



# TOWN COUNCIL REGULAR MEETING MINUTES

December 13, 2023 at 5:30 PM

Council Chambers – 340 Ocean Drive and YouTube

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PRESENT: ALEXANDER COOKE, MAYOR  
PEGGY WHEELER, VICE MAYOR  
MARIANNE HOSTA, VICE MAYOR PRO TEM  
ELAINE K. COTRONAKIS, COUNCILMEMBER  
DD HALPERN, COUNCILMEMBER

ALSO PRESENT: DAVID DYESS, TOWN MANAGER  
LEONARD RUBIN, TOWN ATTORNEY  
CAITLIN E. COPELAND-RODRIGUEZ, TOWN CLERK  
FRANK DAVILA, DIRECTOR OF PLANNING & ZONING  
MICHAEL VENTURA, FINANCE DIRECTOR

AUDIENCE: 36

**CALL TO ORDER – 5:30PM**

**PLEDGE ALLEGIANCE TO THE FLAG**

**ADDITIONS, DELETIONS, SUBSTITUTIONS TO THE AGENDA – None**

**PRESENTATIONS**

1. Ceremonial Promotion to Sergeant for Officer John Rossini

**COMMENTS FROM THE TOWN MANAGER, THE TOWN ATTORNEY, AND STAFF**

***MOTION:*** Councilmember Halpern made a motion to cease accepting any donations from foundations or other organizations.

***ACTION:*** Motion failed for lack of a second.

***Council unanimously gave consensus to continue to accept donations in accordance with the Town's policy; and postpone the application for the Florida Communities Trust (FCT) Parks and Open Space Florida Forever Program grant until the next grant cycle.***

## COMMENTS FROM THE PUBLIC

*All Non-Agenda items are limited to three (3) minutes. Anyone wishing to speak is asked to complete a comment card with their name and address prior to the start of the meeting as well as state their name and address for the record when called upon to speak (prior to addressing the Town Council). Town Council will not discuss these items at this time. Comments needing a reply will be referred to Staff for research; a report will be forwarded to the Town Council; and citizens will be contacted.*

*Public Comments Opened at 5:59pm.*

*Public Comments Closed at 6:20pm.*

## CONSENT AGENDA

2. Town Council Meeting Minutes for November 15, 2023
3. Special Event Request – Classics by the Sea Road Runners
4. Special Event Request – 2024 Turtle Fest
5. Resolution No. 2023-20 – Agreement with Palm Beach County Supervisor of Elections for Vote Processing Use and Election Services
6. Resolution No. 2023-23 – Announcing the 2024 Municipal Election
7. Mutual Aid Agreement: Palm Beach County Law Enforcement Agencies Combined Operational Assistance and Voluntary Cooperation.
8. Resolution 2023-22 (revising the legal description for the Caretta Project set forth in Resolution No. 2022-09 and correcting the references to the original approval in Resolution No. 2023-12)
9. Financial Reports

***MOTION:*** *Wheeler/Cotronakis made a motion to approve the consent agenda.*

***ACTION:*** *The motion passed unanimously.*

## COUNCIL ACTION/DISCUSSION ITEMS *(A Public Comment Period was provided for each item below.)*

10. Seminole Golf Club Variance Request *(See attached presentation.)*

***MOTION:*** *Halpern/Wheeler made a motion to approve the requested variance for the Seminole Golf Club property, subject to the conditions set forth in staff's memorandum.*

***ACTION:*** *The motion passed unanimously.*

11. Ordinance No. 778 – Increasing and equalizing the salaries of the Mayor and Councilmembers (Second and Final Reading)

***MOTION:*** *Halpern/Hosta made a motion to approve Ordinance No. 778 on second and final reading; and to have the funds for the increased salaries come from contingency.*

***ACTION:*** *The motion passed 3-2 with Vice Mayor Wheeler and Councilmember Cotronakis opposed.*



12. Ord. 779 – Voluntary Annexation of Captain’s Key

***MOTION:** Cotronakis/Hosta made a motion to approve Ordinance No. 779 on first reading.*

***ACTION:** The motion passed unanimously.*

13. 2024 Health Insurance Renewals

***MOTION:** Halpern/Cotronakis made a motion to approve the Florida Blue BlueCare S14354 HMO Plan as the base employee insurance plan; the Solstice dental plan; FMIT visions plan; health care Flexible Spending Accounts (FSA); and opt-out provisions as outlined in staff’s memorandum for the plan year 2024, effective January 1, 2024 to December 31, 2024.*

***ACTION:** The motion passed unanimously.*

14. Ordinance 781 – Demolition Permits

*Council unanimously gave consensus to amend the language to require that a copy of the demolition notice be provided to the Town staff.*

***MOTION:** Wheeler/Hosta made a motion to approve Ordinance No. 781 on first reading.*

***ACTION:** The motion passed unanimously.*

15. Ordinance 780 – Harmony Criteria (1<sup>st</sup> Reading)

***MOTION:** Halpern/Hosta made a motion to approve Ordinance No. 780 on first reading.*

***ACTION:** The motion passed unanimously.*

**COMMENTS FROM THE COUNCIL**

*(See attached handout from Councilmember Halpern.)*

*Council unanimously gave consensus to have staff ask Kompan to try to provide a couple more designs by January 24<sup>th</sup>; include a discussion on donations, foundations, and organizations on the next agenda; and have a goals assessment workshop on February 28<sup>th</sup> at 4pm prior to the Town Council Meeting.*

**ADJOURNMENT**

Mayor Cooke adjourned the meeting at 8:35pm.



