

# MINUTES VILLAGE OF TEQUESTA



## REGULAR MEETING

April 12, 2018

### **CALL TO ORDER AND ROLL CALL**

The meeting was called to order by Mayor Abby Brennan at 6:37 p.m. A roll call was taken by Village Clerk Lori McWilliams. Present were: Mayor Abby Brennan, Vice Mayor Paterno, Council Member Vince Arena, Council Member Laurie Brandon, and Council Member Kristi Johnson.

### **PLEDGE OF ALLEGIANCE**

Mayor Brennan led the pledge of allegiance.

### **APPROVAL OF AGENDA**

**MOTION:** *Vice Mayor Paterno moved approval of the agenda; seconded by Council Member Arena; motion carried unanimously 5-0.*

### **PRESENTATIONS**

#### **1. Presentation of Commendation Award to Firefighter Paul Kigel**

Village Clerk Lori McWilliams read the Commendation Award and Mayor Brennan presented the award to Firefighter Paul Kigel for his brave assistance during an attempted murder incident. The victim was expected to make a full recovery. Fire Chief Medina shared some details of the incident and stated that Mr. Kigel's attitude personified the mission of the Tequesta Fire Department: to serve and protect. Paul Kigel thanked The Village for the honor and Mayor Brennan noted that Paul's mother (in attendance) was President of the North Palm Beach County Chamber of Commerce.

#### **2. CAFR Presentation**

Finance Director Chris Quirk introduced Baila Sherman of Marcum, LLC Accountant Advisors who explained that the state of Florida required that municipalities undergo an independent audit each year. Nine months was allowed for completion but it only took six. Ms. Sherman highlighted several sections of the Comprehensive Annual Financial Report and thanked staff for their cooperation. Village Manager Couzzo complimented Finance Director Chris Quirk and his staff for their work.

### **CONSENT AGENDA**

**MOTION:** *Council Member Arena moved approval of the Consent Agenda; seconded by Council Member Brandon; motion carried unanimously 5-0.*

3. MINUTES: 2/26/18 Workshop and 3/8/18 Regular Meeting Minutes
4. Proclamation Designating April as Water Conservation Month
5. RESOLUTION 10-18, A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, INCREASING REVENUES AND EXPENDITURES IN THE GENERAL FUND #001 2017/2018 BUDGET IN THE AMOUNT OF \$6,281.00 RECOGNIZING THE FAIR MARKET VALUE OF SERVICES RECEIVED FROM PALM BEACH COUNTY FIRE RESCUE AS WELL AS RECOGNIZING RELATED VEHICLE REPAIR AND MAINTENANCE EXPENDITURES
6. RESOLUTION 11-18, A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, CERTIFYING THE RESULTS OF THE REGULAR ELECTION HELD ON MARCH 13, 2018 FOR THE VILLAGE OF TEQUESTA COUNCIL; AND FOR OTHER PURPOSES.
7. RESOLUTION 12-18, INCREASING REVENUES AND EXPENDITURES IN THE GENERAL FUND #001 2017/2018 BUDGET IN THE AMOUNT OF \$1756.00 RECOGNIZING ADDITIONAL REVENUES FROM PALM BEACH COUNTY FOR MANTEE PATROL SERVICES AS WELL AS RECOGNIZING RELATED OVERTIME EXPENDITURES AND AUTHORIZING THE VILLAGE MANAGER TO PROCEED IN ACCORDANCE WITH THE VILLAGE'S ADOPTED PROCEDURES
8. Approve a Brenntag Mid-South Inc. Piggyback Contract for purchase of 50% Liquid Caustic Soda for Water Treatment Plant (WTP)

### **END OF CONSENT AGENDA**

### **COMMUNICATIONS FROM CITIZENS**

Darrell Pastuch of 391 Riverside Drive criticized the sidewalk replacement between Seabrook and Riverside Drives, Russel White, Village Manager Couzzo and Public Works Director Doug Chambers. Manager Couzzo defended Russell White by stating that he was a dedicated employee who had worked for The Village for thirty years.

