

COMMISSION CONFERENCE WORKSHOP

APRIL 24, 2003

Agenda
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**CITY COMMISSION WORKSHOP
THURSDAY, APRIL 24, 2003 - 2:00 P.M.**

**CITY HALL
100 N. ANDREWS AVENUE - 8TH FLOOR
CITY COMMISSION CONFERENCE ROOM**

Mayor Naugle called the meeting to order at approximately 2:15 p.m. Roll was called and a quorum was present.

Present: Mayor Naugle
Commissioner Hutchinson
Commissioner Teel
Commissioner Moore
Commissioner Trantalis

Absent: None

Also Present: City Manager
City Attorney
City Clerk

Mayor Naugle announced that the Downtown Development Authority had the Live/Work/Play Program that was a joint effort with the Downtown Development Authority's Brokers Roundtable. He stated that all real estate professionals throughout the County had been invited to come and look at all the new buildings in the City. He further added that the tour would end at the Riverwalk in front of Las Olas Grand between 7:00 p.m. and 9:00 p.m. with a presentation being made at 9:00 p.m.

The City Manager stated that they had asked the Department Heads to join the Commission at the table so they could contribute to today's meeting.

Appointment of Mayor and Commissioners to Outside Boards and Agencies

The City Clerk announced that she had provided the Commission with a list of appointments to the outside boards and agencies. Traditionally, at the Organizational Workshop the list was reviewed and amended. She stated she needed the Commission's input regarding the list and/or their approval.

Mayor Naugle remarked that some of the appointments were by Statute or Code, and others were done by choice. He stated that effective April 25, 2003, he had resigned from the Broward County Planning Council due to the additional duties he now had with the Tourist Development Council. He announced that Commissioner Rodstrom would name a replacement for that position.

Commissioner Hutchinson remarked that she wanted to stay with the Downtown Development Authority.

Mayor Naugle continued to state that the vacancies that existed were for the following Boards:

- Everglades Restoration/Water Resources
- Homeless Assistance Center (HAC) Neighborhood Advisory Board

Commissioner Teel remarked that she served on the Homeless Assistance Center as a citizen and would be happy to represent the Commission.

Mayor Naugle asked how often the Everglades Restoration Board met. The City Manager explained they met sporadically. Commissioner Moore stated they were attempting to meet quarterly during the day, but the locations varied.

Commissioner Trantalis volunteered to serve on the Everglades Restoration Board.

Commissioner Moore explained that due to the fact that he was a past President of the League of Cities, it automatically gave him a position on that Board. He further stated the Broward League made the selection, but this Commission could only offer a name and the final decision was made by them. He explained that Commissioner Trantalis had been chosen as a possible alternate due to his interest in the group. He also stated that he was the voting delegate for the Florida League of Cities.

Commissioner Trantalis inquired about the Resource Recovery Board.

Commissioner Moore stated that history back-up material needed to be provided to Commissioner Trantalis due to the fact that this was a difficult situation. Commissioner Trantalis asked for a further clarification of the Board. Commissioner Moore explained it pertained to solid waste. It was decided the Mayor would remain on this Board.

Commissioner Trantalis asked for further clarification regarding the Workforce One Board. Mayor Naugle explained it was the Federal funds passed down to local governments. He stated that the Mayors of Fort Lauderdale, Hollywood and the County made up this Board that was formerly Broward Employment Training and Administration (BETA). He stated there was a business based organization which advised this Board. He further explained that every motion had to pass unanimously with the three elected officials. Commissioner Trantalis asked if this referred to job procurement or job placement. Mayor Naugle explained it pertained to job training and dealing with special needs. He further stated that staff assisted with some of the Boards.

Commissioner Trantalis asked how many members from the City were permitted on the Planning Council. Mayor Naugle explained there was an elected official and a citizen,

and they were chosen by the County Commissioners. He stated the boundaries touched and there were two Fort Lauderdale residents on the Board and were appointed by John Rodstrom. He stated the Commissioners who had the City within their boundary could also appoint someone.

