



**FINAL MINUTES AND AGENDA
TOWN OF JUPITER
TOWN COUNCIL MEETING
TOWN COUNCIL CHAMBERS
TUESDAY, JUNE 2, 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. Code Compliance Officers' Appreciation Week.

Mayor Kuretski shared the Code Enforcement Department's data from the last month, which included 174 open cases, 114 cases completed, 167 illegal signs removed, 198 JupConnect requests addressed, and multiple magistrate hearings. He explained the magistrate process and the magistrate's role.

Mayor Kuretski presented the Code Compliance Officers' Appreciation Week Proclamation to Mr. Chris Ailes, Code Compliance Supervisor, and his team.

Mr. Ailes thanked the Council and his Staff, noting that they care deeply about the Town, enjoy serving the community, and are proud to support its residents.

PRESENTATION

2. Update on the Palm Beach County Library System.

Mr. Doug Crane, Director of the Palm Beach County (PBC) Library System, provided an update on the library system, including its vision and mission, Fiscal Year 2025 statistics, 18 branch locations, dedicated funding source, library cooperative, extensive collection of free materials, research assistance services, programs that foster a love of reading among children and teens, community outreach efforts, educational initiatives, Rediscover Reading Month, and information regarding the Jupiter, Palm Beach Gardens, and Tequesta library branches and contacts.

Mr. Crane also discussed the library system's budgeting and capital improvement program. He provided a brief overview of the library's funding sources, which included a voter expansion program completed in 2015. He explained that the Palm Beach County Board of County Commissioners (BCC) would soon be considering a proposal to place a bond referendum before voters in November to ask for funds for the expansion of the library system. The proposed bonds would finance the construction of a new main library and support majority of the planned renovation projects, including

the Jupiter branch.

Additionally, Mr. Crane discussed a proposed State Constitutional Amendment that would impact property tax revenues and its impact on the library system. He explained that, if approved, the library system would lose approximately one-third of its budget at that level, and it would limit the library system's ability to reserve ad valorem revenues for capital projects and could negatively affect service levels.

Mayor Kuretski shared results from a recent citizen survey, noting that the Jupiter Library was ranked third in state benchmarks based on resident feedback.

3. JFRD Update.

Fire Chief Darrel Donatto provided an update on operations personnel, apparatus, station readiness, and fire code adoption. He expressed his gratitude to all Town Staff, describing the process as a "master class in municipal teamwork." He noted that Staff had gone above and beyond to bring the Fire Department to this historic milestone.

Fire Chief Donatto introduced the 91 operational personnel and command staff. He recalled a conversation with Mr. Kitzerow in January 2024, during which he stated, "Our firefighters are coming. We do not know their names yet, but we know they will be here." He remarked that those firefighters are now in place, adding that the Town knows their names and faces and that they will forge a legacy of exceptional service that will make the community proud for decades to come.

Fire Chief Donatto noted that the new personnel bring a wealth of knowledge, experience, and dedication to public service. He explained that the next four months of training will be intentional and focused on preparing personnel to work together as cohesive teams while developing a unified operational culture that demonstrates what it means to serve the "Jupiter Way." He expressed pride in the team and stated that when the bell rings on October 1, the department will be ready. He also reported that the Jupiter Fire Rescue Department (JFRD) remains on schedule and within budget.

Mayor Kuretski stated that he was honored and delighted to welcome the personnel to the Town family. He expressed appreciation for having a unified public safety team consisting of both Fire and Police personnel. He noted that the Police Department had established a benchmark for excellence within the Town and that he expects the same high standard from the Fire Department. He stated that he could already see the teamwork among those standing in the back of the Council Chambers.

Vice-Mayor Choy asked how many engines and ambulances the Town would have in service and how many Staff members would be paramedics. Fire Chief Donatto responded that the Town will maintain three fire engines in service at all times, with a fourth engine available as a backup; one ladder truck; and three ambulances in service at all times, with a fourth ambulance available as a backup. He reported that the

department includes 33 firefighter-paramedics, three paramedic supervisors, and 22 firefighter-EMTs.

