

MINUTES
TOWN OF JUNO BEACH
TOWN COUNCIL REGULAR MEETING

September 22, 2021
Council Chambers/YouTube
340 Ocean Drive

PRESENT: JASON HASELKORN, MAYOR (*Via Zoom*)
JIM LYONS, VICE MAYOR
PEGGY WHEELER, VICE MAYOR PRO TEM
ELAINE K. COTRONAKIS, COUNCILMEMBER
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: JOSEPH LO BELLO, TOWN MANAGER
LEN RUBIN, TOWN ATTORNEY
MATTHEW PAZANSKI, FINANCE DIRECTOR
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING
CAITLIN COPELAND, TOWN CLERK

ABSENT:

Audience: 15

- ~ CALL TO ORDER – 5:30 PM
- ~ PLEDGE OF ALLEGIANCE TO THE FLAG
- ~ ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA - None
(*Time: :40 – 2:20*) (**TIME STAMP IS BASED OFF OF YOUTUBE VIDEO**)

Vice Mayor Lyons requested that Consent Agenda Item I be pulled and discussed as Item 3I.

Council gave consensus to pull Consent Agenda Item I and discuss as Item 3I.

1. SWEARING IN POLICE OFFICER WESTON MCCARROLL (*Time: 2:21 – 9:52*)
(*Town Clerk Copeland*)

Chief of Police Smith introduced new police officer Weston McCarroll.

Town Clerk Copeland swore in the new police officer Weston McCarroll.

2. COMMENTS FROM THE PUBLIC (*Time: 9:53 – 17:34*)

Public Comments Opened at 5:39pm.

Diana Davis, 440 Sunset Way, on behalf of the Ecology Group, went over a presentation (*see attached*) and requested \$200 from the Council for Sean Patton's input and service.

Alexander Cooke, 400 Seaside Lane, expressed his concern on the proposed concept for the Juno Plaza properties.

Public Comments Closed at 5:47pm.

3. **CONSENT AGENDA** (Time: 17:35 – 17:48)
All matters listed under Item 3, Consent Agenda, are considered to be routine by the Town Council and will be enacted by one motion in the form listed below. There will be no separate discussion of these items. If discussion is desired, that item will be removed from the Consent Agenda and will be considered separately.
- A. Consider approving the September 8, 2021, Town Council Meeting Minutes
 - B. Special Event Request – North Pole Christmas Craft and Tree Event
 - C. Special Event Request – Juno Beach Craft Festival
 - D. Special Event Request – 2021 Palm Beach Holiday Boat Parade
 - E. Resolution 2021-08 (Agreement for Vote Processing Equipment Use and Election Services with the Palm Beach County Supervisor of Elections)
 - F. Coastal Partnership Initiative (CPI) Grant Application – Community Events Area/Pelican Lake
 - G. Public Works Maintenance Equipment Purchases
 - H. Resolution 2021-09 (PBA Collective Bargaining Agreement)
 - I. ~~Request to Approve Updated Classification and Pay Schedule~~

MOTION: Wheeler/Halpern made a motion to approve the consent agenda as amended.

ACTION: The motion passed 5-0.

- 3I. **REQUEST TO APPROVE UPDATED CLASSIFICATION AND PAY SCHEDULE** (Time: 17:49 – 20:01)

Vice Mayor Lyons explained that Council just approved the Collective Bargaining agreement for the Police Department with a COLA at 3.5% and asked Council to consider increasing the COLA for the rest of the Town’s employees to 3.5% as well. He asked Council if they had any comments.

MOTION: Wheeler/Cotronakis made a motion to increase the COLA to 3.5% for the rest of the town employees and adopt the revised classification and pay schedule.

ACTION: The motion passed 5-0.

4. **PUBLIC HEARING AND SECOND READING: ORDINANCE NO. 742** (Time: 20:02 – 22:28)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, SETTING AND FIXING A MILLAGE RATE TO BE LEVIED AND SET FOR AND UPON ALL REAL PROPERTY WITHIN THE BOUNDARIES OF THE TOWN FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Finance Director Pazanski)

- A. Town Attorney Read Ordinance Title
Town Attorney Rubin read the ordinance title.
- B. Staff Presentation and Recommendations

Finance Director Pazanski went over the memorandum and made the announcement below. He asked Council if they had any questions.