In summary, the appointments were confirmed as follows:

THE FOLLOWING APPOINTMENTS WERE APPROVED BY THE CITY COMMISSION AT ITS APRIL 24, 2003 WORKSHOP (unless noted otherwise)

Board	Mayor/City Commissioner(s)
Metropolitan Planning Organization (MPO)	Vice Mayor Moore and Commissioner Hutchinson (appointed April 3, 2003)
Florida League of Cities	Mayor Naugle
Broward League of Cities	Vice Mayor Moore (Voting Delegate) Commissioner Trantalis (Alternate)
Downtown Development Authority (DDA)	Commissioner Hutchinson
Tourist Development Council (TDC)	Mayor Naugle (appointed March 18, 2003)
Resource Recovery Board	Mayor Naugle
Broward County Planning Council	VACANT – Commissioner Rodstrom will name a replacement (Mayor Naugle resigned when he was appointed to the TDC)
School Board Facilities Task Force	Commissioner Hutchinson
Workforce One (formerly BETA)	Mayor Naugle
Everglades Restoration/Water Resources	Commissioner Trantalis
Homeless Assistance Center (HAC) Neighborhood Advisory Board	Commissioner Teel
Group City Emergency Medical Services (EMS) Coalition of Broward County	Commissioner Hutchinson, Regular; and Vice Mayor Moore, Alternate (appointed May 20, 2003)

Financial Overview

The City Manager stated he was not going to go over the information contained in the memo or the discussions held with the Commissioners, but for the purpose of his staff having the benefit of his thinking and the Finance Director’s in regard to the issue, Terry Sharp would highlight the financial overview.

The City Manager further stated they had reviewed periods of time that were relevant or parallel to the present time such as the time of the Persian Gulf Wars and its impact on the City. He explained there had been an impact from 1992 through 1995, and 127 positions had been eliminated from the City’s work force. He stated that he believed they would see a similar ripple effect as far as impact in the years to come. He further

added that it would intensify the level of challenge they anticipated for next year's budget. He reminded everyone that budget requests were due by May 2, 2003.

Economic Climate

Terry Sharp, Finance Director, stated that the national economy was restrained by the War, and even though the fighting appeared to be over, how long the United States would be affected could have implications for the economy. He explained that unemployment was at 6%, and Legislative discussions regarding the State budget and how it could be balanced could have impacts in terms of services not being funded by the State. He continued stating that in today's newspapers comments were made about possible cutbacks for the School Board.

Mr. Sharp stated that the National League of Cities did an annual survey across the Country to see how well they dealt with their financial situations. This year's survey stated that 3 out of 4 cities that responded had more financial challenges this year than last year.

Challenges

Mr. Sharp stated that Fort Lauderdale was facing several major challenges. Revenues were impacted by the economy. He explained that the State sales taxes which the City received a share of based upon population was \$900,000 less than what had been received in the year 2001. He further stated that the fiscal earnings for 2002 were less than what had been earned in interest in the year 1998. He explained further that FPL franchise fees were down \$820,000 from what had been estimated at the beginning of the fiscal year for 2002.

Mr. Sharp continued stating there were losses from the insured health plan, but changes had been made and as long as they could fund up to the actuarial rates, they should be in good shape. They decided to attempt to resolve this deficit over a five-year period. He explained the remaining insurance market was not in any better position. He reiterated that the Commission had recently approved a 32% increase in property insurance, and they had been informed by the Insurance Advisory Board that was the best they could do.

Mr. Sharp stated that regarding Workers' Compensation, they had an actuary that reviewed the reserves needed for this fund, and in most part the City was self-insured for this. He explained the actuary had stated they needed to have \$3 Million more in their reserves than what was being shown at this time. He stated this created a ripple effect throughout all City funds.

Mr. Sharp explained that the City was funding the pension plans, but was affected by investment earnings. He stated that over the last two years, the value of their investments and the general employees' retirement system, along with the fire and police departments pension plans, were down 20%. He explained that the contribution from employees was a percentage of their pay.

Commissioner Moore left the meeting at approximately 2:39 p.m. and returned at 2:41 p.m.