Councilor Sundstrom expressed her gratitude to Fire Chief Donatto and Town Staff. She stated that Staff make decision-making easy and that she has complete confidence in the Town's leadership and personnel. She congratulated the department on reaching this milestone.

Councilor Delaney commented that the recent ceremony was outstanding and noted that Mr. Kitzerow had confirmed attendance of approximately 600 people. He stated that it was wonderful to see Town Staff successfully bring the project to fruition.

4. Hometown Heroes.

Mr. Shawn Reed, Director of Community Relations and Public Information Officer (PIO), presented the Town's first Hometown Heroes Award to Dr. Jonathan Virkler. He provided an overview of the program and selection process, and described Dr. Virkler's many contributions, including Dr. Virkler's service as an emergency physician at Jupiter Medical Center, his mentorship of high school and college students, speaking to the students in the Medical Academy at Jupiter High School, his volunteer work with the Spirit of Jupiter Marching Band, and his service teaching preschool on Sundays at his church.

Mr. Reed presented Dr. Virkler with a picture of the Jupiter Inlet Lighthouse and a certificate recognizing his contributions. He also announced that Dr. Virkler would be featured on the Town's website and social media channels.

Dr. Virkler thanked the Council for their recognition and expressed appreciation for their leadership. He also thanked his family for their support, as well as his parents and the staff at Jupiter Medical Center.

CITIZEN COMMENTS

Mr. Douglas Crane, a resident of West Community Drive, spoke regarding traffic concerns in the Abacoa area, particularly along Indian Creek Parkway, a County road. He stated that he had requested the installation of lighting from the County and was told that it was their policy not to provide lighting on a County road in a municipality. He requested the Town speak to the County.

Mayor Kuretski stated that he does not normally respond to public comments; however, he thanked Mr. Crane for raising the issue and indicated that he would follow up with the appropriate parties and advocate on the matter.

Ms. Elizabeth Dashiell, a resident of Maplecrest Court, spoke about Shakespeare by the Sea. She said she feels blessed to call Jupiter home and expressed her gratitude to the community.

Ms. Carol Watson, a resident of Chasewood Drive, spoke about the Town of Jupiter's Memorial Day Service, noting that it was the best she had ever attended. She also commented on how nice the new Town Hall and Police Department are. Ms. Watson recalled the Council meeting at which the decision was made to establish the Town's own Fire Department and commended the Council for its courage, recognizing the challenges and criticism they knew they would face.

Mr. Craig Mowrey, a resident of Blanca Isle Lane, spoke regarding the JFRD swearing-in ceremony and commended Town Staff for organizing the event. He expressed support for the non-ad valorem fire assessment, noting that he considered it equitable for residents to be assessed based on property size rather than a flat fee. He also stated that it provides an alternative funding mechanism should something happen with property taxes. While acknowledging that the system is not perfect, he noted that the NAV letter has had unintended consequences and suggested that the letter should have also stated that the assessment would fund only parts of services.

Mr. Eric Weitze, a resident of Ocean Grande, spoke regarding the JFRD ceremony and stated that he thoroughly enjoyed it. He thanked the Town Council and all the Staff for their efforts.

MINUTES

5. May 19, 2026, Town Council Special Meeting Minutes and May 19, 2026, Town Council Meeting Minutes.

Councilor Delaney moved to approve the May 19, 2026, Town Council Special Meeting Minutes and the May 19, 2026, Town Council Meeting Minutes; seconded by Councilor Guisinger; motion passed.

Kuretski	Choy	Delaney	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.

Councilor Guisinger moved to approve the Consent Agenda; seconded by Vice-Mayor Choy; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
Yes	Yes	Yes	Yes	Yes

PUBLIC HEARING

6. **Ordinance 11-26, First Reading**, Approval to Amend Chapter 10 of the Town Code, Fire Prevention and Protection to adopt the Florida Fire Prevention Code and Uniform Fire Safety Standards. (Second Reading 6/16/26)

Title for Ordinance 11-26 was read by Mr. Baird.

7. Issuance of Trespass Warnings on Public Property

- A. Ordinance 25-26, First Reading,** Approval to Amend Chapter 11 of the Town Code, to Include Procedures for the Issuance of Trespass Warnings on Public Property. (Second Reading 6/16/26)

Title for Ordinance 25-26 was read by Mr. Baird.