Lydia Maclear, 59 Birch Place wondered if the US1 lane reduction project was reversible later if so desired. Council Member Paterno answered that the chances of re-claiming the bike lane for auto traffic in the future was slim. He understood initially that lane lines could be painted over but that had now changed. Ms. Maclear felt the Council Members who voted for the project were irresponsible to vote for the project without knowing this.

Mayor Brennan determined that other people who wished to speak about a particular agenda item would be allowed their time when the agenda item was reached.

### **COMMUNICATIONS FROM COUNCIL**

Council Member Johnson repeated that she was happy to be on the Council, thanked those who trusted her with the job and stated that she looked forward to serving the people.

Council Member Brandon said she appreciated *all* feedback from residents whether positive or negative, and encouraged same.

Council Member Arena spoke fondly about the recent Easter egg hunt hosted by the Fire Department and was surprised by the number of employees who volunteered for the event. He mentioned the Parks and Recreation Department's Easter egg hunt, addressed newly hired Police Chief Medina and introduced the idea of a Village trolley service.

Vice Mayor Paterno thanked those in attendance for coming to the meeting and stated he was here for them.

Mayor Brennan voiced support and appreciation for Village staff's work and dedication.

### **STANDING REPORTS**

#### **Village Attorney**

Village Attorney Davis congratulated the new Council Members and incumbents and stated that he looked forward to working with them.

#### **Village Manager**

Mr. Couzzo yielded his time to the Police and Fire Chiefs.

#### **Police**

Chief Gus Medina thanked Council for allowing him to protect the residents of Tequesta. He recognized Lieutenant Pike and Officer Korkowski for saving the lives of 16 people who lost power on their boat. He talked about the upcoming Nautical Program, the safety drill for nearby Good Shepherd school and said he was impressed by the dedication of the department's officers.

#### **Fire**

Chief Joel Medina advised that the "March of the Bull" went through Tequesta last Saturday and explained that a retired Orange County firefighter marched from south Florida to Tallahassee to raise awareness of a connection between cancer and a firefighting career. Firefighter/Paramedic Jason Fawcett carried his gear through the area. Chief Medina spoke about reviewing Village Staff's hurricane action plan; planning for the upcoming USGA Golf Tournament; and his department's spirit of volunteerism. He told of a recent fuel cross drop (filling a diesel storage tank with gasoline) due to an honest clerical mistake by the supplier; Firefighter Jimmy Sanchez noticed and promptly acted; a potentially catastrophic event was averted and the Village's fleet of vehicles was saved.

## **REGULAR AGENDA**

### **OLD BUSINESS**

12. RESOLUTION 13-18, A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, VACATING AND ABANDONING A TWENTY FOOT WIDE, TWO HUNDRED FORTY FOOT LONG ALLEY LOCATED IN THE JUPITER HEIGHTS SUBDIVISION; LYING IN BLOCK 3 AND ADJACENT TO THE EAST OF PARCELS 1 AND 4 ACCORDING TO THE PLAT THEREOF AS RECORDED IN PLAT BOOK 23, PAGE 69 OF THE PUBLIC RECORDS OF PALM BEACH COUNTY, FLORIDA; PROVIDING AN EFFECTIVE DATE AND FOR OTHER PURPOSES.

Attorney Davis read Resolution 13-18 title into the record after which Community Development Director Nilsa Zacarias introduced Troy Holloway of Gentile, Glas Holloway, O'Mahoney and Associates who outlined a proposed project in conjunction with the currently unimproved, inaccessible, publicly owned alley abandonment request.