Alexander Cooke, Mayor



Caitlin E. Copeland-Rodriguez, Town Clerk



Caitlin Copeland &lt;ccopeland@juno-beach.fl.us&gt;

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**Fwd: Public Comment for tonight's meeting**

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Caitlin Copeland <ccopeland@juno-beach.fl.us>  
Draft

Wed, Dec 13, 2023 at 2:14 PM

**From:** Katie Moffitt  
**Sent:** Wednesday, December 13, 2023 11:59 AM  
**To:** 'Katie Moffitt' <katielyn@bellsouth.net>  
**Cc:** David Dyess <ddyess@juno-beach.fl.us>; Andrea Dobbins <adobbins@juno-beach.fl.us>  
**Subject:** Public Comment for tonight's meeting

I'm not sure what fuels the animosity in designing the Kagan Park playground, but I feel that it important to set the record straight about a few things. There have been many attempts to slander and defame Kompan, our certified installer Safe4Play, and me personally, throughout this process and these points of slander need to be addressed, and the true integrity and "higher standard of ethics" of this mayor are exposed.

The letter that the Mayor sited last meeting, and in his recent newsletter, regarding the Palm Beach County reference; First and foremost, as a matter of due-diligence, I find it concerning that the mayor is checking references AFTER the 4-1 vote was decided.

Further, Palm Beach County is NOT a customer of Kompan as it pertains to Carlin and Dubois Parks, and thus, not a reference. Those projects were sold to DW recreation who is the General Contractor and installer for both of those sites, hired by Palm Beach County, even after being advised that it is strongly recommended that an experienced Kompan certified installer is used for installation. Any installation and site related issues are a direct reflection of the installer and their inability to complete the scope of work successfully. Kompan's scope was to provide equipment-only to DW Recreation, and Kompan supported DW-at no cost, by attending at least 8 different site visits, plus extra materials, to assist with his hardships with the incorrectly installed equipment, to the extent that we were able.

Unfortunately the mistakes made by the installer were substantial and I am not aware of how these issues were resolved, as this is not a Kompan managed installation, and it was not Kompan's responsibility to answer to PBC directly. Examples are elevations are incorrect, use zone overlaps and standards were not properly followed. It should be noted that Kompan did not design this site, as it was designed by Casey Pranckun, an Employee of Palm Beach County. Also, Palm Beach County's Certified Safety Inspector, performed the inspections incorrectly, and sited incorrect safety standards.

It was also stated that "responsiveness was a problem when we were trying to address these issues." I'd like to add, that amid the installation issues by DW Recreation, I lost my baby at 29 weeks pregnant. Kompan's Project management team stepped up to respond in my absence.

I have attached all supporting Documents.

It should also be noted that the project manager for DW just so happens to be married to the Director of Parks and Recreation for Palm Beach County, so naturally, they would work to preserve the reputation of "their own". Hopefully in the future, PBC will hire a certified Kompan installer who has experience with the equipment.

Warmest Regards,

Katie Moffitt  
Principal Sales Representative  
Sales

*Kompan Inc.*



Kompan Inc.


M 561-427-3619

Sign up for KOMPAN newsletter

Let's play at [Kompan.us](https://www.kompan.us) | [LinkedIn](#) | [Facebook](#) | [Twitter](#)

-----Original Message-----

From: Katie Moffitt <katielyn@bellsouth.net>  
Sent: Wednesday, December 13, 2023 11:22 AM  
To: Katie Moffitt <KatMof@Kompan.com>  
Subject: Jessica Clinton Parks

 Watch this reel <https://www.facebook.com/share/r/f66Y5d7po53x2qxD/?mibextid=UaIRPS>




Thank you!

