



**FINAL MINUTES AND AGENDA  
TOWN OF JUPITER  
TOWN COUNCIL MEETING  
TOWN COUNCIL CHAMBERS  
TUESDAY, AUGUST 18, 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 Malise Sundstrom; Town Manager Frank Kitzerow; Town Attorney Thomas J. Baird and Town Clerk Merriane Lahmeur. Councilor Dan Guisinger was absent.

**PRESENTATION**

**1. JFRD Update.**

Fire Chief Darrell Donatto started his presentation by providing an update on Jupiter Fire Rescue Department's (JFRD) joint training with the Jupiter Police Department (JPD). He stated JFRD recently participated in joint active assailant training with JPD at a local elementary school, with instructors from Florida Tactical Emergency Support. He noted that the training strengthened the partnership between the two departments and would enhance emergency responses. Fire Chief Donatto also reported that JFRD had participated in ride alongs with JPD officers and they planned to participate in a joint marine rescue training in September.

Fire Chief Donatto next discussed JFRD joint training with Palm Beach Gardens Fire Rescue (PBGFR), which included live fire exercises, ride alongs, and a joint technical rescue training planned for September. He noted that the training would prepare fire personnel for a variety of challenges and would help expand the department's hazard capabilities.

Fire Chief Donatto then continued his presentation and reviewed the timeline of the new ladder truck. He recognized Ms. Sandy McCready, Community Relations Graphic Designer, and Battalion Chief Stallings for their hard work on the design of the ladder truck. He also explained that the ladder truck was in honor of Station 10 in New York City, which was located near the World Trade Center Twin Towers.

Fire Chief Donatto next explained the role of the Northern Municipal Regional Communications Center (NorthCom) and that JFRD personnel had recently completed dispatch training with NorthCom. Fire Chief Donatto stated that JFRD was 44 days away from providing full fire and emergency services to residents. He noted that the department was on time, on budget, and ready to serve the community.

Councilor Sundstrom expressed her gratitude to Staff and said she was happy to see the Town collaborating with Palm Beach Gardens.

Councilor Delaney thanked Staff for the update and noted his appreciation for the tribute to Station 10.

Vice-Mayor Choy thanked Staff for the update and asked how NorthCom differentiated calls between Jupiter and Palm Beach Gardens. Fire Chief Donatto explained that, on the fire side both fire departments would operate as a single system, with all stations functioning seamlessly together and that the closest available unit would respond to the call.

Mayor Kuretski highlighted the significant momentum with the start of JFRD and recognized the excitement among the fire personnel and the positive culture being developed within the department. He then referenced his tour of the PBGFR training facility and suggested that Vice-Mayor Choy and Councilor Guisinger also tour the facility. He also expressed that he was thrilled with the progress and noted that the NorthCom updates were a significant piece.

### **MINUTES**

#### **2. August 6, 2026, Town Council Meeting Minutes.**

Councilor Delaney moved to approve the August 6, 2026, Town Council Meeting Minutes; seconded by Councilor Sundstrom; motion passed.

Kuretski  
Yes

Choy  
Yes

Delaney  
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.

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

Kuretski  
Yes

Choy  
Yes

Delaney  
Yes

Sundstrom  
Yes

### **PUBLIC HEARING**

#### **3. Bear's Club**

**A. Ordinance 34-26, Second Reading, *Quasi-Judicial*, Bears Club POA Maintenance Building – Planned Unit Development (PUD) Amendment.**

***Ex-Parte Communications: None***

Title for Ordinance 34-26 was read by Mr. Baird.

**B. Resolution 71-26**, Site Plan Application to Construct a POA Maintenance Facility Building on a 0.6 +/- Acre Site, Redesign the Frederick Small Road Secondary Entrance, and Add a Manned Guardhouse.

4. **Resolution 86-26** - *Quasi-Judicial* - Seaglass - Amendment to Resolution 61-23 allowing either entirely rental or entirely for-sale units.

***Ex-Parte Communications:***

- Councilor Sundstrom met with the Applicant for an overview.
- Vice-Mayor Choy also met with the Applicant for an overview.