- B. Ordinance 28-26, First Reading,** Approval to Amend Chapter 8 of the Town Code, to Expand the Jurisdiction of the Special Magistrate to Include Trespass Appeals. (Second Reading 6/16/26)

Title for Ordinance 28-26 was read by Mr. Baird.

PUBLIC BUSINESS

- 8.** Approval of Work Order No. 7 to Fierce Construction LLC (Contract EPW 2025-34D) for the A1A Irrigation Well Replacement Project in the amount of \$84,036.
- 9. Resolution 55-26,** Approving an Agreement with Creative Contracting Group for the Purchase and Installation of Playground Equipment at Daily Park in the amount of \$760,095.
- 10. Resolution 64-26,** Approving an Interlocal Agreement with the Loxahatchee River District for Nanofiltration By-Product Water.

REGULAR AGENDA

PUBLIC HEARING

- 11. Resolution 11-26,** *Quasi-Judicial*, Bayside Office Building - Site Plan application for a four story office building and shared access drive with an adjacent Town owned property, on a .53± acre property, located at 1001 North Alternate A1A.

Ex Parte Communications:

- Councilor Sundstrom met with the Applicant to discuss the project details and visited the site.
- Councilor Guisinger met with the Applicant and Staff and visited by the site.
- Councilor Delaney met with Mr. George Missimer and visited the site.

The Town Clerk swore in four individuals.

Mr. Missimer, representing Coteleur & Hearing and the Applicant, provided a brief presentation on the site plan request. The presentation included the property's location, zoning designation, future land use, C-2 Land Development Regulations, proposed shared access, sustainability and resiliency features, landscape plan, traffic, site history, certificate to dig, consistency, setbacks, lot coverage, building height and context, mass, and conditions of approval.

Mr. Thatcher Hart, Principal Planner, provided the Staff presentation which included compatibility, the proposed conditions in the resolution, and the shared access driveway. He noted that the proposed project satisfies standard zoning requirements for that district. He also explained that the Planning and Zoning Commission had

recommended approval with the condition that the Applicant meet with Town Staff prior to appearing before the Town Council to discuss the architectural components of the application. Mr. Hart stated that if the Council found the proposal was not compatible, the Town Code provides them with the authority to ensure compatibility.

Councilor Guisinger asked whether there were any safety concerns regarding the stair landings that were projected outward. Mr. Missimer stated that they did not present a safety issue and confirmed that railings would be installed. He explained that the projections were partly functional for the stair design and served as a design element, noting that they were consistent with the overall architectural design.

Councilor Guisinger noted that the landscape plan appeared to show only large trees on the south side of the building and asked whether there was a reason for that. Mr. Missimer responded that the landscape design was developed in conjunction with the design of the building and that he would be happy to add landscaping with additional height on the other side. Councilor Guisinger stated that he would like to see some trees planted on the north side with height.

Councilor Guisinger next asked Staff what the Town's plan was for the commercial property located just to the north, between the property being developed and Sawfish Bay. Mr. Hart stated that there had been plans in the past, but none had been solidified. Councilor Guisinger stated that he had visited the site and asked whether there were any plans for a facelift. Ms. Stephanie Thoburn, Assistant Director of Planning and Zoning, responded that there are currently no plans. She explained that the property is currently leased to a dive shop. Staff would like to return to Council later to discuss incorporating the site into Sawfish Bay Park so that the area can be developed in a more cohesive manner. Councilor Guisinger stated that the parcel was an eyesore and needed to be addressed. Ms. Thoburn explained that Staff were maintaining the ficus tree because it is one of the Town's signature trees. Councilor Guisinger requested that Staff consider future next steps for the parcel.

Councilor Sundstrom asked the Applicant to explain the rationale for locating the stairwell on the northern end of the building closest to the park. Mr. Missimer stated that the stairwell needed to be located on the western portion of the building near the elevator and that the design team wanted to avoid placing it on the waterfront side. He explained that several factors influenced this design decision. While the stairwell could potentially be located elsewhere, doing so would create numerous site disruptions, including impacts to access and ADA compliance. He noted that the proposed location results in the least amount of impact on the overall project. Councilor Sundstrom also inquired about the stone accents, and Mr. Missimer confirmed that based on a request from Staff stone accents were added to anchor the building on the ground level.