Katie Moffitt

Sent from my iPhone

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**3 attachments**

-  **Dubois Park Signed Proposal.pdf**  
562K
-  **Carlin Park SIGNED SP111853.pdf**  
579K
-  **PBC Email provied by Mayor Cooke - 11-15-23.pdf**  
368K







## Sales Proposal

D.W. Recreation Services Inc.  
Donald West  
9951 Equus Circle  
Boynton Beach, FL 33472

Quote No. SP111744-4  
Customer No. C115786  
Document Date 05/12/2022  
Expiration Date 06/28/2022

Sales Representative Katherine Moffitt  
E-Mail KatMof@Kompan.com  
Phone No. 561-427-3619 / 800-426-9788

Project Name US54478 Dubois Park

No.	Description	Qty Unit	Unit Price	Discount %	Net Price
<u>NRO104-0912</u>	Multi Springer - Brown Pigmented In-ground 90cm 	1 Pieces	4,230.00		4,230.00
<u>NRO-SHIP-CUSTOM</u>	NRO-SHIP-CUSTOM NRO541 900108 In-ground, Plastic Slide 	1 Pieces	118,910.00		118,910.00
<u>NRO515-0001</u>	Ara Parrot Sculpture Surface 	1 Pieces	1,930.00		1,930.00
<u>GXY801521-3417</u>	Spica 2 In-ground 60cm 	1 Pieces	2,420.00		2,420.00
<u>ELE400065-3717SC</u>	Tipi Carousel w/ Top Brace - Sand Color In-ground 90cm 	1 Pieces	5,780.00		5,780.00
<u>PAR3003-CUSTOM</u>	SIGN M 5-12 CUSTOM Night Sky Blue 20163794 	1 Pieces	800.00	38.75	490.00
FREIGHT	Freight	1 Pieces	9,158.46		9,158.46



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US ROBINIA SERVICE	Robinia Service Program included in sales price					
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Equipment is as per Site Plan version L2.1 dated 8/2/21

Description	Qty	Retail Price	Discount	Net Price
No. of Products	6			
Subtotal - Products		134,070.00	310.00	133,760.00
Subtotal - Freight		9,158.46		9,158.46
<b>Total USD Excl. Tax</b>				<b>142,918.46</b>
Estimated Tax rate				8,716.69
<b>Total USD Incl. Tax</b>				<b>151,635.15</b>

Payment Terms 50% Prepayment, 50% Net 30 days

#### Installation Site Address

Dubois Park  
Donald West  
19075 Dubois Rd  
Jupiter, FL 33477





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Sales Representative Katherine Moffitt  
E-Mail KatMof@Kompan.com  
Phone No. 561-427-3619 / 800-426-9788

Project Name US54478 Dubois Park

Note that the color and texture of products and surfacing made with recycled content are subjected by the differences from the used recycled raw materials. Therefore, minor differences in the appearance and texture can occur.

Applicable sales tax will be added unless a valid tax exemption certificate is provided. This amount is only an estimate of your tax liability.

Your acceptance of this proposal constitutes a valid order request and includes acceptance of terms and conditions contained within the Master Agreement, which is hereby acknowledged.  
Acceptance of this proposal from KOMPAN is acknowledged by issuance of an order confirmation by an authorized KOMPAN representative.

Prices in this quotation are good until expiration date, shown in the top of this document. After that date, this proposal may be withdrawn.

KOMPAN Products are "Buy American" qualified, and compliant with the Buy American Act of 1933 and the "Buy American" provision of ARRA of 2009.

Prevailing Wage and Payment & Performance Bonds are not included unless stated in body of Sales Proposal. If Payment & Performance Bonds are needed, add 2.2% of the entire sales proposal.

KOMPAN Authorized Signature:

Accepted By (signature): \_\_\_\_\_

Accepted By (please print): Donald West

Date: 6/6/2022





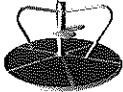

**Sales Proposal**

D.W. Recreation Services Inc.  
Donald West  
9951 Equus Circle  
Boynton Beach, FL 33472

Quote No. SP111853-1  
Customer No. C115786  
Document Date 05/12/2022  
Expiration Date 07/02/2022

Sales Representative Katherine Moffitt  
E-Mail KatMof@Kompan.com  
Phone No. 561-427-3619 / 800-426-9788

Project Name US173076 Carlin Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
COR-DOME-CUSTOM 881072	Explorer Dome: Powder Coated Night Sky Blue Matte	1	Pieces	76,420.00		76,420.00
						
<u>M18701-12P</u>	Ocean Seesaw In-ground 60cm	1	Pieces	6,780.00		6,780.00
						
<u>NRO514-1031</u>	Forest Lake Boat - Brown + Color In-ground 100cm	1	Pieces	17,360.00		17,360.00
						
<u>PCM102-0601</u>	Shark - Grey In-ground 60cm	1	Pieces	1,060.00		1,060.00
						
<u>NRO-CUSTOM</u> 898234	NRO-CUSTOM Carousel with Seats, HPL Deck	1	Pieces	9,860.00	10.00	8,874.00
						
<u>KSW926-CUSTOM</u> 20164464	Custom Swing, 3 Bays: 4 belts 2 infants, anti-wrap	1	Pieces	9,710.00		9,710.00
						


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E-Mail KatMof@Kompan.com  
Phone No. 561-427-3619 / 800-426-9788

Project Name US173076 Carlin Park

No.	Description	Qty	Unit	Unit Price	Discount %	Net Price
PAR3003-CUSTOM	20163794	2	Pieces	490.00		980.00
	 Age Safety Sign, Powder Coated Night Sky Blue Matte					
US ROBINIA SERVICE	Robinia Service Program included in sales price					
US-ENGSTAMP-DRW-3	Engineered Stamped Drawings	1	Pieces	2,000.00		2,000.00
FREIGHT	Freight	1	Pieces	14,100.81		14,100.81

Please read attached General Assumptions and Exclusion document for information on Install/Sitework.

