annual TRIM process that takes place in setting the proposed TRIM rate in July and then having final hearing for adoption of the TRIM rate in September. Mr. Reynolds noted that the fee would replace the Palm Beach County Fire Rescue fee that residents are currently assessed.

Mr. Reynolds next discussed the two funding options. He explained that there are two different funding options to help fund Jupiter Fire Rescue, one of which is the fee that is being proposed, along with property taxes, and the EMS transport fees. He explained that the other funding option would be property taxes and EMS transport fees, and sales tax to make up the difference for debt service.

Mr. Reynolds next spoke on the immediate savings to property owners. When the proposed fee, which is estimated to be \$25 million is compared to the county fee, which is estimated to be \$35 million next year, there is a \$10 million dollar estimated savings for property owners.

Mr. Reynolds next discussed future steps should Council proceed with the per-property fee option. He stated that notices for the final public hearing would be mailed out on Tuesday, May 26, which will notify residents of what their fee will be and will also inform them of the date for the final hearing, June 16, where there will be an opportunity for residents to voice their input, concerns, and/or ask questions or send their questions ahead of time to the Clerk.

Councilor Guisinger inquired about the five possible exemptions and the value or buy down for those exemptions. Mr. Reynolds confirmed that there would be five exemptions proposed. They discussed the costs, the senior exemption buy down, the town adopted benefits/categories and noted that the General Fund would be used to buy down those exemptions.

Councilor Delaney expressed appreciation for the chart provided on page 29 with the breakdown in the different square footages and fees. He asked for a brief explanation of the calculations. Mr. Reynolds explained that the fee is based on the cost of fire and rescue and the number of calls by property type.

Vice-Mayor Choy expressed gratitude for the clear explanation that the fee is replacing the Palm Beach County costs and noted that it was important that everyone recognized that.

Councilor Sundstrom discussed individual property tax bills and the various entities collecting money, including the dedicated millage noted on the bills for Palm Beach County Fire Resue. She also discussed how the savings would be realized, and asked Mr. Reynolds to provide an example for the average household. Mr. Reynolds explained that a 2500 square foot home, with a taxable value of \$300,000, would pay a projected ad valorem amount of \$347 for that portion of Fire and the NAV per property fee would be \$50, with a total cost of \$407 annually. He compared that to the County fee for FY27, which would be estimated at \$581.82, with possible savings of \$174 for that one property.

Councilor Sundstrom next asked if every property owner would save, and Mr. Reynolds confirmed that as it stands for FY27, every resident/property owner would save. He noted that even though the nursing homes had a buy down, they may still see a small increase, but that was due to the volume of calls.

Councilor Sundstrom next inquired about the draft notice to residents, confirming that every resident's letter would be personalized to their home. She asked if the fourth bullet point listed under the "What this means for you" section, could be moved to be the second bullet point for clearer communication, and Mr. Reynolds stated he would look into moving it. There was a consensus by all members to move the bullet point, which described the location of the non-ad valorem fee on the tax bill and that it replaces the current Fire Rescue assessment.

There was discussion about the procedures for returned mail and steps that would need to be taken if the fee were to be increased. Councilor Delaney noted that the process was designed to be lengthy to ensure transparency. Councilor Sundstrom asked for confirmation that the sales tax is done by the County and that it is just one of the many streams of revenue the Town receives, and Mr. Reynolds confirmed.

Mayor Kuretski stated that he doesn't agree with the process currently being used. He discussed the nursing homes exception and their high use of services. He noted that fees were going to be set lower for them, and that the Town would work with them for them to have a better understanding of the impact of their service calls. It was noted that nursing homes will have to change their processes or their fees would need to be higher for it to be fair for everyone. Mr. Reynolds stated that the Fire Chief has committed to working with nursing homes.

Mayor Kuretski next discussed the Executive Summary and the use of the term "equitable," and noted he does not believe that applies to the current process. He provided an example that he has given at prior meetings comparing two-member households and explained that other municipalities like West Palm, Boca, and Atlantis, use the same fee per year for all residential units. He stated he would not support a budget and would continue to advocate through the budget process that

the assessment is not equitable.

Councilor Delaney moved to approve Resolution 59-26; seconded by Councilor Sundstrom; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
No	Yes	Yes	Yes	Yes

PUBLIC BUSINESS

13. Resolution 60-26, Authorizing an Option Purchase Agreement for 3126 Jupiter Park Drive.

Mr. Reynolds provided a presentation that included an overview of Resolution 60-26, the operational use of the building, the benefits of the purchase, facility costs and funding, the impact on reserves, statutory requirements, and the proposed next steps.