Councilor Delaney asked about the reason behind the change in the roofline. Mr. Missimer explained that the design on the left was a preliminary alternative, while the design on the right was a more formal proposal that considered the bathroom layout and other building elements.

Councilor Delaney also asked about the narrowing of the window design. Mr. Missimer stated that the vertical awning and windows would remain the same width. Councilor Delaney next inquired about future plans for the dock. Mr. Missimer noted that the dock would be for the private use of the building owner/operator.

Vice-Mayor Choy disclosed that she had received the design several months earlier and that all her questions had been answered. She remarked that the building looked impressive.

Mayor Kuretski opened the Item up for Public Comment.

Ms. Mary-Therese Delate, speaking on behalf of the Loxahatchee Guild, addressed concerns related to the Aicher House and Train Depot as well as Sawfish Bay Park, noting their archaeological and historical significance as part of the archaeological site known as the Harborview Prehistoric Shell Midden. She emphasized that the proposed project exceeds what is allowed by the Comprehensive Plan by more than one-third and therefore was not consistent with the surrounding area. Additionally, she pointed out that the triangular parking area requires upgrades to meet current needs and standards.

Mr. Missimer provided brief closing arguments and reiterated that no waivers or variances were requested as part of the application, that all code requirements were met, and he provided additional details on the compatibility of the surrounding area, including inconsistencies.

Mayor Kuretski expressed his appreciation to Staff for their work and for providing Council guidance on their authority. He stated that he supported the shared access drive but that he did not find the site plan with the building height, scale and mass to be compatible and/or consistent with the established character of the area. He explained that he was okay with the second and third floor office areas that had expansive balcony amenities, but could not support the huge rooftop accessory use, because he felt it created building mass and height that felt out of character for the area. He also noted that he would never be supportive of it being approved for a special event permit. He also described additional aspects of the proposed plan, such as the coloring, the open space, and why he was going to oppose the project.

Councilor Delaney explained that the underground parking allows for the added height, which would still be below what the code permits. He explained that the building looked soft and acknowledged that it was taller than the other buildings in the area, but there was also not much consistency in the area. He stated that he thought the request was an upgrade from what was there.

Councilor Sundstrom stated that the area was prone to flooding, and she respected the resilience focus of the project. She also explained that she did not want to see intensity in the corridor. Councilor Sundstrom expressed gratitude to Staff for their work and for capturing the Council intent for the corridor. She stated she was generally supportive but was frustrated with the view. She reiterated that she did not want to

see a lot of intensity in the area or a lot of traffic. She expressed pleasure with the less intense use and that the dock would be a private one and not used for commercial purposes.

Councilor Sundstrom next commented on the Town's adjacent parcel, noting that she was glad to hear the feedback. She stated that perhaps the property could be improved to be a more formal parking area. She also commented that she agreed with Councilor Guisinger's request for additional landscaping.

Councilor Delaney asked for confirmation that the only reason the site plan was before them was due to the shared access drive, otherwise the changes could have been made administratively. Mayor Kuretski noted that he was going with what was within the Council's authority.

Councilor Choy stated she appreciated the fact that resilience was a consideration. She noted that flooding and traffic were items she considered, and felt the project was refreshing. She also expressed a desire to see the Town parcel upgraded.

Councilor Sundstrom asked Staff for clarification on the rooftop and the proposed restrictions. She stated that she did not want to hear loud music or see large events on the rooftop. Mr. Hart explained the intent behind the condition was to ensure that anything other than normal office events on the deck would require the owner to come back to the Town for approval and possibly a special event permit. Mr. John Sickler, Planning and Zoning Director, stated that the applicant was bound by their statement of use and the conditions that are a part of the resolution. He explained the proposed condition language and the language in the statement of use, which would require a special event permit for anything other than normal office gatherings.

Mr. Thomas Baird, Town Attorney, inquired if a special event was allowed on an accessory use. Mr. Sickler stated that on a commercial property someone could seek a special event permit. There was discussion about the rooftop use and its size. Mayor Kuretski stated he thought the language would invite misuse, and he thought it was not compatible with the surrounding area.