Please allow 14-16 weeks for product delivery upon order placement

Description	Qty	Retail Price	Discount	Net Price
No. of Products	8			
Subtotal - Products		122,170.00	986.00	121,184.00
Subtotal - Installation		2,000.00		2,000.00
Subtotal - Freight		14,100.81		14,100.81
<b>Total USD Excl. Tax</b>				<b>137,284.81</b>
Estimated Tax rate				8,498.10
<b>Total USD Incl. Tax</b>				<b>145,782.91</b>

Payment Terms 50% Prepayment, 50% Net 30 days

### Installation Site Address

Carlin Park Playground  
Donald West  
400 Florida A1A  
Jupiter, FL 33477





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D.W. Recreation Services Inc.  
Donald West  
9951 Equus Circle  
Boynton Beach, Fl. 33472

Quote No. SP111853-1  
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Document Date 05/12/2022  
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Sales Representative Katherine Moffitt  
E-Mail KatMof@Kompan.com  
Phone No. 561-427-3619 / 800-426-9788

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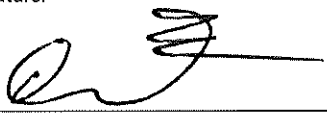
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KOMPAN Authorized Signature:

Accepted By (signature):  \_\_\_\_\_

Accepted By (please print): Donald West

Date: 6/6/2022

## Alexander Cooke

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**From:** Bob Hamilton A. <RHamilton@pbcgov.org>  
**Sent:** Tuesday, November 14, 2023 2:13 PM  
**To:** Alexander Cooke  
**Cc:** Jennifer Cirillo  
**Subject:** RE: Kompan questions

Hi Alexander – Thank you for reaching out. We also have had some recent issues with Kompan in our new playground installations at Dubois Park and Carlin Park. Some of these issues can be attributed to site conditions, contractor installation disputes and the County’s comprehensive inspection process but we also found their customer service and overall responsiveness to be underwhelming.

Specific examples of some issues we encountered include equipment that were improperly sealed which caused staining on the underlying poured in placed surfacing. There was also a conflict regarding the spacing of the equipment at Dubois using Kompan’s design which caused us to have to remove pieces to address potential safety concerns. Responsiveness was a problem when we were trying to address these issues.

Given our recent experience with Kompan I’m reluctant to give them an endorsement.

Regards,  
Bob

**From:** Alexander Cooke <acooke@juno-beach.fl.us>  
**Sent:** Tuesday, November 14, 2023 12:47 PM  
**To:** Bob Hamilton A. <RHamilton@pbcgov.org>  
**Subject:** Kompan questions

Good Morning Mr. Hamilton,

My name is Alexander Cooke and I am the Mayor of Juno Beach. I have been forwarded your info and I would like to know about Kompan use for playgrounds.

I will be very straight with you, the town has been looking to move forward and I have been extremely unimpressed in both their work ethic, product and the outcome so far. They built our adult equipment and the turf was installed improperly as well as nothing being leveled.

Please let me know if you would endorse them for a job.

Please let me know if you have had any problems with the playgrounds they have completed.

Sincerely,

**Alexander R. Cooke**  
**Mayor of Juno Beach**  
561-320-1698  
340 Ocean Drive  
Juno Beach, FL 33408

[https://www.juno-beach.fl.us \[juno-beach.fl.us\]](https://www.juno-beach.fl.us [juno-beach.fl.us])

## **KAGAN PARK PLAYGROUND PROJECT PROPOSAL**

By Councilmember DD Halpern, for the December 13 Town Council meeting.

**Proposed solutions for moving forward efficiently require a plan. I propose the following options for Council's consideration:**

- 1. Re-visit Donations: Allow donations or rescind allowing for donations (public vs. Foundation donations)?**
- 2. If allowing all types of donations for the project, create a dollar limit/cap on total donations that will be accepted to supplement the Town's portion of funding.**
- 3. Create a Total Project Cost Cap.** Cap the total project at \$250K, \$275K. Price cap keeps Kagan Park facilities small, manageable, keeping with existing playground footprint. This will also allow equipment selection and Staff site planning to continue.
- 4. If Allowing Donations: Consider option to reduce the town's project budget from \$225K to \$175K.** People who are passionate about the playground can donate. (This option would satisfy taxpayers who feel the larger number of non-child households/taxpayers shouldn't pay for an amenity they'll never use.)
- 5. If NOT Allowing Donations: Move forward to design phase today with Town's \$225K budget.**

### **PROPOSED PROJECT TIMELINE (Regardless of accepting donations):**

**Monday, January 1: Public input deadline** for sending Staff a list of preferred playground components, colors for equipment and turf, and other materials. Staff sends list to Kompan.

