

# MINUTES VILLAGE OF TEQUESTA



## REGULAR MEETING

January 10, 2019

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

The meeting was called to order by Mayor Abby Brennan at 6:00 p.m. A roll call was taken by Village Clerk, Lori McWilliams. Present were: Mayor Abby Brennan, Vice Mayor Tom Paterno, Council Member Vince Arena, Council Member Laurie Brandon, and Council Member Kristi Johnson.

### **INVOCATION AND PLEDGE OF ALLEGIANCE**

Pastor Paul Beresford gave the invocation after which Council Member Johnson led the pledge of allegiance.

### **APPROVAL OF AGENDA**

**MOTION:** *Council Member Arena moved approval of the agenda with number seven from the Consent Agenda removed; seconded by Council Member Brandon; motion carried unanimously 5-0.*

### **PRESENTATIONS**

#### **1. Public Safety Pension Board Presentation**

Public Safety Board Pension Chair Ed Sabin advised that the most recent Public Safety Pension Board meeting was held in November and the information presented was as of 09/30/18. He reported the approximate fund allocation as 68% in equities, 22% in fixed income (domestic & global), nine percent in real estate and about two percent in cash; this allocation was consistent for many years. The equity allotment was appropriate for long-term growth, he stated, and the money was divided among eight to nine managers; AndCo oversaw, monitored and provided advice. While they did not frequently change managers, Mr. Sabin said that the money moved among a group of managers. He attributed the fiscal year 2017-2018 return of 9.83% (which exceeded the 9.5% benchmark) to the equity position. He further reported that compared to a 7.25% assumed actuarial long term return, The Village realized a 7.91% return, which resulted in a lower Village contribution.

### **CONSENT AGENDA**

**MOTION:** *Council Member Arena moved approval of the Consent Agenda with Item 7 removed; seconded by Council Member Johnson; motion carried unanimously 5-0.*

#### **2. MINUTES: 12/3/18 Workshop and 12/13/18 Regular**

#### **3. Approval of Contracts Signed by Manager Under \$25,000 (Per Village Ordinance**

we are presenting the following agreements, proposals, commitments and memorandum of understanding to Council.) 1. FEC Real Estate Lease File 281-1-2A Annual Lease Extension-Administration \$4,073.75; 2. Florida Highway Safety Driver and Vehicle Information Database Memorandum of Understanding-Police Department \$N/A; 3. Indemnification Agreement of Village of Tequesta Right of Way/39 Pine Tree Place \$N/A; 4. Nozzle Nolan Pest Control Agreement/Public Safety Facility-Public Works \$2,993.00.

4. Approve Addendum No. 1 with Terracon Services, Inc. Pricing Schedule for Mowing and Landscaping Services
5. Approve Addendum No. 1 with R & D Paving Sidewalk Rehab and Construction
6. Approve Fiscal Year 2019 Budget Amendments
7. Removed from Agenda 1/7/19: Approve Purchase of a New Cisco Next-Gen Firewall and Security Solution
8. Approval of the Purchase of Kronos Workforce TeleStaff for Public Safety

#### **END OF CONSENT AGENDA**

#### **COMMUNICATIONS FROM CITIZENS**

Terri Robinson of 236 Village Boulevard #1306 read a statement concerning speeding on Village Boulevard. She asked for updates as the matter was addressed.

Darrell Pastuch of 391 Riverside Drive claimed collusion between The Village and the Palm Beach County Inspector General's office regarding their recent report. He said the report listed \$444,419.50 in questionable costs but he saw more, and would present his evidence to the FBI instead of the state attorney's office. He referenced a document on the Village website, prices from Professional Services Group LLC, which were lower than those of R and D Paving and recalled money removed from the storm water budget by Mr. Couzzo. He closed by saying that he looked forward to resignations.