Councilor Sundstrom asked the Applicant to respond. Mr. Missimer explained that the condition and provision in the statement of use were added to ensure that the owner in the future would not put in a bar or restaurant on the rooftop that would add additional parking requirements to the site that the site could not accommodate. He stated the rooftop was meant to be a benefit for the employees and was not intended for any other use.

Mr. Baird asked what the normal impact of the rooftop was considered, since the condition was contingent upon exceeding normal impacts. Mr. Missimer explained that it was a catchall, and it was meant to be for everyday employee use, and the condition was there for caution.

Councilor Sundstrom inquired with Staff what steps needed to be taken or what tools did the Council have to ensure major events do not take place. Mr. Sickler explained that Council could prohibit special event permits at that location and explained the special event permit process and what steps would need to be taken.

Councilor Guisinger expressed his appreciation for the work that went into the project and the compromised reached between the Staff and the Applicant. He expressed his pleasure with the product, including the openness and the elevation above ground. He also noted that there was no consistency along A1A, and that the proposed project was a significant improvement.

There was a discussion on possible amendments, including adding restrictions or prohibiting special event permits, and requiring additional landscaping on the north side.

Councilor Delaney moved to approve Resolution 11-26 as amended, to remove special permit events and add landscaping on the north side; seconded by Councilor Sundstrom; motion passed.

Kuretski	Choy	Delaney	Guisinger	Sundstrom
No	Yes	Yes	Yes	Yes

REPORTS

TOWN ATTORNEY

- Palm Beach County Fire Rescue – Mr. Baird reported that he had previously sent a letter to the Assistant County Attorney of Fire Rescue regarding the return of the possession of Station 16 in Abacoa and the deed that was given to the County. He explained there were two conditions for the reversion of the land to the Town, one was that the County ceases fire rescues services to the Town, which they will do on September 30, 2026, and the second was payment to the County of all unamortized costs of the improvements to Station 16. The County and Town have already come to an agreement on the costs. He further explained the process he proposed to the Assistant County Attorney for a quick claim deed returning possession and the placement of funds into escrow, with both being released on October 1.

Mr. Baird stated that the County's Assistant Director of Facilities Development and Operations, Eric McClellan, had responded to his correspondence to the Assistant County Attorney, and he provided an overview of the response, noting that the correspondence was not clearly written. He stated that communication was consistent from what he has seen from the County regarding fire and their efforts to complicate what should be a seamless transition of public safety in the Town. He further reported that he would draft a response to the correspondence for clarification and to refute some of the comments from Mr. McClellan.

Mayor Kuretski expressed appreciation for the update. He commented that the County seems to continue to be extremely unreasonable. He also expressed

concern that if the County waited until mid-September to act, the timing could be impacted by a hurricane. He was disappointed with their lack of cooperation on public safety.

Councilor Sundstrom noted that often the County Commission did not know what was occurring with the Fire Department and recommended that everyone should try to reach out.

- JFRD – Mr. Baird commented that the Town now has a first-class operation that would complement the Police. He shared a discussion he had with one of his partners, Mr. Travis Foels, regarding the tangible results that could be seen from the law firm’s work. He noted that Mr. Foels had handled the litigation that had been brought by the County Fire Union and expressed his pleasure with Mr. Foels’ work.

TOWN MANAGER

- Palm Beach County Fire Rescue – Mr. Kitzerow stated that he agreed with Mr. Baird’s comments regarding the County and the County Fire Department. He expressed his displeasure about all of the workarounds the Town has had to go through. He explained that the Town has a plan and is in great shape and will be able to respond, efficiently, effectively and will set the benchmark for excellence the moment the Town has the authority to do so. He stated the plan would not be compromised.
- Town Attorney – Mr. Kitzerow expressed his gratitude for all that Mr. Baird and his team has done for the creation of the Fire Department.
- Community Relations - Mr. Kitzerow expressed his gratitude to the Community Relations team for the swearing-in ceremony and noted how great the event was.
- Sawfish Bay Park – Mr. Kitzerow stated that Staff would look into the cleaning up the parking area.
- Jupiter Police Department (JPD) – Mr. Kitzerow reported that JPD had removed another derelict vessel, the second love, from Jupiter’s waterways. Since 2024, despite the difficult process, 21 derelict vessels have been removed from Jupiter’s waterways.
- Ficus tree at Cinquez park - Mr. Kitzerow reported that the tree has been a priority from the beginning and the tree has been monitored by the Town’s Arborist as well as a Certified Arborist. He stated that pruning only occurs for the health of the tree, and the tree continues to thrive and will continue to be a major part of Cinquez Park.
- Town Events - Mr. Kitzerow announced the following Town events:
 - Wednesday, June 3, at 10:00 a.m. – The Town will host the station uncoupling and push-in ceremonies for JFRD Station #10, located at Piatt Place.