**Wednesday, January 24 - Council meeting: Kompan will present 3-4 design options** incorporating the preferred equipment pieces. Council to take citizen input; Council may accept or reject designs and ask for modifications.

**January 24: Town Manger to create and send survey to citizens** asking for input on the design options. Response deadline: 1 week.

**Week of February 5: Council to hold Special Meeting** to discuss all citizen input received and provide design direction to Staff.

**February 28 - Council meeting:** Review updated designs and select final design (with changes, if needed.)





# SEMINOLE GOLF CLUB | Asset Preservation

Juno Beach, Florida

December 2023

VCINITY MAP



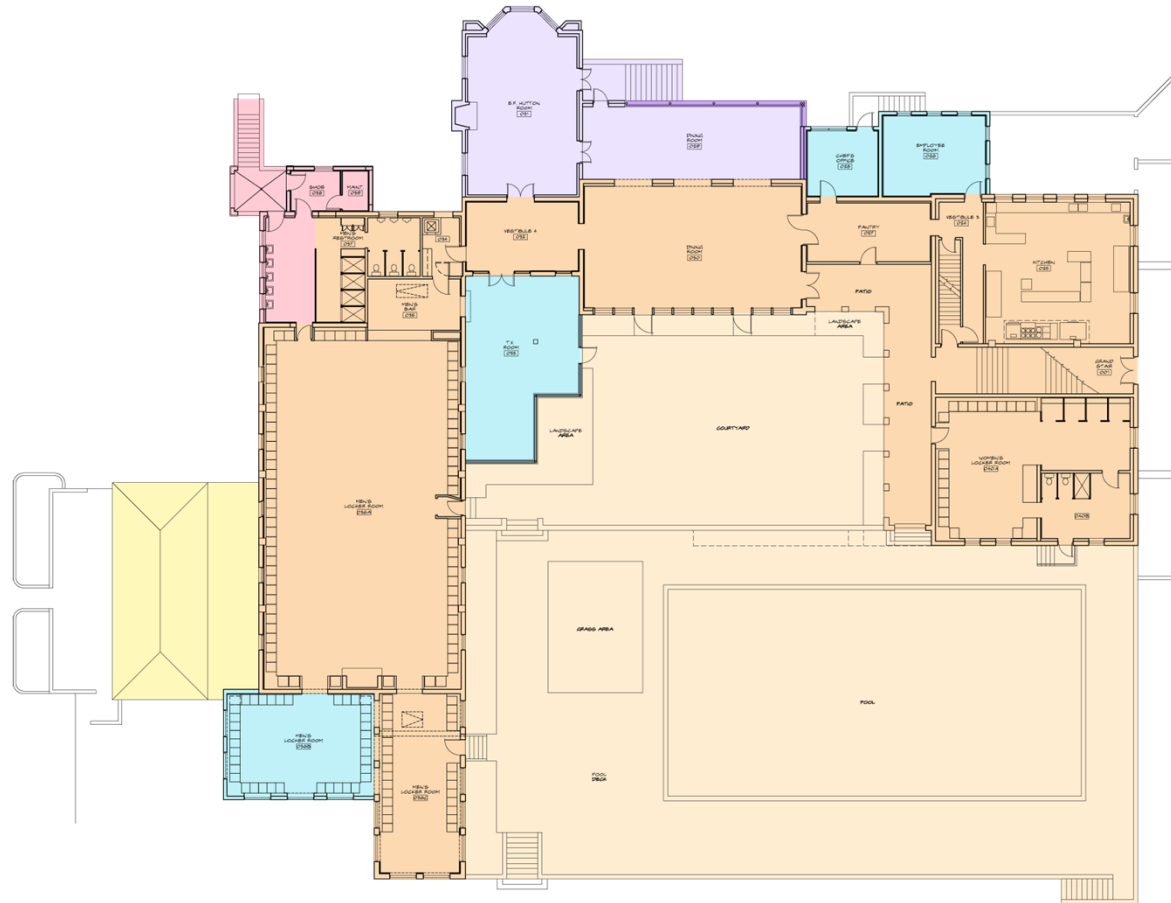


# SITE LOCATION PLAN



# CLUBHOUSE HISTORY

**Seminole Golf Club** was developed in 1929 by New York City investment banker Edward Francis Hutton. The Club overlooks the Atlantic Ocean on 140 acres of land, previously owned by Boston entrepreneur Harry Seymour Kelsey. In 1929 the golf course, designed by the famed golf course designer Donald Ross and the club house designed by Palm Beach Architect, Marion Sims Wyeth were built. Additions have been completed since 1929 that give the club house its' current footprint.