Mr. Reynolds explained that the building would be used to house Building Inspectors, Plans Examiners, Code Compliance, Fire Inspectors, and training activities. He stated that it integrates plan review and inspection services and is a cost-effective alternative to new construction.

Mr. Reynolds next explained the cost of \$10,660,000, and funding breakdown, including the appraisal information and a reduction in the original asking price. He stated that the purchase would be funded through a combination of reserves from the Building Fund and the General Fund, noting that the costs would be allocated proportionately based on the intended use of the facility.

Police Chief Don Hennessy discussed the proposed training facility, noting that the Department conducts approximately 20 block weeks of training annually and continues to face challenges in securing suitable training locations. Previously, schools and Town facilities had been used to meet training needs. Police Chief Hennessy explained that the facility would provide space for leadership training for Town Officers as well as Officers from surrounding agencies, while also supporting the Town's strategic initiatives.

Mayor Kuretski said the purchase was not a surprise to Council. He explained that the Building Fund is an enterprise fund supported through its own fees, and the building reserves would be used for 85% of the purchase, resulting in no impact on residents. He expressed appreciation for Staff's proactiveness and stated that the remaining 15% could be worked out over time. He was also pleased to learn that the owner had invested a million dollars in interior upgrades to the building. Overall, he supported the purchase and the proposed plan to use the property. He asked Mr. Reynolds whether what he had stated was correct, and Mr. Reynolds confirmed that it was. *ML 5/19/26*

Vice-Mayor Choy asked Mr. Reynolds what the State was telling municipalities about the use of their Building Funds. Mr. Reynolds explained that current statutes allow the Town to reserve Building Funds for specific activities, including for facilities, and

that the Town had been looking to use those for that purpose for the past year and a half. He noted that legislation taking effect July 1 would eliminate that ability. He added that the Town was already in the process of addressing the issue, but that the legislative change had accelerated the process.

Councilor Delaney stated that he had toured the facility and found the renovations to be brand new, making it the perfect time, space, and fit.

Councilor Sundstrom concurred, noting that the Town needed to either use or lose its reserves. She stated that the proposal checked a number of boxes and expressed excitement about the Building Department upgrades and modernization, as well as the Police training facility.

Councilor Guisinger asked about the age of the roof and when it would need to be replaced. Mr. Reynolds explained that this would be evaluated as part of the due diligence process and included in the discovery findings. Councilor Guisinger asked if it was determined that the replacement needed to occur immediately, if it could be completed before occupancy. Mr. Reynolds responded that it would be addressed during the review process and determined at that time.

Councilor Guisinger inquired about the strategic initiatives concerning the maintenance facility property and asked whether those two items could be retired with the purchase of this building. Mr. Frank Kitzerow said that was one possibility.

Mayor Kuretski noted that the Building Department was dynamic and had evolved over time, and he expressed appreciation for all their hard work. He further noted that, in recent years, the legislature has continued to impose unfunded mandates, which accelerated the need for this project.

Councilor Guisinger moved to approve Resolution 60-26; seconded by Councilor Sundstrom; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

REPORTS

TOWN ATTORNEY –

- Private Attorney-Client Session - Mr. Baird requested Council authorization to schedule a private Attorney-Client session, as authorized by Chapter 286, F.S., to discuss pending litigation with Equix Energy Services, LLC, for damage caused to a Town water utility line when the contractor for Peoples Gas was installing a line. Mr. Baird stated he wanted to discuss litigation strategy with the Council due to it being a significant damages case.

Councilor Delaney moved to authorize the scheduling of an Attorney-Client session; seconded by Councilor Guisinger; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

- 9-Acre Parcel Update - Mr. Baird reported on his ongoing discussions with CVS regarding the Lakewood Commercial Association. He explained the Town's due diligence that had been conducted and provided historical information. He noted disappointment in the lack of cooperation from CVS and their attorney. He explained that the other parcel owner lives in Mexico and has no one else to appoint as director and does not want to appoint himself. Mr. Baird explained that the site plan was being held up by lack of cooperation from the other two parcel owners.

Mayor Kuretski asked for confirmation that the Town was never obligated for any maintenance and that the party purchasing the parcel would be required to pay, and Mr. Baird confirmed. Mayor Kuretski noted that the Town Manager had taken action to do maintenance on the area, even though there was no obligation to, and Mr. Kitzerow confirmed. Mr. Baird stated that the cleanup was done in the best interests of the residents, and it was determined that it was needed.