#### **COMMUNICATIONS FROM COUNCIL**

Council Member Brandon wished all a Happy New Year and was concerned about resident education of the green paint on US Highway One; a social media post was a start but she received many inquiries, and sought more communication on it. Council Member Arena stated he made no resolutions but came across some words to live by that he shared and expressed optimism for 2019. Vice Mayor Paterno shared that the four-story building height limit reflected The Village's character; complimented Chief Medina on The Village's ranking as the sixth safest place in Florida; and noted that Tequesta's Fire Response time was less than four minutes anywhere in The Village. He continued by speaking fondly about Tequesta and his family, and promised to preserve Tequesta's small town values. In closing, he reminded that he was against the US One project, reported that he saw a bike accident and requested support for change.

## **STANDING REPORTS**

### **Village Attorney**

Attorney Keith Davis advised he hoped to have the \$40,000 proceeds from the 414-D Cypress foreclosure case by the next council meeting.

### **Village Manager**

Chief Weinand reviewed the meetings and events he attended in December as follows:

- Community Center meeting with Frank D'Ambra
- Village Council Workshop
- Morgan Russell (Village Square plaza owner) regarding plans for the center
- Final US One progress meeting
- Tom Jensen of Kimley Horn regarding water distribution system and facilities assessment report
- Ray Korkowski (PBA representative) regarding the Police Pension plan
- Pre-construction meeting with Shenandoah about the storm drain linings
- Community Center meeting with Frank D'Ambra
- Code violation meeting with Commander and Vice Commander of the American Legion (they were fund raising for compliance money)
- Executive session Council Meeting
- Met with Jim Stergas, architect for the Main Street parcels of JMZ Properties regarding development plans
- Swearing In ceremony of new police officer Calvin Robinson
- Birth of grandson
- Went to the very well attended employees' Holiday luncheon
- Conference call with Donna Kramer and Betsy Minelli of JMZ Properties regarding event parking at Paradise Park and lease renewal
- Pre-construction meeting for water plant upgrades with Bill Reese of Kimley Horn and Associates and staff
- Attended PBA Negotiations regarding the police pension plan
- Met with Tom Bradford regarding water plant upgrade contract administration
- Attended another PBA negotiation meeting
- Participated in 16 internal staff meetings

### **Police**

Assistant Police Chief James McGrew reported that newly hired police officer, Calvin Robinson was sworn in; manatee season was soon concluded but additional funds were being requested to extend The Village's season patrols. He further reported that to date, the department made 408 contacts, issued 187 warnings and seven citations on the water. Chief McGrew advised that a joint traffic initiative with the Jupiter Police Department and the Palm Beach County Sheriff's Office resulted in 51 citations (20 for bicycle lane violations) and 88 written warnings; he thanked those who donated to the hurricane-damaged Panama City Police Department. Sergeant Johnson, Corporal Franklin, Officer Loney and especially Communications Officer Luscavich were recognized for their

assistance during a recent residential fire; Sergeant Johnson, Corporal Franklin and K9 Erik secured the scene and Sergeant Johnson and Officer Loney attempted but were unable to gain entry due to the severity of the fire. He thanked the fire department and stated that it took a very special person to run into a burning house and that other departments pitched in to secure the residence. According to Chief McGrew, the Santa ride was successful because it did not cross routes with other Santas. Council Member Arena requested an update to Council on ways the department would address the Village Boulevard speeding concern.

### **Fire**

Fire Chief Trube advised that the Department was preparing for a lieutenant test in March and four interested Department members wanted to take the test. He stated he was in the process of hiring to fill an open spot; out of 49 applicants, less than ten percent remained and the four left would be interviewed. According to Chief Trube, an Assistance to Firefighters Grant was to be reviewed on January 7, 2019 but due to the government shutdown, he did not expect any information for a while. He reported that Jupiter Medical Center was now a comprehensive stroke center where stroke patients could receive care without traveling to St. Mary's Hospital. While he detailed the response of the police and fire departments, and the teamwork of several other departments, Chief Trube showed pictures of a recent house fire. Two occupants were able to exit the home and Chief Trube attributed a closed door with slowing the fire enough to allow the successful extrication of a third occupant—a lesson for all. Public Works, Building, and Water Department employees arrived to assist and Chief Trube stated he had never seen such cooperation. He thanked each department head and their crews for securing the residence and said he had issued commendation letters to all those involved. When asked, Chief Trube stated that the cause of the fire was not yet determined. Council Member Arena asked about new fire hoods for the firefighters, but Chief Trube advised they have duplicates that they swap with after each call.

