

**JUPITER INLET COLONY
REGULAR COMMISSION MEETING**

LIVE AND VIA ZOOM
Meeting ID 585 628 8134

05.09.2022

3:00 PM

MINUTES

1. Mayor Comerford Called the Meeting to order at 3:00 PM.

Roll call for the record:

Mayor Daniel J. Comerford III	Chief of Police John Pruitt
Vice-Mayor Milton Block	Town Administrator Kevin Lucas
Commissioner Richard Busto (via zoom)	Town Attorney William P. Doney (via zoom)
Commissioner Lisa Hines	Town Clerk Ivelisse Chico-Randazzo
Commissioner Marie Rosner	

Also present 8 members of the Community via zoom and in person.

2. Public Comments: Several Jupiter Inlet Colony residents addressed construction issues as well as codes that the Town has regarding empty lots. Also addressed were notifications to homeowners regarding demolitions, in response to the comments, Mayor Comerford stated that the Town will be making the notifications to homeowners regarding demolitions. Vice Mayor Block also discussed wetting down the ground while they are being demolished, he stated he will put it in his report and make suggestions for the future. Residents also stated that the Town needs to be draconian about who the Town is and what the Town demands. Mayor Comerford stated the Town has been draconian when it needed to be and will do so if needed again. Another comment that was discussed was regarding the power outage that took place due to a tree that was taken down. Michael Armato, from CEA Building Group, stated that he will no longer take any trees down on his properties, he would have the tree cut to the stump.
3. Vote: to approve Consent Agenda
 - a. May 2022 General Operating Fund Budget Report and Financial Statements
 - b. Minutes from May 9, 2022, Regular Commission Meeting.

Motion: Vice Mayor Block made a motion to approve the Consent Agenda.

Second: Commissioner Hines seconded the motion.

Motion passed 5-0.

4. Commission/Staff Reports
 - a. Town Administrator- Kevin Lucas reported that he had gotten complaints about nails on the road, and he is looking at ways to resolve this problem. He stated he will look into having the street cleaning service come in twice a month instead of once a month. Mayor Comerford added that what had worked in the past was the double magnets that Captain Matthews had, and he has invested more money in even stronger magnets that he can

attach to the police cars. Vice Mayor Block stated that there should be no reason why we cannot have the street sweeping done twice a month.

- b. Town Clerk – No Report
- c. Chief of Police- Chief Pruitt announced that we had our first tropical wave, but it dissipated. After the last meeting, he did a survey of the Town and identified 43 properties with coconuts on the trees. He contacted Rob Mancuso to check with his customers to have them removed. Chief Pruitt followed up with another survey of the Town and 31 out of the 43 properties removed the coconuts. Chief Pruitt said he would speak to Rob Mancuso again to help, and Code Enforcement will also assist with this matter. Chief Pruitt stated he submitted a memorandum to the Town Commission regarding the Beach Club. The Police Department had entered into an agreement with the Beach Club back in 2018 to provide a weekend detail to help enforce club rules and memberships. Currently, the Chief is having trouble staffing the detail at the Beach Club. The primary responsibility is the security of the Town. Chief Pruitt recommended to the Commission to terminate the agreement between the Police Department and the Beach Club and let them hire private security. The other issue with them is the overflow street parking and Chief Pruitt requested that the Commission discuss the possible termination of the agreement and the overflow parking. Rather than making it a motion, Mayor Comerford asked if the Commission would want to discuss it. Vice Mayor Block agreed and stated he is in favor of the Town terminating the agreement, not only for the reasons the Chief stated but also that it has also been questionable to have the police enforce the rules of a private entity as opposed to the law, which is what they are supposed to do. Vice Mayor Block also stated regarding the overflow parking, the Beach Club should be informed that they have several parking spaces and anything over that, would have to be remote parking. Commissioner Hines stated “in full disclosure” that her husband is on the Board of the Beach Club and that she is uncomfortable having the police enforcing the rules of a private business and thinks that it is not an appropriate thing for the police to do. She stated that the priority of the police is the safety of Jupiter Inlet Colony and agrees with the Vice Mayor. Commissioner Busto also agrees with Vice Mayor Block and thinks that the Beach Club should hire private security. Commissioner Busto also stated that the Beach Club have a maximum amount of overflow parking and anything over that, they should provide shuttles to the Beach Club. Commissioner Rosner stated that this has been an issue in the years past and she firmly believes that they should not have the overflow parking because if there would be an emergency how would emergency vehicles get through since the roads are not wide enough. She stated that the Commission can suggest the use of valet parking. Commissioner Rosner also agrees with her fellow commissioners. Attorney Doney stated that with the agreement, it can be terminated after 45 days’ notice. As far as the parking, the Town in general prohibits parking on the streets and has the special exception parking but thinks that the Beach Club does not qualify for it. However, he recommended that if moving forward with terminating the agreement, there should be some coordination with the Beach Club so they are warned ahead of time that they cannot use the Town’s streets for parking and they can make other arrangements. Mayor Comerford’s recommendation is to write a letter, forthwith, to the Board of Governors at the Beach Club, giving them 45 days’ notice of termination of the agreement to end on June 30th. also in the letter, notify them that overflow parking will no longer be allowed on the streets.