**PUBLIC BUSINESS**

5. Approving Work Order #15 with Fierce Construction, LLC (EPW2025-34D) for the Community Center Fire Panel Replacement in the amount of \$81,143.
6. Approving a Purchase Order with Sentinel One Endpoint Detection and Response in the amount of \$64,416.
7. Approving a Purchase Order with Ten-8 Fire & Safety for the Purchase of an Ambulance in the amount of \$381,077.
8. Approving a Purchase Order to Ferguson Waterworks for Distribution System Water Quality Sampling Stations and Materials (W2120A) in the amount of \$97,552.
9. Approving a Purchase Order to Merichem Technologies LLC for FY 2027 Reverse Osmosis Odor Control Treatment Chemicals in the amount of \$1.68 per pound.
10. **Resolution 65-26**, Approving the Mutual Aid Interlocal Agreement for Fire/Rescue Assistance with the Village of Tequesta.
11. **Resolution 73-26**, Approving a Contract with Brenntag Mid-South, LLC for Supplying Liquid Chlorine (W2706A) for a unit price of \$1,468 per ton.
12. **Resolution 74-26**, Approving a Contract with Odyssey Manufacturing Co. for Supplying Sodium Hydroxide (Caustic) (W2706C) for a unit price of \$730 per dry ton.
13. **Resolution 75-26**, Approving a Contract with Carus LLC for Supplying Corrosion Inhibitor (W2706D) for a unit price of \$1.07 per pound.
14. **Resolution 76-26**, Approving a Contract with Tanner Industries, Inc. for Supplying Anhydrous Ammonia (W2706G) for a unit price of \$1.08 per pound.
15. **Resolution 77-26**, Approving a Contract with Allied Universal Corporation for Supplying Sodium Hypochlorite (W2706H) for unit prices of \$1.69 and \$2.30 per gallon.
16. **Resolution 78-26**, Approving a Contract (W2706I) with American Water Chemicals to Supply RO Antiscalant for a unit price of \$1.37 per pound and NF Antiscalant for a unit price of \$1.36 per pound.

**17. Resolution 93-26, Approving the Mutual Aid Interlocal Agreement for Fire/Rescue Assistance with Martin County.**

**REPORTS**

**TOWN ATTORNEY –**

- Suni Sands Settlement Agreement – Mr. Baird reported that he had distributed a series of emails between himself and Mr. Philippe Jeck, attorney for Mr. Modica's limited liability company (LLC), regarding concerns that the Applicant was not complying with the Settlement Agreement. He discussed Mr. Jeck's email regarding the wording of the covenants and explained that Mr. Jeck had submitted covenants to Staff that were far more detailed than those agreed to by the Town in the Settlement Agreement. Mr. Baird also referenced the essential terms document submitted in March regarding the site plan and the Applicant's expectation of approval for those items.

Mr. Baird explained next that the Settlement Agreement required the Applicant to submit various applications to realize the approved conceptual project and required the Town to process the site plan through Staff, bypassing the Planning and Zoning Commission as agreed, before coming to the Town Council for consideration. He explained that once Council entered deliberations, if Mr. Modica objected, he could request a postponement, allowing the issues to be further discussed and brought back to Council, or he could withdraw the application. At that point, the parties could return to the mediation process, or the Applicant could file a lawsuit.

Mr. Baird further discussed his response to Mr. Jeck, stating under the terms of the mediated Settlement Agreement, the parties had agreed to the wording of the covenants and the Town was willing to abide by those in the Agreement. He stated the Town agreed to process the applications, and the Applicant agreed to submit and those applications. He explained the process must proceed in order for Council to determine its position on the site plan. He stated if the Agreement was breached, then the Applicant would not be able to conclude its portion of the Agreement by the end of the year. Mr. Baird encouraged the Councilors at this point to allow the Town Manager and himself to determine whether the Town could persuade the Applicant to honor the terms of the Settlement Agreement.