Mr. Sharp stated that since investment earnings had been down over the last couple years, they had adjusted the actuarial assumptions. He stated it had been 8% annually, but by lowering this year's study it went from 8% to 7.5%, which meant the City, would have to contribute an additional \$2 Million for the police and fire pension plans. One bonus was that both pension plans had a smoothing effect, so when there were good years with investment earnings, they did not take full credit but spread it over a 4-5 year period. The same thing was also true when there was a down year. He stated that helped to mitigate the impact of the investment earnings.

Mr. Sharp stated that the last issue regarding pensions dealt with Section 175, which was the insurance premium tax, which paid for the firefighters pensions. He explained there was a Legislative issue, which had to do with using that tax only for additional benefits. He stated that depending how the issues were worked out, it could cost the City over \$1 Million more in terms of contributions from the taxpayers.

Mr. Sharp continued stating that the General CIP was the money used for major maintenance rehabilitation of police and fire buildings, parks and recreation, City Hall, and the basic facilities. He explained that for a number of years, they had had a sizeable undesignated fund balance, but when the books closed for fiscal year 2002 they had virtually no undesignated amount left. The primary reason was that at the end of the fiscal year, interest was accrued from the fund and balances from projects that had been completed were applied. Since there were needs during the year, they had been grabbing interest earnings and closing project balances prematurely applying those monies to additional costs, which were identified in critical projects that left no extra, cushion in the General CIP.

Mr. Sharp stated the other concern dealt with using land inventory. In the case of Konover and the related properties in that area, a few years ago they had agreed to use some of the larger undesignated fund balance as land inventory for the purchase of parcels at Konover. The idea was that over a short period of time this would be all right, but the first piece had been reserved as land inventory since 1999. It had stretched out over a longer period of time than what had been anticipated. He stated he was going to suggest that approached be used more conservatively in the future.

Mr. Sharp then stated that they were presently negotiating with all 3 labor unions. He stated there was a 1% increase in salaries and benefits for all employees, including non-bargaining unit employees that cost \$1.2 Million in the General Fund. In addition, there were costs associated with agreements that were just being implemented, such as the remaining personally assigned police vehicles. Next year just the paid vehicles that the Commission had approved would cost an additional \$900,000 in terms of debt service and operational costs. He explained they were close in having all of them purchased with only 62 remaining. He continued stating that commitments made in prior years were putting in fixed costs for future budget years.

Mr. Sharp continued stating that as the books for fiscal year 2002 were closed, they were carrying forward \$3.4 Million less than what had been budgeted.

Mr. Sharp stated that other costs affecting the budget were security costs due to the "orange" level for security, along with full staffing in the Police Department. He stated they were successful with the recruiting effort, but it meant about \$900,000 less in salary savings.

Mr. Sharp further stated that there had been the opening of new parks such as Carter and Riverside Parks. Another factor was the Public Safety Bond Issue that would be discussed later on.

Recommended Policies

Mr. Sharp explained that in response to some of the challenges, there were several policies that needed to be considered in terms of long-term viability. One was that they should use recurring revenue for recurring expenditures. They had been relying on General Fund carry forwards or carry forwards from prior years and the General CIP which worked when there were funds carried forward, but when there was a down year and funds had been allocated, it challenged the balancing of the budget.

Mr. Sharp stated that they needed to utilize interest earnings and closed project balances only after the year was closed in audit. He recommended they not prematurely guess on the interest earnings for the year and not prematurely use closed project balances.

Commissioner Hutchinson left the meeting at approximately 2:44 p.m. and returned at 2:45 p.m.

Mr. Sharp urged they cautiously start new initiatives given the current projects under way. He suggested they develop a longer-range financial plan. He stated that the City

Manager had mentioned this in his budget message, and he urged the Commission to give them the direction to work closely with the Budget Advisory Board regarding long-range financial planning. He stated there were rare exceptions with the CRA finance plan or the Waterworks 2011 where long-range financial forecasting had been done, but for the most part that had not been done with the General or Operating Funds. He urged the City to move in such a direction.