The following people commented on Resolution 13-18: Hector Delgado of 3468 Canal Court; Charles Faulconer of 3462 Inlet Court; James Guyn of 3443 Inlet Court; Carlene McGlone of 3411 Inlet Court; Dennis Pilla of 3463 Inlet Court; Laura and Jonathan Spalding of 3453 Inlet Court; and Lorne Stitsky of 3424 Inlet Court. Their concerns included the proposed project's density and size; street parking; Budget/Avis Car Rental vehicles; emergency and commercial vehicle accessibility; barricades; possible increased traffic and use of their private dock. James Guyn suggested a possible solution to the road congestion.

Vice Mayor Paterno reminded that a variance was required for deviation from Village building code. After being recognized again, the developer clarified some project details and opined that this was a small development for a commercial zone, which allowed four stories and changing the zone to mixed use allowed a gentle transition from residential to commercial use. Vice Mayor Paterno warned that he was not inclined to vote for a zone change, stated that there was a reason the alley existed and felt that residents should be able to use it, especially with the changes taking place on US 1. He reiterated the need to adhere to the existing codes.

Mayor Brennan stated that current commercial zoning allowed four stories without a request for variance, some commercial businesses were less desirable adjacent to residences; therefore she felt that changing the zone would actually benefit all parties involved. Mayor Brennan also pointed out that the proposal upgraded the alley, which would be available for public use, not just for the new development.

Council Member Arena thought that the alley needed improvement and identified the real issues as the traffic and Budget/Avis Car Rental activity and any changes The Village would make would not alleviate trucks turning around or reversing for the length of the street. Although they were county owned streets, Council Member Arena asked that the residents list their concerns for Council consideration of possible assistance. Mayor Brennan suggested a continuance to investigate options to alleviate residents' concerns.

Vice Mayor Paterno believed that the people deserved the paved alley as it previously existed and Manager Couzzo offered to meet with residents about the alley and project.

**MOTION:** *Council Member Arena moved to continue Resolution 13-18 so Council could consider other options; seconded by Council Member Laurie Brandon; motion carried 4-1 with Council Member Paterno opposed.*

## **NEW BUSINESS**

According to Attorney Davis, items nine and ten were quasi-judicial in nature. He swore in three people and no Council Members disclosed ex-parte communication.

9. SPM 1-18: Application from Terrace Communities Tequesta LLC to install a 350 KW emergency generator, a 3000 gallon above ground fuel storage tank on the rear of the premises; and, six (6) off-street parking noted as “future” on previously approved site plan. The address of the property is 400 N. U.S. Hwy 1, Tequesta, Florida, 33469.

Community Development Director Nilsa Zacarias relayed that the Planning and Zoning Board recommended SPM 1-18 for approval. Vice Mayor Paterno asked James Stergas, present on behalf of the applicant, whether they needed the parking spaces where the generator would sit. Council Member Arena mentioned that there was already a generator in their parking lot and Mr. Stergas explained that that generator was for emergency services and powered only the fire pump and certain lighting. The state was mandating a generator capable of powering air conditioning, which was the purpose of this addition.

**MOTION:** *Vice Mayor Paterno moved approval of SPM 1-18; seconded by Council Member Arena; motion carried 5-0.*

Ms. Zacarias pointed out four conditions of approval recommendations on the staff report and Mayor Brennan advised that they had voted. Vice Mayor Paterno then added “with those conditions”.

10. SEU 3-18: Application from RVT TEQUESTA SHOPPES LLC (known as Tequesta Shoppes) for a Special Exception Use pursuant to Section 78-177. C-2 District (d) (14) Shopping Centers, of the Village of Tequesta Code of Ordinances. The Applicant is requesting approval to enclose an existing loading dock space on the rear of Home Goods/Marshalls tenant space. The subject property is located at 105 N US Hwy 1, Tequesta, FL 33469.