- Thursday, June 4, at 10:00 a.m. - The Town will host the station uncoupling and push-in ceremonies for JFRD Station #12, located adjacent to Cinquez Park.

TOWN COUNCIL – LIAISON REPORTS AND COMMENTS

- Jupiter Fire Rescue Swearing-In Ceremony –

Vice-Mayor Choy explained her role in the decision to say yes to the Jupiter Fire Department, which was during her campaign when she met with the Fire Chief and the Chief of Police. She explained that she fully believes that Fire Rescue and the Police will be the best things ever in 101 years in Jupiter. She noted that the event was beyond the “wow” factor and she was moved by the ceremony.

Council Delaney noted how incredible the ceremony was, and that it was the finest event the Town has hosted. He expressed appreciation to Mr. Shawn Reed, Director of Community Relations, and his entire team. Councilor Delaney also expressed gratitude to the Town Attorney, noting the Town would not have made it as far without the Town Attorney and his firm. Councilor Delaney also expressed his frustration with the County.

Councilor Sundstrom stated that she was too happy to be frustrated. She expressed appreciation for Mr. Kitzerow and all the Staff. She briefly explained the various stages of the process in creating Jupiter Fire Rescue up to this point, including the information stage, making the decision, and communication. She also expressed gratitude to the Town Attorney and his firm for their work, including the litigation.

Councilor Guisinger stated that the swearing-in ceremony and the Memorial Day event were two superb events that took a lot of effort by Staff. He commented that he was proud to be a Jupiter resident and to serve on the Council. He expressed appreciation to Mr. Kitzerow, Staff, Mr. Baird and his Council colleagues for what has occurred over the last three years to make Jupiter Fire a reality.

Mayor Kuretski expressed appreciation to Mr. Baird for bringing his two partners to the event. He explained his prior experience working with attorneys during his career and noted that attorneys rarely get feedback to know the difference they make.

Mayor Kuretski discussed Navy Bob’s leadership session and noted that one of three teams would be working out of a temporary station, which would be far less than the accommodation that the Town wants and the benchmark the Town has. He explained that a lot of renovations were needed on the station, but that it was not unexpected that renovations had not taken place in all these years. He explained that he had no doubt that they would be able to serve, but that it was a disadvantaged living arrangement. He stated the Council needed to appeal to the County Commission.

In closing, Mr. Kuretski explained that as Mayor, when he is giving remarks, he is very careful about using “I” versus “we.” He stated that when he refers to “we” he

is often referring to the five Councilors, the Town Manager, and the entire team. He noted how incredible the team was, and the level of teamwork that has been inspiring and unprecedented in government. He attributed a lot of what has occurred to the Town Manager and his leadership, including providing studies, analysis, preliminary planning efforts, and professional opinions, which allowed the Council to make the decision. Mayor Kuretski expressed gratitude to every single Staff member.

- Town Manager Performance Evaluation and Compensation –

Mr. Kitzerow departed from the dais and Mr. Roger Held, Senior Director of Community Development, joined at 9:19 p.m.

Mayor Kuretski explained that they would first discuss the performance critique of the Town Manager, and then compensation for his work for the past year.

Vice-Mayor Choy explained that during her performance review she gave a lot of consideration to the creation of Jupiter Fire Rescue. She noted that Mr. Kitzerow has overseen a tremendous number of staff, capital projects, budgets, emergency management, and negotiating the PBA contract for the police. She stated that he leads with skill, diligence and a huge heart. She expressed a desire to address all that he has done during the compensation discussion, noting that what has been accomplished took an extraordinary individual who has skills beyond what may have been required for a Town Manger in other municipalities.