Mr. Sharp also stated that given these challenges, they needed to negotiate labor agreements more realistically. He stated the cost of living was low at this point, and there had been significant increases in pensions during the last contracts, and he urged everyone involved to be more realistic while working through those processes.

Mr. Sharp stated that finally he urged they limit the use of land inventory as a method for buying property. He felt it should be short term and not extended to 3-5 years, and to make sure there were undesignated fund balances to back up the delayed inventory being reserved.

Positives

Mr. Sharp explained there were positives to this matter. He stated there was a growing tax base, strong construction activity, communication services tax, fire special assessment, EMS transport fees, no election costs, and a bond election next year which would be cheaper than a general election.

Budget Timetable

Mr. Sharp reminded everyone budget requests were due on May 2, 2003. He explained the City Manager would then spend the month of May reviewing those requests and reviewing budget options. They would then return before the Commission in June with an update regarding the requests and the issues being dealt with in finalizing the proposed budget. The budget message would be presented on July 15, 2003. He explained the Budget Advisory Board was working monthly and information was being supplied to them earlier than in the past. He suggested once again they work closely with that Board in order to prepare a longer-range financial plan. Mr. Sharp added that the Millage notices would come out in August from the Property Appraiser indicating the value of property, as well as the proposed Millage rate. There would then be two public hearings held in September 2003, but specific dates were not yet known and they would have to refer to the County and the School Board.

Mayor Naugle stated that the procedure regarding the budget message would set a tax rate on property taxes that could not be increased, but could be reduced, and asked Mr. Sharp for some further clarification on the matter.

Mr. Sharp stated that the State Statute required that every property owner receive notice as to the value of their property with the listed proposed tax rate for all the entities servicing that property. He stated that would be done through the Property Appraiser's Office. On July 15, 2003, the Commission would be asked to accept the City Manager's budget message for consideration and to adopt the Millage rate. The final Millage rate would be adopted in September and would be at the number recommended or lower, and then no further notification would be necessary. If the Commission chose to adopt a higher Millage rate, then there would be a separate mailing, which could cost over \$50,000.

Commissioner Trantalis stated that the cost the City incurred in the past election was unusual, and that normally the task was undertaken by the Supervisor of Elections office and paid for by the County. He asked to what extent the County was responsible in regard to conducting the elections, and asked if the City could put a claim against the County for incurring the substantial costs, and was any effort being made to satisfy such a claim.

The City Attorney stated that the Supervisor of Elections had the responsibility to carry out the elections, and to the extent the City assisted, he was not sure if they could recoup their costs but believed it was highly unlikely. He explained the City assisted in order to ensure there would be a good election and provided additional support to the Supervisor of Elections. She had allocated a cost to the City that was higher than her previous cost, but it was based upon higher operating expenses.

Mayor Naugle asked if that possibility could be explored and if they could check the statutory obligations of the office.

Commissioner Trantalis asked if there were any costs incurred by the City Clerk in trying to augment the services of the Supervisor of Elections Office. The City Attorney stated they had paid a lot more so the election could go smoothly, and not be disastrous as the previous election. Commissioner Trantalis asked if the City had a right to make such a claim against the County for having incurred such expenses. The City Attorney stated they could check on this issue, but he believed the answer was that the City had the right to have their own election and run it which would cost more money than what had been spent. He further stated the City had the option to run their own election or to pay the costs, and once the City elected to pay such costs and move forward, the claim was probably waived.

Commissioner Hutchinson stated the City had done a good job, but asked what they had gotten out of it, other than the fact that the election ran smoothly.

The City Manager stated that the additional costs came from servicing other municipalities who participated in the call center. He stated they were estimated at \$500 per City and that was what they had asked them to remit.

Mayor Naugle suggested that they check the statutes to see what obligations the County had, and possibly consider reimbursement from the County.

Commissioner Hutchinson asked if there was a certain level of increase that the Supervisor of Elections could give each City. The City Attorney stated the limit of what they could charge was based on a pro-rata allocation of the costs of their office to run the election. He explained there needed to be a rational basis between the cost and the fee.