Motion: Vice Mayor Block made a motion to approve the termination of the Beach Club agreement.

Second: Commissioner Hines seconded the motion. Motion passed 5-0.

- d. Code Enforcement- Mayor Comerford stated they had 8 cases the previous month and they were all resolved in the affirmative, they were all verbal warnings and were all resolved.
- e. Town Attorney –No Report
- f. Commissioner Reports- Commissioner Rosner stated that during the previous month, there was a situation where she received a call about a tree that was impeding on someone's property, and it was taken care of right away. Commissioner Hines introduced Heather Rotondi, a new resident, who stepped up to be the new Chair of the Social Committee. Commissioner Hines will be attending the meetings of the Social Committee as an advisory role.
- g. Vice-Mayor – Vice Mayor Block stated that for the second month in a row, he increased the projected reserve by \$100,000 so \$200,00 total for the last two months. Towards the end of the year, we projected here would be \$900,000 in the reserve but now there would be \$1.1 million. A few years ago, the Town set a goal to have the reserve of 60% of the operating expenses and by the end of this year, the Town will be at about 44% of operating expenses. If things continue the way they are now, and the Town can hold costs down and enjoy the increased revenue of the building department and ad valorem taxes the Town will be in a terrific position to look at the tax rate a few years out to decide what they want to do once they hit the 60% level. The Town has never been in a better financial condition so there are a few things that need to be discussed that were brought up in the previous meeting. One of the things already in the works, is the north walkover and it will take some money once turtle season is over. The second thing is the expansion of Town Hall to include a meeting room. Vice Mayor Block asked the Mayor at the last meeting to look at plans in the budget to do that, it can be paid for out of the non-operating reserves without touching the operating budget. Vice Mayor Block stated the addition can be a meeting room to hold about 70-80 people comfortably so that we can have Town meetings. The other topic that Vice Mayor Block brought up, that he mentioned in the past was premium payments to employees who worked with us during 2020-2021 during Covid and came to work despite the problems that Covid presented. The State, County, and Towns surrounding us have done something for staff who worked during that time. Vice Mayor Block did not have a number in mind but was open minded for suggestions as to an amount. He said they can create a pool of money to pay premium payments. Lastly, regarding demo construction, the Building Committee needs to revisit ordinances to ensure that the Town is doing a few things and some stipulations as to how buildings are taken down and look at the maintenance of lots where buildings have been taken down. We already have ordinances in place and need to enforce them. In response to what Vice Mayor Block reported, Mayor Comerford stated that the extension to Town Hall, he has already discussed it with one of the premium builders in Town and has contacted Scott Baruch to give us a preliminary elevation, pro bono, looking at a 30x50 room with an elevated dais, big screen tv's, 12-foot ceilings. Scott will look into this for the Town and will hopefully have drawings for next month and Mike from CEA will give us a cost estimate. Commissioner Hines commented on this by saying that this project may be difficult for some people in Town but would want to think about what specifically the room would be used for and if it can be multipurpose use room so that we are not dependent on an outside entity. If the room is specifically for Commission meetings, there are not enough people that attend meetings and to have it solely for