Councilor Delaney discussed his comments about Mr. Kitzerow's performance, such as the recent hiring of Department heads that have paid immediate dividends, effectively reorganizing, and effectively improving Town Staff morale with awards and recognition. He described Mr. Kitzerow's teaching and mentoring skills, his effective organization of projects, agendas and time-sensitive adventures, including brilliantly organizing and executing JFRD in less than three years. He further explained that Mr. Kitzerow had met and exceeded all his expectations.

Mayor Kuretski stated that he had really high expectations, and that Mr. Kitzerow had exceeded every single reasonable expectation that he had for Jupiter Fire Rescue. He briefly discussed construction timelines, budget, and the October 1 deadline. He expressed his gratitude for the leadership and the entire team effort.

Councilor Sundstrom discussed several items apart from JFRD for the year, such as the PBA negotiation being excellent, the 100-year anniversary coordination, and Leadership Jupiter. She commented on how accessible he was. She stated items such as strategic planning, project management, and creative problem solving were some of the things that stood out to her. She expressed appreciation for his strategic planning to the budget more closely, communications, personnel, project management and fiscal discipline.

Councilor Guisinger acknowledged Mr. Kitzerow's achievements such as JFRD, the PBA contract and Suni Sands. He stated there were many things that Mr. Kitzerow could be credited for from a leadership standpoint, such as being

proactive, being liked by Staff and proactively looking for opportunities to develop them. Councilor Guisinger explained that he had six different categories that he ranked Mr. Kitzerow on, and for five out of the six he gave him an "Exceeded Expectation." He stated that he thought very highly of Mr. Kitzerow, and he thought he was the right person for the job at this time.

Mayor Kuretski next addressed compensation. He stated that he felt that they should give Mr. Kitzerow an adjustment to his base salary, as well as a one-time bonus.

Councilor Sundstrom agreed that Mr. Kitzerow should be given a bonus. She provided historical information on his base salary, noting that in May of 2025, Mr. Kitzerow was given one of the largest structural changes with his new contract. She explained that the bonuses only speak to the year, and that it has been a big year, and she wanted to put emphasis on the bonus. For the base salary, she wanted to look at the budget and what was done for Staff.

Councilor Guisinger agreed and thought the emphasis should be on the bonus but stated he was not opposed to a base adjustment as well, with all the accomplishments within the last year.

Mayor Kuretski explained that in the fiscal year 2026 budget they decided on the five percent adjustment for Staff based on performance. He proposed a five percent salary adjustment, and a bonus, as opposed to just a bonus. Vice-Mayor Choy stated she thought five percent was very appropriate.

There was a brief discussion on the prior history of the bonuses provided. It was determined that there was a consensus on the five percent to the base salary.

Councilor Guisinger stated that he would be okay with a \$35,000 bonus, and Council Sundstrom stated that she agreed with that as well.

Mayor Kuretski provided historical information on the bonus two years ago and he stated that he agreed that at the very least it should be \$35,000 but that he thought it should be more than that. Councilor Delaney expressed his agreement with that as well. Vice-Mayor Choy stated she was comfortable with five percent and a \$50,000 bonus.

Councilor Sundstrom expressed caution about the direction in the future. There was continued discussion about the bonus amount, and salary data from surrounding municipalities.

Mayor Kuretski explained that a bonus was one-time, and he was not concerned about the message that was being sent, because he felt it was time to reward Mr. Kitzerow. There was continued discussion about the significance of starting JFRD, Mr. Kitzerow's leadership and temperament, and the impact of implementing JFRD on Mr. Kitzrow. It was determined that there was a consensus on the five percent and \$50,000 bonus.

Councilor Delaney moved to approve a five percent increase and \$50,000 bonus for the Town Manager; seconded by Vice-Mayor Choy; motion passed.