Commissioner Trantalis commented that the numbers were high, and meantime the City was short-changing employees' of benefits, special projects were being denied, and therefore, if there was a possibility for a claim the City should explore such avenues. He further stated such information could be valuable in the future in order to decide if the City should hold their own elections and set up their own operations.

Mayor Naugle suggested they could possibly contract with another city or county.

The City Attorney stated they could not do that because they had to buy the voter rolls, and the only place you could obtain them was from the Supervisor of Elections. He stated they would do some research and report to the Commission in a Friday memo.

The City Clerk stated that they had not yet received a final bill from the Supervisor of Elections even for the primary, and were keeping a close watch on the issue.

Commissioner Trantalis stated that the Millage rate had been reduced in the past to the actual tax bill the homesteaded property owner had for the previous year. He asked if the City had the opportunity in keeping the Millage rate the same and secure additional tax revenues in order to pay for their spending needs.

Mr. Sharp stated they should forget keeping the Millage rate the same, but they could prevent the tax bill from rising from new construction and receive about \$1.5 Million.

Mayor Naugle stated that a portion of the homesteaded property was what they had held the line on. He stated that commercial, residential rental property, and industrial property had gone up due to the higher assessments.

Commissioner Trantalis asked when they made the estimate for revenues was the City anticipating increasing value for the non-homesteaded properties, if the Millage rate stayed the same.

Mr. Sharp replied he could provide that alternative for the Commission to consider. On June 1, 2003 there would be a preliminary estimate of what the tax base would be, but the only members he could rely on at this time as predictors for next year were the City's records in Construction Services listing the COs for last year for improvements over \$100,000. He explained that was the figure he used for the new construction estimate of \$1.5 Million. In terms of what the whole tax base is worth, he stated he would have to get the aggregate number from the Tax Appraiser.

Mayor Naugle stated that they had reason to believe that the real estate market as of December 31, 2002, regarding residential, commercial and industrial properties was increasing significantly.

The City Manager stated that the fact of the matter was they were not trying to predict what the Commission was going to do.

Commissioner Trantalis asked if holding on to property would not give the City some benefits due to increasing value that often occurs in such situations. He stated that it appeared the City felt it was negative to hold on to such property.

Mr. Sharp explained that in the case of the Konover site, their hope was that they might break even or obtain a slight increase, and there was no great appreciation due to the fact that improvements had not yet been made. He explained further that the property would increase in value as the projects were put in place that had been approved by the Commission. He stated that there might be other purchases they could make in the City, but essentially they did not allocate any additional resources in the purchase of the Konover property. There was some fund balance which could be utilized to purchase the property as an investment, but they would not earn much and it would not be as liquid. He stated that most of the City's portfolio was in the State Board Administration in Tallahassee. It had a low return, but was very liquid. If some funds were isolated and they used land inventory as an investment, it could then appreciate and possibly some funds could be earned.

Mayor Naugle remarked that this was going to be a tough year, and he realized many constituents wanted the City to undertake some new services, but this might not be the year for any increases and they hoped not to have to make any cutbacks. He stated if there was a new area where the Commission might want to increase spending or provide a new service, it might be better to look at an existing service and make

improvements. He felt the future looked better because of some new projects that would be on the tax rolls.

The City Manager stated that the public safety bond issue was still something the Commission was committed in moving forward, and resources had been devoted to this.

Commissioner Teel asked if they had any idea what the bond issue would cost the average homeowner. The City Manager stated the number was just a rough estimate and they were looking at roughly \$100 Million for the fire and police departments. Mayor Naugle remarked this was similar in size to the \$47 Million bond issue that was in 1986. He stated they had to adjust for inflation, growth of the tax base, and an increase of about 15,000 residents to the City. The City Manager explained the rough calculation was about \$65 per year for the average homeowner. Mr. Sharp explained that assumed 20 years and the interest rate being just below 5%. Mayor Naugle stated that some of the bonds sold previously were being paid, and the existing debt service was decreasing. The City Manager explained this was based on the average price of a home at \$154,000.

Commissioner Trantalis left the meeting at approximately 3:15 p.m. and returned at 3:17 p.m.