## LEGEND

- 1929 - Original Building by Wyeth
- 1929 - Courtyard & Pool by Wyeth
- 1930's - Addition by Wyeth
- 1959 - Porch Enclosure by Wyeth, King & Johnson
- Unknown Dates
- 1997 - Addition by Glen P. Harris
- 2014 - Remodel /Addition by Peacock & Lewis

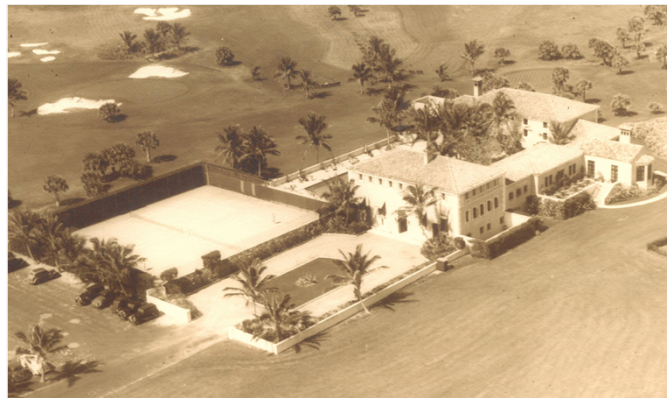
## ORIGINAL BUILDING ARCHITECT

Marion Sims Wyeth was an American architect known for his range in architectural styles such as Art Deco, Mediterranean Revival and classical Georgian, French and Colonial. Some of his many renowned work were Mar-a-Largo Palm Beach, La Claridad Palm Beach, Norton Museum of Art, West Palm Beach, High Point monument, New Jersey, Florida Governor's Mansion, Tallahassee, amongst others.





# HISTORIC PHOTOGRAPHS



# HISTORIC PHOTOGRAPHS





## MAIN OBJECTIVES

To evaluate the current state of the existing building without altering the characteristics of the building exterior façade, at the same time preserve the asset of Seminole Golf Club for the next 50 years. The proposed areas of work are:

1. Building Hardening
2. Required restoration or repair of building components due to deterioration.
3. Required site drainage and grading work.
4. Provide ramp to the building for accessibility.
5. Functionality issues.