- C. **ANNOUNCEMENT: The Town of Juno Beach, Palm Beach County, Florida, setting and fixing a millage tax rate to be levied at 1.9236 Mills which is equal to the rolled-back rate and represents a 0.00% tax change.**
- D. Public Hearing

Public Hearing Opened at 5:50pm.

Public Hearing Closed at 5:50pm.
- E. Council Motion/Second-Council Discussion – *None*
- F. Council Action

MOTION: Wheeler/Cotronakis made a motion to approve on second reading Ordinance No. 742, setting and fixing a millage rate at 1.9236 which is equal to the rolled-back rate and represents no tax change.

ACTION: The motion passed 5-0.

5. **PUBLIC HEARING AND SECOND READING: ORDINANCE NO. 743** (Time: 22:29 – 24:55)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, ADOPTING A BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2021 AND ENDING SEPTEMBER 30, 2022; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Finance Director Pazanski)

- A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the ordinance title.
- B. Staff Presentation

Finance Director Pazanski went over the memorandum and asked Council if they had any questions.
- C. Public Hearing

Public Hearing Opened at 5:52pm.

Ms. Davis inquired about the American Rescue Plan Act and how it was being reflected in the budget.

Finance Director Pazanski explained where the American Rescue Plan funds are reflected in the budget.

Public Hearing Closed at 5:53pm.

- D. Council Motion/Second-Council Discussion – *None*
- E. Council Action

MOTION: *Wheeler/Cotronakis made a motion to approve on second reading Ordinance No. 743, adopting a budget for the Fiscal Year commencing on October 1, 2021 and ending on September 30, 2022.*

ACTION: *The motion passed 5-0.*

6. **PUBLIC HEARING AND SECOND READING: ORDINANCE NO. 744** (Time: 24:56 – 27:21)

AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, AMENDING THE BUDGET FOR THE FISCAL YEAR COMMENCING OCTOBER 1, 2020 AND ENDING SEPTEMBER 30, 2021; PROVIDING FOR SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE; AND FOR OTHER PURPOSES.

(Finance Director Pazanski)

- A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the ordinance title.

- B. Staff Presentation

Finance Director Pazanski went over the memorandum and the recent amendments that were made. He asked Council if they had any questions.

- C. Public Hearing

Public Hearing Opened at 5:56pm.

Public Hearing Closed at 5:56pm.

- D. Council Motion/Second-Council Discussion – *None*
- E. Council Action

MOTION: *Wheeler/Cotronakis made a motion to approve on second reading Ordinance No. 744, amending the Fiscal Year 2020-2021 Annual Budget.*

ACTION: *The motion passed 5-0.*

7. **DISCUSSION ON JUNO PLAZA LLC'S PROPERTIES (BEACH PLAZA & ADJACENT PROPERTY TO THE NORTH)** (Time: 27:22 – 1:02:34)
(George Gentile of Gentile, Holloway, O'Mahoney & Associates)

George Gentile, Gentile, Holloway, O'Mahoney & Associates, went over a proposed concept for the Juno Plaza LLC properties (*see attached*) and asked Council and members of the public for their comments.

Tony Ferreira, owner of the Juno Plaza LLC properties, gave a brief history of the properties and emphasized that this is a proposed concept as nothing has been submitted.

Public Comments Opened at 6:03pm.

Town Clerk Copeland read comments into the record that were received through the Town's web forum (*see attached*).

Nancy Wolf (via zoom), 1613 E. Hemingway, expressed her concerns on the proposed concept.

Jacob Rosengarten (via zoom), 1613 E. Hemingway, expressed his concerns on the proposed concept.

John Callaghan, 24 Grand Bay Circle, expressed his concerns for the proposed concept and explained his vision.

Ms. Davis explained her opposition to the proposed concept.

Public Comments Closed at 6:12pm.

Mr. Gentile stated that he appreciates the comments from the public.