Commissioner Moore stated he wanted to compliment the City Manager and Mr. Sharp on how this matter was discussed. He further stated that he preferred to utilize ad valorem instead of fee services. He stated he preferred to have a bond and was concerned about increasing a fire assessment that would directly affect the homeowners, when possibly there could be some other initiative that could be used. He felt there needed to be a change in regard to the capital budget or the issue of monies spent at the Konover site. He stated he was concerned about the short window that was available. He suggested that the City Manager give some consideration to where monies were being spent in regard to stimulating redevelopment efforts in the City. He stated that he understood management's thinking in that if the funds were needed, they wanted them to be available.

Commissioner Moore stated that servicing a community that was low in income was where they needed to put resources. He requested the City Manager and the Commission to consider the pension funds, and he asked what portion of those funds were placed in an investment of landholdings, and what type of returns had they received over the last 5-10 years.

Commissioner Moore stated that he felt they needed to send a message to the voters and the bargaining units that this was not a good year to negotiate changes due to the impacts on the City's budget and the state of the economy.

Mayor Naugle stated that the pension funds were administered by trustees that were largely selected by the employees, the Mayor, and confirmed by the Commission. He volunteered to speak with the trustees he appointed, but reminded everyone it was the employee's choice and they could not be directed how to invest their monies. Programs were set up so percentages were divided, but advantages could be shown regarding investing in real estate.

The City Manager stated they would provide such information to the employees.

Mayor Naugle stated that they were discussing doing a bond issue ad valorem based, along with a fee so it could be recurring.

Commissioner Moore stated they had dealt with fire assessments very efficiently in the past, and he wanted the City to continue doing so. He further stated he was more comfortable that the increase would be for equipment only. He stated he was proud at how low their assessment fee was.

Commissioner Hutchinson asked what was the present fee for EMS transport, and what was the rate of recovery.

Otis Latin, Chief Fire-Rescue, stated the current transport fee was \$380 that was about average, and their recovery rate was 50% that depended on the demographics of the city. Chief Latin stated they would prefer to be in a 60% recovery range. He felt with some of the new technology they wanted to put into place, they would have better reports to send to the billing companies, thereby increasing their percentage of recovery. Mayor Naugle reminded everyone that 50% was the target they used when setting up the system.

Commissioner Hutchinson reiterated they needed to do whatever was necessary to raise the recovery rate.

The City Manager stated that the increasing pressures on insurance did not help the City in this matter because many people could not afford health insurance, and that led to the low recovery rate.

Commissioner Teel stated it was important to consider that the recovery rate is a realistic number, and she believed that the fee was artificially low, but if the City went ad valorem she felt that would be a severe burden for many residents of the City.

Mayor Naugle announced that there were two items held over for discussion from the Commission's last meeting.

Commissioner Hutchinson left the meeting at approximately 3:35 p.m. and returned at 3:36 p.m.

Public Safety Capital Plan and Police Station Complex Facility

Otis Latin, Chief Fire-Rescue, stated he had presented information to the Commission in the past. He stated the fire stations needed to be replaced, along with some of the equipment, and they needed to focus on how to structure obtaining the necessary funds. He stated they needed some upfront monies in order to get some immediate equipment. He reiterated they needed to always provide services to the citizens of the City.

Mayor Naugle stated the 25% figure would provide for some of the equipment based on a five-year fund. He reiterated they needed to pass the bond issue in March in order to take care of the fire stations.

Commissioner Moore stated he wanted a list of the fire apparatus the stations needed to purchase and if the equipment was paid off in five years, including the increase of the present fee, a total amount be given for the requested increase. He felt they needed to know the exact cost of the equipment. Mayor Naugle clarified that the fees would be used to purchase equipment, and the bonds would be used for the stations. Commissioner Moore confirmed.

Chief Latin stated when purchasing a vehicle, they purchased it with all the necessary required equipment.

Commissioner Hutchinson stated that with the fire assessment fees, they were permitted to purchase fire-related objects. She asked if they could purchase anything with the EMS transport fees. Chief Latin stated those fees went into the General Fund. He explained that 26% of the budget was paid with the fees, and the remaining was paid through ad valorem.