# SCOPE OF WORK - SUMMARY

## 1. Hardening Cost: \$1,918,677

1. Door/Window/Shutter Replacement
2. Water Intrusion

## 2. Site Improvements Cost: \$845,292

## 3. Life Safety & other Improvements Cost: \$4,079,276

1. New Fire Sprinkler System
2. New Electrical System
3. New Plumbing System
4. New Mechanical System
5. Kitchen

Total Cost: \$6,843,245

FRONT BUILDING FAÇADE





# BUILDING FAÇADE



# BUILDING FAÇADE



# EXTERIOR BUILDING ELEVATIONS



Existing North Elevation



Proposed North Elevation



# EXTERIOR BUILDING ELEVATIONS



Existing East Elevation



Proposed East Elevation

# EXTERIOR ELEVATIONS



Existing West Elevation



Proposed West Elevation

# EXTERIOR ELEVATIONS



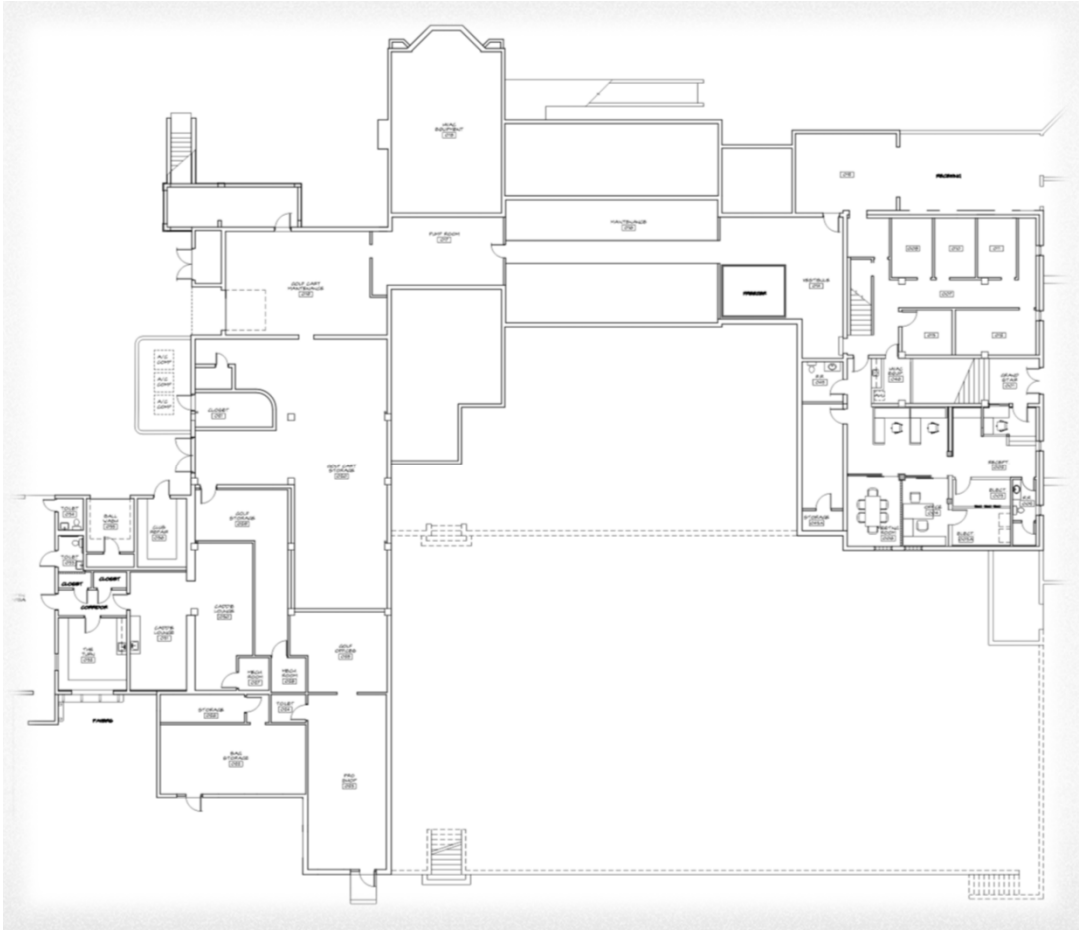
Existing South Elevation



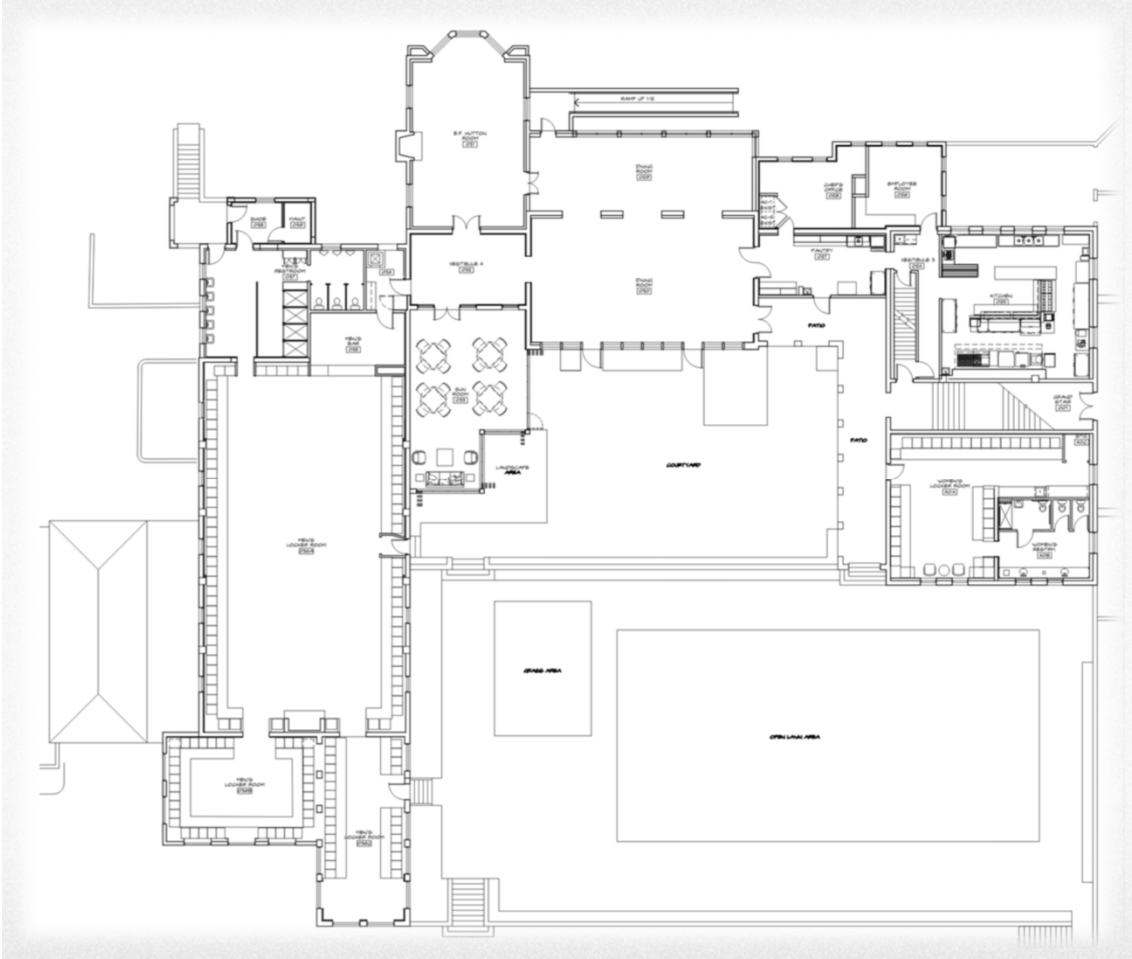
Proposed South Elevation

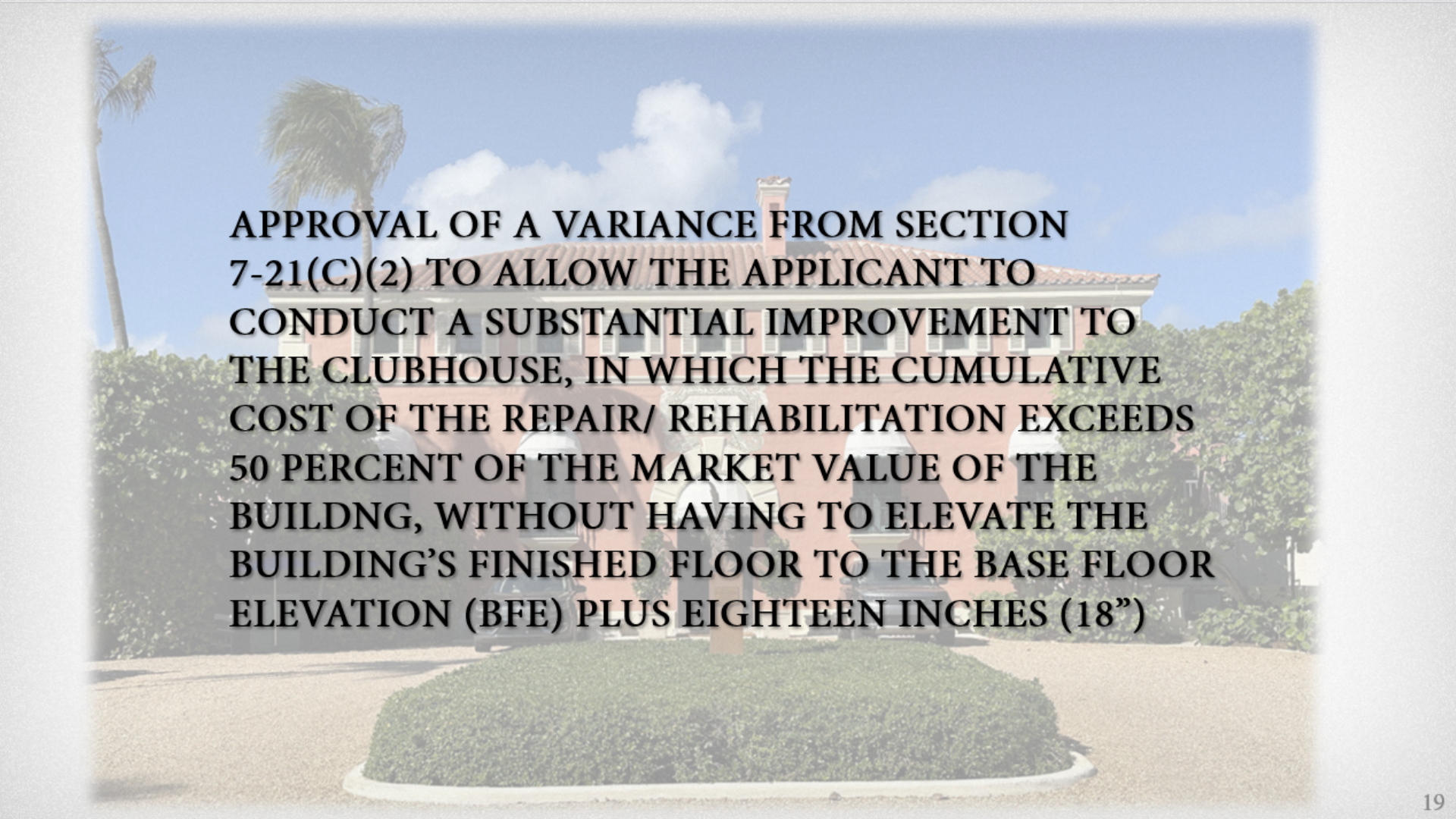


# LOWER-LEVEL FLOOR PLAN



# MAIN-LEVEL FLOOR PLAN





**APPROVAL OF A VARIANCE FROM SECTION 7-21(C)(2) TO ALLOW THE APPLICANT TO CONDUCT A SUBSTANTIAL IMPROVEMENT TO THE CLUBHOUSE, IN WHICH THE CUMULATIVE COST OF THE REPAIR/ REHABILITATION EXCEEDS 50 PERCENT OF THE MARKET VALUE OF THE BUILDING, WITHOUT HAVING TO ELEVATE THE BUILDING'S FINISHED FLOOR TO THE BASE FLOOR ELEVATION (BFE) PLUS EIGHTEEN INCHES (18")**

THANK YOU