## **REGULAR AGENDA**

### **OLD BUSINESS**

There was none.

### **NEW BUSINESS**

#### **9. SPR 02-18 - Replat for Pelican Square - 691 N. US Highway 1, Tequesta, FL 33469**

After Mayor Brennan introduced Item 9, Attorney Davis announced the Quasi-judicial nature of it and swore in eight people. Council Member Johnson and Mayor Brennan both disclosed ex-parte communication with Rob Steiner several months ago. Community Development Director Nilsa Zacarias explained that this application consisted of two parts, one for a re-plat and the other for a site plan review (Item 10). She elaborated that the application was for constructing a mixed-use development including one three-story building in which the first floor housed professional office space while the second and third floors were residential. In addition, Ms. Zacarias stated that there would be one two-story

multi-family residential building, landscaping, a monument sign, and other site improvements. She outlined application process stages the project had successfully passed to date and advised that the Planning and Zoning board recommended approval. After thanking the development review committee and various Village of Tequesta departments involved, Ms. Zacarias pointed out that notifications that exceeded code requirements were sent to nearby residents.

Troy Holloway of Gentile, Glas, Holloway, O'Mahoney spoke on behalf of applicant Rob Steiner who was present as was the civil engineer and architect. Mr. Holloway identified the site location as the east side of US One, between Canal and Inland Courts; stated that multiple changes were made from the original concept as it proceeded through the approval process; and it consisted of three townhouses, nine apartments, and 4910 square feet of professional office use. He noted that the three-story building was located on US One with as many as five professional-use bays on the first floor, one designated as a recreation room for the apartments. The top floor he described as having a grill, trellis, and dining area; the apartments were between 1050 and 1200 square feet. He described the other building as three two-story townhouses, each with a two-car garage and driveway. Mr. Holloway noted an outdoor gathering space, green space, brick paver driveways, parking spaces and walkways and a north-south public access through the property. He stated that the plan exceeded the landscape and open space requirements of The Village, no variances were requested and he did not yet know a completion date.

**MOTION:** *Council Member Johnson moved approval of SPR 02-18 replat; seconded by Council Member Arena; motion carried unanimously 5-0.*

10. SPR 02-18: Application from 691 Tequesta LLC. for a Site Plan Review to build a mixed use development (Pelican Square) including one (1) three-story, 21,688 sq. ft. building (First floor professional offices, Second and Third floors residential) and one (1) two-story multi-family residential building in the rear. The application includes a landscaping plan, one (1) monument sign, a 120 sq. ft. pavilion and other site improvements. The address of the property is 691 N. US Highway 1, Tequesta, Florida 33469.

**MOTION:** *Council Member Arena moved approval of SPR 02-18; seconded by Council Member Johnson; motion carried unanimously 5-0.*

11. **RESOLUTION NO. 02-19**, A RESOLUTION OF THE VILLAGE COUNCIL OF THE VILLAGE OF TEQUESTA, FLORIDA, INCREASING REVENUES AND EXPENDITURES IN THE GENERAL FUND #001 2018/2019 BUDGET IN THE AMOUNT OF \$70,000.00 TO RECOGNIZE THE FAIR MARKET VALUE OF SERVICES PROVIDED ANNUALLY BY PALM BEACH COUNTY FIRE RESCUE AS WELL AS RECOGNIZING RELATED VEHICLE REPAIR AND MAINTENANCE EXPENDITURES.