Mr. Baird requested that if the other parcel owners continued not to cooperate that the Council authorize the Mayor to send a letter to CVS to assist in pushing for action. Mayor Kuretski stated that in his frequent visits he had noticed the neglect of the CVS property.

Councilor Sundstrom moved to authorize a letter from the Mayor to CVS; Seconded by Councilor Guisinger for Letter; motion passed.

Kuretski	Delaney	Choy	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

Mr. Baird clarified that the maintenance had occurred on the common property in the area, but that he would research the development agreement for landscape requirements on the CVS property.

TOWN MANAGER –

- Community Relations Team - Mr. Kitzerow reported that the Community Relations team and the Assistant Town Manager attended the Florida Municipal Communicators Association (FMCA) conference and came home with several honors. The Town's "Centennial at the Ballpark" video, which was done in collaboration with the staff from Roger Dean Stadium, received the FMCA award for best collaborative video in the state. The Town also received the Certificate of Excellence in Government for the fourth straight year. Mr. Kitzerow also reported that Kate Moretto, Assistant Town Manager, and Shawn Reed, Director of Community Relations/PIO, were two of only 18 individuals in the state to have completed the FMCA's new Certified Local Government Communicator Professional Certificate Program. He congratulated Ms. Moretto for also being sworn in as FMCA's new president for the upcoming year.
- 2025 Utilities Drinking Water Quality Report – Mr. Kitzerow stated that the report had been published and explained that the report helps residents understand the

Town's ongoing efforts to produce its award-winning drinking water supply and noted that the report would be mailed in this month's bill and would be available online.

- JPD - Mr. Kitzerow recognized the Jupiter Police Department's Employees of the First Quarter:
 - Detective Nicole Hansen – Investigator of the Quarter
 - Officer Michael Denier - Officer of the Quarter
 - Destiny Julien, Code Compliance Officer - Civilian Employee of the Quarter
- JPD Memorial – Mr. Kitzerow announced that on Thursday, May 14, the Police Department would hold a memorial service to honor fallen officers Major Edward Hmphrey and PFC Bruce St. Laurent. The service will be held at Riverside Memorial Park in Tequesta at 9:00 a.m.
- Employee Service Anniversaries - Mr. Kitzerow recognized the following employees for their years of service:
 - Stephanie Thorbun, Planning & Zoning Department – 30 years
 - Officer Vince Marinucci, Police Department – 25 years
 - Officer Joe Beinlick, Police Department – 25 years
 - Wayne Walker, IS Department – 25 years
 - Officer Roberto Diaz, Police Department – 20 years

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS –
COUNCILOR GUISINGER:

- Employee Service Anniversaries - Councilor Guisinger congratulated all employees celebrating anniversaries.
- Jupiter Police Department - Councilor Guisinger congratulated and thanked the Department for hosting the Family Autism Day event on April 25th. He expressed how nice the event was and that it was well attended.

COUNCILOR DELANEY:

- Employee Service Anniversaries - Councilor Delaney congratulated all employees celebrating anniversaries.
- Jupiter Inlet – Councilor Delaney expressed concern for the Federal renovation project that is being completed around the lighthouse area. He explained how the area currently appears and stated that he hoped that it could be softened before being completed.

VICE-MAYOR CHOY:

- Employee Service Anniversaries - Vice-Mayor Choy congratulated all employees celebrating anniversaries.
- Council Memorial - Vice-Mayor Choy requested that the public be notified of the memorial and noted how nice the area looks. Mr. Kitzerow stated that a ribbon

cutting would take place now that the project has been completed. He thanked Stephanie Thoburn for overseeing the plant placement.

- Building Purchase - Vice-Mayor Choy requested that Council be kept in the loop regarding the property purchase for the Building Department.
- Town Owned Parcels - Vice-Mayor Choy asked for a list of parcels surrounding the area and possible future plans for those parcels.

COUNCILOR SUNDSTROM:

- Mayor Proclamation - Councilor Sundstrom presented Mayor Kuretski with a Proclamation from the Florida League of Cities in honor of his 25 years of elected service.

Mayor Kuretski spoke briefly regarding the honor of serving the public and expressed appreciation for his colleagues. He expressed gratitude to God, his wife, family and residents. He also explained that he creates pledges at the beginning of each term, and that he carries those with him to every meeting. He shared the current ones, which were continued creation of the Jupiter Fire Rescue Department, managing overall cost of government, keeping Jupiter uniquely special, preserving the quality of life and enhancing it, traffic mitigation solutions, and historic preservation to name a few.

ADJOURNMENT – 9:07 P.M.

Merriane Lahmeur, Town Clerk