Councilmember Halpern stated that she reached out and spoke to several of the Juno Plaza tenants to get their thoughts.

Council reviewed, discussed, commented, and asked staff and Mr. Gentile questions on this item.

Mr. Gentile thanked Council for their comments.

Mr. Ferreira thanked Council for the input and explained that he welcomes more input even after the meeting from anyone. He did comment on the 25% commercial and 75% limitation on residential uses within the CG Zoning District.

Vice Mayor Pro Tem Wheeler confirmed with Town Manager Lo Bello that the Commercial General 25% and 75% mixed-use requirement will be brought up at the October Meeting for discussion.

Vice Mayor Lyons explained that the Town is 40% environmentally sensitive lands and that he is not supportive of changing the zoning. He also inquired about the height of the proposed concept.

Director of Planning & Zoning stated that the proposed concept is about 78 feet in height.

8. APPLICATION FOR DEMINIMUS DEVELOPMENT (13440 U.S. HIGHWAY 1) (Time: 1:02:35 – 1:08:22)
(Director of Planning & Zoning Davila)

A. Disclosure of Ex Parte Communications

Town Attorney Rubin asked Council if they had any ex parte communications to disclose. No Councilmember had any to disclose.

B. Swearing in of Witnesses

Town Attorney Rubin swore in all parties who wish to give testimony.

C. Staff Presentation

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

D. Applicant Presentation

Bob Prier, applicant, explained the request for a lot split and asked Council if they had any questions.

Councilmember Halpern inquired about the proposed use of the properties.

E. Public Hearing

Public Hearing Opened at 6:36pm.

Public Hearing Closed at 6:36pm.

F. Council Discussion

Council briefly discussed this item.

G. Council Action

MOTION: Cotronakis/Wheeler made a motion to approve the proposed simple lot split.

ACTION: The motion passed 5-0.

9. PUBLIC HEARING AND FIRST READING ON ORDINANCE NO. 745: AMENDING PLANNING & ZONING BOARD DUTIES (Time: 1:08:23 – 1:15:48)
AN ORDINANCE OF THE TOWN COUNCIL OF THE TOWN OF JUNO BEACH, FLORIDA, PROVIDING FOR ARCHITECTURAL REVIEW OF DETACHED SINGLE-FAMILY DWELLINGS; AMENDING DIVISION 1, "GENERALLY," AND DIVISION 4, "SITE PLAN AND APPEARANCE REVIEW," OF ARTICLE II, "ADMINISTRATION AND ENFORCEMENT," OF CHAPTER 34, "ZONING," OF THE TOWN CODE OF ORDINANCES BY AMENDING SECTIONS 34-28 AND 34-116 TO PROVIDE FOR SITE

PLAN AND APPEARANCE REVIEW, INCLUDING ARCHITECTURAL REVIEW, OF DETACHED SINGLE-FAMILY DWELLINGS BY THE PLANNING AND ZONING BOARD; PROVIDING FOR CODIFICATION, SEVERABILITY, CONFLICTS AND AN EFFECTIVE DATE.

(Director of Planning & Zoning Davila)

- A. Town Attorney to Read Ordinance Title

Town Attorney Rubin read the ordinance title.

- B. Staff Presentation

Director of Planning & Zoning Davila went over the memorandum and asked Council if they had any questions.

- C. Public Hearing

Public Hearing Opened at 6:40pm.

Public Hearing Closed at 6:40pm.

- D. Council Discussion

Council briefly discussed this item.

- E. Council Action

MOTION: Wheeler/Halpern made a motion to approve Ordinance No. 745 on first reading.

ACTION: The motion passed 5-0.

10. DISCUSSION ON PALM BEACH COUNTY'S FIVE-YEAR ROAD PROGRAM – ANNUAL UPDATE *(Time: 1:15:49 – 1:32:35)*

(Director of Planning & Zoning Davila)

Director of Planning & Zoning Davila went over the memorandum and backup material and asked Council if they had any questions.

Public Comments Opened at 6:47pm.

Nicole Bouthillette, 1704 Floral Drive, inquired about the section of Donald Ross Road that is being widened and commented on this item.

Public Comments Closed at 6:50pm.