Village Attorney Keith Davis read Resolution 02-19 title into the record after which Council Member Johnson requested confirmation that this was nothing more than a rebalance of

funds. Finance Director Chris Quirk confirmed that no additional costs were involved. When Mayor Brennan asked when the contract expired, Manager Weinand recalled renewal of a ten-year agreement for on-demand and routine mechanical services for all of Tequesta's fire apparatuses as Palm Beach County's contribution to the Interlocal Agreement. Mayor Brennan confirmed that three years remained on the contract.

**MOTION:** *Council Member Arena moved approval of Resolution 02-19; seconded by Council Member Brandon; motion carried unanimously 5-0.*

**12.** Appointment of Canvassing Board Member and an Alternate for the March 2019 Municipal Elections as per Resolution 39-18

Village Clerk Lori McWilliams explained that the canvassing board was assembled during an election cycle and consisted of the Supervisor of Elections' office, The Village Clerk and one Council member; the eligible Council members were Vince Arena, Kristi Johnson, Laurie Brandon, and Abby Brennan. Clerk McWilliams requested a member and an alternate and outlined the Board's requirements: Logistics and accuracy testing (Ms. McWilliams would attend), the Board met at the warehouse on election night and stayed until the Supervisor of Elections' ballot count was complete. Clerk McWilliams continued by saying that the Supervisor of elections requested Board Members to validate unclear ballots, then held a short post-election audit. Council Member Arena volunteered himself as alternate Board Member and Lori Brandon volunteered for Canvassing Board Member.

**MOTION:** *Council Member Arena moved approval of the Appointment of Laurie Brandon to the Canvassing Board and Vince Arena as an Alternate for the March 2019 Municipal Elections; seconded by Council Member Johnson; motion carried unanimously 5-0.*

**13.** Council Consideration of Busch Wildlife and Palm Beach County Library 50th Anniversary Donation Requests

Upon asking, Mayor Brennan was advised by Village Manager Weinand that no donation money was in the budget except for individual Council discretionary funds. Mayor Brennan noted that Tequesta was the site of the first library in Palm Beach County. Council Members Johnson, Brandon, and Arena agreed that they would rather donate personal funds than taxpayer money; Vice Mayor Paterno added that a library tax already existed.

**MOTION:** *Council Member Arena moved approval of not honoring the donation request of Busch Wildlife or the Palm Beach County Library; seconded by Council Member Brandon; motion carried unanimously 5-0.*

**ANY OTHER MATTERS**

For the next Workshop, Council Member Arena requested a report on revenues due to the new smart meters and the possibility of contracting the work to recoup the money and eventually profit. He wanted to move forward with plans for pipe replacement (in sections and during summer) relative to road paving work so the order of the work made sense. Village Manager Weinand stated that that was included in Kimley Horn's infrastructure

plan and that he recently met with them regarding long-range improvement planning; a third party would be required for the work. Finance Director Chris Quirk summarized meter installation to date and plans for future installations, all subject to budget constraints. Mayor Brennan reminded that the request was to bring the matter to Workshop for in depth discussion. When Vice Mayor Paterno asked how many had been installed to date, Mr. Quirk answered approximately 1000. He then asked whether there was an increase in usage due to the new meters and Mr. Quirk answered that it was approximately 25%. Vice Mayor Paterno said that it made no sense to destroy good sidewalks and suggested that boring be used to preserve sidewalks if possible. Mayor Brennan reminded that the Village Attorney should be consulted to ensure bids were secured properly.

Council Member Brandon asked for a new sign for Tequesta Drive at the intersection of northbound U.S. 1. Mayor Brennan confirmed that it was in progress.

### **Meeting Task Assignments**

<b>TASK</b>	<b>ASSIGNED</b>
Smart Meters – how revenue has picked up – contract work to get \$ back (Vince requested)	Quirk/Jay
Waterlines	Jay
Update Council on measures to address speeding on Village Boulevard	Medina

**ADJOURNMENT:** *Council Member Arena moved to adjourn the meeting; seconded by Council Member Johnson. The motion to adjourn carried unanimously 5-0; therefore, the meeting was adjourned at 7:11 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.