**MOTION:** *Vice Mayor Paterno moved approval of SEU 3-18; seconded by Council Member Arena; motion carried unanimously 5-0.*

11. Approve Jupiter Hills Golf Tournament Support Services License and Agreement for 2018 U.S. Amateur Four-Ball Championship from May 16-24, 2018

Fire Chief Medina briefly spoke about the Village of Tequesta's involvement in this event. Attorney Davis touched on the fact that the agreement included compensation to The Village, Public Works employee involvement, as well as parking spaces in Tequesta Park. A representative of Jupiter Hills Country Club estimated that 1000 people would be involved and the Country Club did not have sufficient parking. He complimented Village staff on their detailed approach to planning and thanked The Village for their support.

**MOTION:** *Vice Mayor Paterno moved approval of the Jupiter Hills Golf Tournament Support Services License and Agreement for 2018 U.S. Amateur Four-Ball Championship from May 16-24, 2018; seconded by Council Member Arena; motion carried unanimously 5-0.*

### **ANY OTHER MATTERS**

Council Member Arena reported that he investigated, and budgeting was in place for an architect and engineer to move toward a Village recreation center. He sought consensus of council to proceed with compiling a list of architects and engineers in an effort to narrow down whom to engage. Vice Mayor Paterno felt it important to have a funding plan prior to investing in an architect but Mr. Couzzo advised that would come when the architect was selected. Vice Mayor Paterno was concerned about spending \$200,000 on an architect, then deciding it was not feasible or desired, however Mr. Couzzo was confident that a recreation center would be welcomed. Council Member Arena explained that initial costs were for an ad seeking architects, then time spent listening to their presentations.

Attorney Davis requested discussion at the next Workshop of current Village Code regarding rights of way and use of same by utility and cable providers. New legislation was passed and Village code needed to conform to it; he would bring wording for consideration.

Council Member Arena reminded that a discussion of golf carts was to be on the May workshop and requested the Village Clerk to place an ad for the architect and engineer. Village Manager Couzzo interjected his understanding and consensus of Council was that Council Member Arena would act as Council representative and liaison between the Village Manager, staff and Council on this idea. Parks and Recreation Director Greg Corbitt requested that discussions involving Parks and Recreation be placed toward the beginning of agendas enabling families with children to participate. Mr. Couzzo assured that there would be extensive notification and involvement with the community.

Vice Mayor Paterno recommended Council begin the process of replacing the manager who would retire December 31, 2018. Mayor Brennan confirmed that after discussion at a Council Workshop, Human Resources Director/Assistant Village Manager Merlene Reid would manage the recruitment process and Council would act as the selection committee.

Vice Mayor Paterno also wished to explore with the new Council the potential for softening

the impact of the US1 project. Council Member Johnson said she was open to looking at alternatives and reported a discussion with Stacy Miller of the Florida Department Of Transportation. After much discussion, Council consensus was that the Village Manager would meet with Ms. Miller and if any project flexibility existed, a Special Council Meeting would be scheduled to explore those possibilities with her.

### **Meeting Task Assignments**

<b>TASK</b>	<b>ASSIGNED</b>
Deal with the Budget Rental Car problems discussed at meeting	Manager / Jose
Find out what the County Ordinance is regarding parking on the County streets the residents voiced complaints about	Gus
Keith to put together the CCNA advertisement for the Community Center and to coordinate with the Clerk	Keith
Place discussion on the building of a new community center towards the top of the agenda so families can attend	Lori
Set Special Meeting regarding US 1 quickly after Mike meets with the FDOT Secretary (Mike to get available dates from her so she can attend the meeting)	Mike
Workshop – Discussion on current code on ROW and use of ROW by utility providers	Keith / Lori
Golf carts on next workshop agenda	Lori

**ADJOURNMENT:** Council Member Arena moved to adjourn the meeting; seconded by Vice Mayor Paterno. The motion to adjourn carried unanimously 5-0; therefore, the meeting was adjourned at 8:50 p.m.

Respectfully submitted,

Lori McWilliams, MMC  
Village Clerk

Note: These summary minutes are prepared in compliance with 286.011 F.S. and are not verbatim transcripts of the meeting. A verbatim audio record is available from the office of the Village Clerk. All referenced attachments are on file in the Village Clerk's office.