Councilmember Halpern inquired about the two intersection improvement projects mentioned by the County in their email *(see attached)* and asked if staff could get a map with more detail.

Town Manager Lo Bello explained that it is the County's Road and that he responded to the email and requested that the County continue to safeguard the Town's medians.

Councilmember Halpern inquired about the drainage resurfacing timeline for Ocean Drive. She requested staff to communicate with the County and request that the project be expedited.

Town Manager explained why that project is not on the 5-year plan.

Councilmember Halpern asked to have something put in writing to the County about expediting this project.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to have staff send a letter to the County inquiring about the timeline for the resurfacing and drainage of Ocean Drive project and if it can be expedited.

Councilmember Halpern inquired about the crosswalk on North Celestial Way and explained that safety concerns.

Town Manager Lo Bello stated that it is the Town's crosswalk.

Councilmember Halpern inquired about any strategies that could be used to improve the safety at the crosswalk. She also inquired about the type of crosswalk that the County is proposing.

Director of Public Works Meriano addressed Councilmember Halpern's concern on the crosswalk on North Celestial Way.

Town Manager Lo Bello explained that they may rip up a lot of Celestial Way but will ask the County to look into it.

Council reviewed, discussed, and asked staff questions on the proposed five-year program response letter.

Vice Mayor Pro Tem Wheeler inquired about adding the PBC038 Palmwood Road project, which includes the Marcinski Bridge, to the letter.

Town Manager Lo Bello stated that the County is only looking into the next 5-years.

***MOTION:** Wheeler/Halpern made a motion to approve of staff sending another letter to Palm Beach County expressing the Town's support for the Donald Ross Road Project - Prosperity Farms Road to E. of Ellison Wilson Road (4 to 6 Lanes); and opposition to the Palm Beach Transportation Planning Agency's 2045 Long Range Transportation Plan (LRTP) Projects: PBC033 - Ellison Wilson to US Highway 1 (4 to 6 Lanes) and PBC034 - US Highway 1 to Ocean Drive.*

***ACTION:** The motion passed 5-0.*

11. DISCUSSION ON OPTIONS FOR HOSTING LARGE TOWN COUNCIL MEETINGS

(Time: 1:32:36 – 1:53:35)

(Town Clerk Copeland)

Town Clerk Copeland went over the memorandum and asked Council if they had any questions.

Council reviewed, discussed, and asked staff questions on this item.

Council gave consensus to proceed with Option #1 – Continue with the current practice and increase the number of seats throughout the Town Center.

12. **DISCUSSION ON THE PALM BEACH TRANSPORTATION PLANNING AGENCY'S JUNO BEACH AUDIT REPORT FINDINGS** (Time: 1:53:38 – 2:24:39)
(Per the request of Councilmember Halpern)

Councilmember Halpern went over the memorandum and the reason for putting it on the agenda and asked for Council's input regarding funding opportunities related to the TPA's recommended projects. She also explained that the TPA will be holding a Funding Workshop on October 26th.

Public Comments Opened at 7:20pm.

John Callaghan, 24 Grand Bay Circle, stated that they need red right turn arrows at the intersection of Donald Ross Road and explained.

Red Dunn, 440 Sunset Way, expressed his concerns on not having a designated bike lane near the CVS.

Public Comments Closed at 7:22pm.

Councilmember Halpern asked Town Clerk Copeland to put the TPA's website on the screen and she explained their list of recommendations for Juno Beach.

Vice Mayor Pro Tem Wheeler also commented on the website. She also provided a diagram from the multimodal study showing Ocean Drive to Indiantown Road (*see attached*) and explained. She asked for a consensus to give staff the ok to move ahead with the recommendations that are provided by the multimodal study and TPA.

Councilmember Halpern asked for a timeline that includes soliciting resident input.

Council reviewed, discussed, and asked staff questions on this item.

Town Manager Lo Bello explained that the TPA will be hosting a workshop on October 26th and recommended gathering all the options and bringing them back to Council.

Council gave consensus to have Town Manager Lo Bello go to the TPA Workshop on October 26th and provide Council with options and feedback.