meetings is not a good reason to justify the addition. Vice Mayor Block explained that the room will not be used solely for meetings but will be a multi-use space for other Town activities. Mayor Comerford stated that the building, if built the way he thinks, may be able to accommodate 100 people for an indoor event. It will be a multi-functional event space. Mayor Comerford will have Mike and other builders give ideas of what it will cost. Commissioner Busto stated he will be looking forward to seeing the drawings. Commissioner Busto asked if the Town is not taking money out for the extension, what are we doing because it is not all free money. Vice Mayor Block replied that basically it is free money because if we do not spend the rescue money from the Federal Government, which is \$230,000 and the penny sales tax money which is about \$70,000, the money would be returned to the Feds and the County. The only monies we committed to are to the police cars and the truck. At the end of the year, outside of the operating reserve, we will have \$1.8 million, the NRP, the Undergrounding and we have \$600,000 in the NRP reserve. If the lawyers approve it, we can use this money and not touch the operating budget to finance the meeting room. Mayor Comerford added that we will have another quarter of a million dollars coming in over 6 years from penny sales tax money. Mayor Comerford then moved on to the premium pay discussion, he stated there are 4 full time police officers, 5 part time police officers and Ivelisse and Kevin who were here during Covid. Mayor Comerford stated that every one of the Police Officers who worked here during that time, all got Covid, along with Kevin and himself. The Mayor asked the Commissioners if they had a number in mind that they think would be good. Vice Mayor Block stated that for the employees (full time) they should look at \$3,000 each for premium pay and for the part time officers \$6,000 that would be divided among them. Commissioner Hines did not have an objection to that nor did Commissioner Busto. Commissioner Rosner objected to that amount, she said if you look at that amount, it is like \$250 a month. Commissioner Rosner added that during the pandemic the Towns employees kept the Town open, putting their lives and their families at risk coming to work while other Towns were closed. The Police Chief, Town Administrator and other employees tested positive for Covid 19 twice along with their family members. The Mayor also had Covid 19 and was seriously ill for several weeks. She said she was thinking about \$5000 for the full-time employees and is okay with the amount for the part time officers. Commissioner Hines stated she was okay with that amount. Commissioner Busto asked if this had been looked at by other towns to see how much they gave employees? Town Administrator Kevin Lucas stated that we did a survey of other towns and so far, twelve towns have given employees this incentive but did not provide how much was given. Vice Mayor Block stated that the Governor did \$5,000 for the State Police. Vice Mayor Block stated he was fine with the \$5,000 and Commissioner Busto agreed. \$5,000 would be divided among the part time officers to be compensated based on the hours they worked.

Motion: Commissioner Block made a motion to give premium pay to full time and part time employees who worked during Covid.

Second: Commissioner Rosner seconded the motion. Motion passed 5-0.

- h. Mayor Comerford- Mayor Comerford stated that Pizza in the Park has been moved to a Thursday evening and it looks like there will be a nice turnout. It will be held on Thursday May 19th at 6:00pm. The annual luncheon of the Garden Club at Jonathan's Landing taking place on May 10th. Kevin and Mayor Comerford attended the Solid Waste Authority Hurricane meeting the week before and will be attending the Florida Municipal Insurance Trust meeting in Sunrise on May 31st to talk about hurricanes and filing insurance claims should a hurricane come.

5. Vote: Proclamation – National Safe Boating Week.

Mayor Comerford stated that we have signed this proclamation every year for National Safe Boating week.

Motion: Commissioner Block
Second: Commissioner Hines seconded the motion.
Motion passed 5-0.

6. Vote: To authorize the Mayor to sign the Second Amendment to Interlocal Agreement with PBC regarding the Homeless Resource Center.

As per Attorney Doney, this would extend the agreement an additional five years and does not see why it should not be extended.

Motion: Commissioner Block
Second: Commissioner Hines seconded the motion.
Motion passed 5-0.

7. Discussion: Short Term Rentals – to be moved to the June meeting.

Motion: Commissioner Block made a motion to discuss this in June.
Second: Commissioner Rosner seconded the motion.
Motion passed 5-0.

8. Wrap-up and adjourn.

Motion: Commissioner Block made a motion to adjourn the meeting at 4:18 p.m.
Second: Commissioner Rosner seconded the motion.
Motion passed 5-0.

Approved by:

Mayor Daniel J. Comerford III

Date

Town Clerk Ivelisse Chico-Randazzo

Date

STATE MANDATED STATEMENT

If a person decides to appeal any decision made by the board, agency, or Commission with respect to any matter considered at such meeting or hearing, he/she will need a record of the proceedings, and that, for such purpose, he/she may need to ensure that a verbatim record of the proceedings is made, which record includes the testimony and evidence upon which the appeal is to be based.

Any person requiring a special accommodation at this meeting because of a disability or physical impairment should contact the Town prior to the meeting. Please contact the Town Administration Office, Administration Building, 50 Colony Road, Jupiter Inlet Colony, and FL 33469 - telephone 746-3787.