Mayor Kuretski expressed appreciation for the update, Staff and the Town Manager's leadership and management in acting in good faith to process the application. He said he believed the Applicant's attorney should know better than to request something outside of Staff's responsibilities, particularly to the extent of restricting covenants agreed upon by both parties. He noted the Town had also taken action by enacting an ordinance a few months ago to strengthen the Town's rights to take action if there were after-hours activities in Town parks. He hoped Mr. Modica and Mr. Jeck understood it would be impossible for a government Staff member to ignore the terms the Town Council had agreed to in the Settlement Agreement.

Mr. Baird discussed a conversation he had with the Town Manager, which included providing the Applicant with the next round of Staff comments as they normally would and discussing any disagreements between the parties. He stated they would likely not reach an agreement with Staff on the outstanding issues, and those issues would need to be addressed by Council. He explained that the Applicant would be given a short period to respond to the comments, after which the matter would be placed on an agenda for the Applicant to explain to Council why they did not want to adhere to the Settlement Agreement.

Councilor Sundstrom expressed concern about the timeline due to the approaching end-of-year deadline.

#### **TOWN MANAGER –**

- JFRD - Mr. Kitzerow commended Fire Chief Donatto on a great presentation to the Council. He also expressed appreciation to Police Chief Hennessy, JPD Staff, JFRD Staff, and all Town Staff for their help with JFRD, and the remarkable work that has been done.
- Utility Billing & Customer Service Software - Mr. Kitzerow reported that an upgrade to the Utility Billing and Customer Service Software will occur Friday, August 21 at 4:00 p.m. through Tuesday, August 25 at 8:00 a.m. The new software will allow greater capabilities for both Staff and customers, including enhanced account access and the ability to receive alerts when high water usage is detected. Mr. Kitzerow explained that during this time, there will not be access to the online customer portal, and customers wishing to make a payment over the weekend can use the drop box located on the municipal campus. The Town is using all of its communication methods to inform residents that the customer portal will not be available during this transition.
- Playground Reconstruction Projects- Mr. Kitzerow updated the Council on the progress of playground reconstruction for the Heights of Jupiter Park, Abacoa Community Park, and Jupiter Community Center. Most of the equipment has been installed at all three parks, and artificial turf is scheduled for installation starting next week. He noted that the ribbon cuttings for the playgrounds would be scheduled in early October, and that the work at Daily Park is scheduled to begin in early September.
- CRA Meetings - Mr. Kitzerow stated that a continuation of the Community Redevelopment Agency (CRA) budget workshop will be held on September 8 at 6:00 pm, and on September 22 a CRA meeting has been scheduled for 6:00 pm, so the Commission can vote on the adoption of the CRA budget for FY2027.
- National Night Out - Mr. Kitzerow reminded the Council that the rescheduled National Night Out will take place on Tuesday, October 13. Reminders will be sent out through all channels of the Town as the date approaches.

- Employee Service Anniversaries - Mr. Kitzerow recognized the following individuals for their years of service:
  - Adam Vonderau, Public Works - 10 years
  - Nick Saccoccio, Utilities - 20 years.

**TOWN COUNCIL – LIAISON REPORTS AND COMMENTS –**  
**VICE-MAYOR CHOY:**

- JFRD – Vice-Mayor Choy commended both Fire Chief Donatto and Police Chief Hennessey for all their joint work.
- Employee Service Anniversaries – Vice-Mayor Choy expressed appreciation for the updates.

**COUNCILOR DELANEY:**

- JFRD – Councilor Delaney celebrated the integration of JFRD and JPD, stating the integration adds another layer of service and safety to the Town. He expressed excitement to hear that JFRD was training with Gardens, and commended Fire Chief Donatto and Police Chief Hennessey for their work.

**COUNCILOR SUNDSTROM:**

- JFRD – Councilor Sundstrom stated that one of the goals was to have JFRD and JPD working together. She expressed gratitude to all Staff in all departments for coming together to make everything go so smoothly.

**MAYOR KURETSKI:**

- JFRD – Mayor Kuretski expressed his gratitude for Town Manager Kitzerow's vision and the teamwork to bring the JFRD to life. Mayor Kuretski noted that seconds are precious, and teamwork is priceless. He also expressed his gratitude to JPD, JFRD, and all Staff.

**ADJOURNMENT – 7:44 P.M.**

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Merriane Lahmeur, Town Clerk