Anne Bosso, 765 Hibiscus Avenue, expressed her concerns and experiences with bikers along US 1. She stated that a bicycle lane attached to a sidewalk is so much safer.

Councilmember Halpern stated that the TPA talks about a raised bike lane.

Vice Mayor Lyons asked that Council write down their questions for the TPA and provide them to Town Manager Lo Bello at least a week prior to the workshop.

Council agreed.

13. **DISCUSSION ON LIST OF GRANTS TOWN CAN APPLY FOR** (Time: 2:24:40 – 2:33:10)
(Per the request of Councilmember Halpern)

Councilmember Halpern went over the memorandum and asked Council for their input.

Council reviewed, discussed, and asked staff questions on this item.

14. **FOLLOW-UP DISCUSSION ON THE 2021 URBAN AND COMMUNITY FORESTRY GRANT PROGRAM** (Time: 2:33:11 – 2:43:07)
(Per the request of Councilmember Halpern)

Councilmember Halpern went over the memorandum and asked Council for their input.

Town Manager Lo Bello stated that he and Director of Public Works Meriano did not know of any places that currently need trees.

Council reviewed, discussed, and asked staff questions on this item.

Councilmember Halpern did not receive consensus needed to apply for this grant.

15. **COMMENTS FROM TOWN MANAGER** (Time: 2:43:08 – 2:44:54)

Town Manager Lo Bello stated that he and the Town Clerk will go over the upcoming meeting dates.

Town Clerk Copeland asked Council if they were ok with meeting on November 10th and December 8th due to the upcoming Thanksgiving and Christmas holidays.

Council agreed with those dates.

Town Manager Lo Bello explained that in January, Council will go back to meeting on the fourth Wednesday of the month.

16. **COMMENTS FROM TOWN ATTORNEY** (Time: 2:44:55 – 2:44:57) - None

17. **COMMENTS FROM STAFF** (Time: 2:44:58 – 2:45:13)

Town Clerk Copeland announced that the next Pelican Lake Workshop will be on Tuesday, October 19th at 3pm.

18. **COMMENTS FROM COUNCIL** (Time: 2:45:14 – 3:06:45)

Councilmember Halpern inquired about the pergola replacement process for the 9/11 site.

Town Manager Lo Bello explained the process.

Vice Mayor Pro Tem Wheeler inquired about Council dictating the architectural style and if there are educational options. She confirmed with Town Manager Lo Bello that the Vision will be on the next agenda for discussion and asked Council for consensus to add the architectural styles on the

October agenda for discussion.

Council gave consensus to have the discussion on architectural styles placed on the October agenda.

Vice Mayor Pro Tem Wheeler asked audience member Patrice Cheviot to show her Juno Beach shirt to Council and staff. She asked Council for a consensus to ask staff to start selling these shirts and get the Historical Committee involved.

Town Manager Lo Bello explained the complaints received in the past about the Town selling apparel.

Patrice Cheviot, Jupiter Resident, discussed the artist of the shirt and the cost.

Vice Mayor Pro Tem Wheeler asked Council to reimburse the Ecology Group in the amount of \$200 for Sean Patton's services and explained that the Ecology Group has added some value to the Town. She also explained that Mr. Patton is more of a professional native plant and freshwater lake specialist that concentrates on the ecosystem and that having other opinions is always positive.

Council discussed this item.

Marianne Hosta, 500 Ocean Drive, expressed her disappointment with Council on not recognizing the Ecology Group.

Vice Mayor Pro Tem Wheeler confirmed with Finance Director Pazanski that he will be attending a webinar to review the broadband planning tool and the adaption effort for infrastructure economic success. She asked staff to bring information back at the October meeting. She also explained the two large "no bid" purchases on the consent agenda. The Town received a better price by piggybacking existing contracts.

Vice Mayor Lyons stated that it has been an honor and privilege to serve on the Juno Beach Town Council for over 25 years and announced that he will not be filing for reelection.

19. **ADJOURNMENT** (Time: 3:06:46 – 3:07:00)

Vice Mayor Lyons adjourned the meeting at 8:36pm.

Minutes Approved on October 27, 2021.