Kuretski
Yes

Choy
Yes

Delaney
Yes

Guisinger
Yes

Sundstrom
Yes

COUNCILOR SUNDSTROM:

- State Appropriation Requests – Councilor Sundstrom explained that the Council had received eight draft letters earlier in the day that were drafted for each of the appropriation requests, which were still in the State budget. She expressed appreciation for the Town’s Lobbyist and the efforts that have gone into these requests. Councilor Sundstrom stated that letters of support were being sent from others, and that these letters of support had been drafted to come from the Council. She asked for consensus on the letters to be sent in support. She stated that this was something the Town had never done before, but that she was thrilled with the Lobbyist who understood the process and could not say enough good things about them.

Mayor Kuretski stated he had two comments, one was on the wording of the letters, expressing his desire to see the language that the letters start with modified from “I” to “we.” It was decided that the language should be modified to “on behalf of the Council.” Mayor Kuretski next stated that he would like the Athletic Field letter to note that 50% of the participants using these facilities reside outside of Jupiter and therefore contribute no property taxes to the field maintenance and upgrades. It was decided that language to reflect 50% would be added.

- Property Tax Update – Councilor Sundstrom reported that the Florida Legislature approved Governor DeSantis’ property tax relief proposal. She stated that the measure could increase the State’s homestead exemption from \$50,000 to \$150,000 in 2027, up to \$250,000 by 2028. She explained that it was recently released, but that there would be more conversations during the budget process to understand how it would impact Jupiter.
- NAV Fire Assessment – Councilor Sundstrom expressed frustration with the communication around the Non-Ad Valorem Fire Assessment, and that she thought communication needed to improve. She stated that a lot of good news was getting confused, and many residents were concerned that the Assessment was an additional fee.

Councilor Sundstrom explained her discussion with Mr. Scott Reynolds, Chief Financial Officer, and that she wished to see a simplified explanation noting that the assessment was a replacement and that there would be huge savings. She also expressed a desire to make sure that everyone understands what the assessment is and the good news because of Jupiter Fire Rescue. She also would like to see clear communication and quickly, so that residents do not come to the

next meeting still confused. Vice-Mayor Choy stated that she agreed with Councilor Sundstrom.

Mayor Kuretski explained that how the community has reacted to the notification has varied. He recognized that it was a complicated subject. He further explained that he had obtained from Mr. Reynolds the line-item property data, and that he has confirmed that what he considers to be an unfair disparity is widespread. Mayor Kuretski identified 15 Jupiter townhouses and condominium neighborhoods with non-ad valorem fire tax assessments that demonstrated the disparities. He noted the fact that all of the identified residential properties have garage, porch and balcony spaces that are excluded from the assessment calculation basis as compared to single family houses that are taxed on those same spaces, which he feels is unfair and not equitable. He reiterated that from the beginning he also thought the exponential manner in which the fire assessment increases with increasing square footage sizes of residential units was unfair and not equitable.
ML 06/16/26

Councilor Sundstrom stated that the argument could be made either way, and that ultimately it was in the margins. She explained that the non-ad valorem rate would offer resilience, cover debt, and provide financial stability. ML 06/16/26

Councilor Delaney commented that a line-item was coming off from Palm Beach County Fire and going away, and a cheaper Jupiter Fire price was going to be added, in addition to a small piece of ad valorem that would be increased.

Councilor Delaney noted that when the disparity issue is brought up, it causes confusion. Mayor Kuretski responded that someone could say they think it was fair and someone could say they think it was not fair, but that it would not cause confusion. Councilor Delaney explained that it was not fair for someone with a 2,000 square foot home to pay the same amount as a celebrity with a 10,000 square foot waterfront home. He further explained that it would provide the Town with flexibility in the future.

Mayor Kuretski stated that the Town could choose to come back next year and do the non-ad valorem, if they decided not to do it this year. There was continued discussion on the process, the confusion, and the fairness of different methods.

Councilor Sundstrom stated that the Council needed to be aligned and more proactive. She advocated for more communication given the external environment. She commented that they could do a town hall, listening sessions, or meet with HOAs in order to get the message out around financing JFRD because there is a lot of confusion. She encouraged the Council not to add to the confusion and to try to come around to something that would help the residents digest the changes that were occurring.

ADJOURNMENT – 10:21 P.M.

Merriane Lahmeur, Town Clerk