Mayor Naugle remarked they needed to aggressively go after some of the public safety grants that were available. Commissioner Hutchinson asked why some of the EMS fees could not be leveraged with some of the grant monies.

The City Manager stated that when the Fire Department utilized capital improvement funds that came from the General Fund, and if they would attempt to identify some funds from the transport fees, it would not total what was needed.

Police Department

Mayor Naugle remarked the Commission needed to address the location for the Department.

James Hurley, Assistant Chief - Police Department, stated this was their third presentation to the Commission in regard to the design and replacement project for the Police Department. He explained the purpose of today's presentation was to specifically address the issue of site locations.

Research and Selection

Since the last presentation had been made to the Commission, they had evaluated four sites and specifically had checked on several central locations. He explained they had worked with the CRA in searching for sites in that area, as well as consideration of the current site at 1300 W. Broward Boulevard. He stated that the process for choosing a design firm had continued, and the RFP committee had met to review the proposals and had selected 4 firms that would make presentations on May 22, 2003.

Assistant Chief Hurley stated that the parcels considered were Sunrise Boulevard and I-95, along with two other areas located at 6th Street and 7th Avenue at the southwest and northeast corners. He proceeded to show the aerial photographs of the site. He explained that the Sunrise Boulevard area had some issues such as the cemetery at the southwest corner, the Church of God at the southeast corner, and Carter Park that limited land availability and the ability to expand.

Assistant Chief Hurley explained that in dealing with the real estate office they attempted to determine how many parcels were available, how many owners were involved, and how much land was actually available. He stated they had arrived at the following numbers that presented issues in respect to attempting to assemble the land in a timely manner, and they were informed that the acreage at that site was not appropriate since it was smaller than their current site. He further explained the acreage at the present site was about 18 acres, and the Police Department was currently occupying 10-12 acres.

Assistant Chief Hurley stated that they had the consideration of the proposed 7th and 9th Avenue Connectors, but the number of parcels and the numbers of owners were even larger than for the parcel at Sunrise and I-95. He reiterated there were some 55 owners

in one area and 18 in the other which would make assemblage of the property very difficult in a timely manner.

Assistant Chief Hurley stated that in looking at the 1300 W. Broward Boulevard area, there were two buildings privately owned comprised of four apartments each and the only piece of property on the parcel not owned by the City. He explained that the Police Department had been at this location since 1953 to 1955 and the property had become a cluttered mixed-use parcel. He stated that other issues that related to this site involved security and reiterated they were a "security nightmare" at this site. He explained with the modern technology and design available improvements could be made at this site. He stated they still needed to be accessible to the public and were a community oriented policing department. Discussions had been held with department heads in regard to relocating some of the other entities at the site, and consistently staff had agreed that it was easier to relocate the smaller units on the property. He explained there was a host of issues involved regarding the radio tower and moving it was not even an option. If the tower were to be relocated, they would have to build a new one at the cost of \$1.5 Million and then dismantle the old one in order to avoid disruption of service. He explained other issues were involved such as contracts because the tower did not belong to the City but to the State and they rented the land for the tower. Some of the other entities had antennas on the tower, including the Secret Service, Marshalls, and the CSX Railroad. If they were to relocate the tower design, configuration issues were involved.

Commissioner Trantalis asked if they abandoned the use of the tower would it preclude the other tenants from using the tower. Assistant Chief Hurley suggested it would make sense to consider what should be done with the tower, if they were to consider using the land.

Assistant Chief Hurley further stated that the garage had an impact on the neighborhood, along with security issues that created several challenges, and basically it was inappropriately located.

Climate Survey

Assistant Chief Hurley explained they had several meetings with their employees regarding morale issues and informal surveys had been done within the building, and they believed with improved conditions they all wanted to stay at 1300 W. Broward Boulevard where they had a long history.

Apartment Buildings

Assistant Chief Hurley stated that for aesthetics, security, and the proper use of the land, they felt the 8-unit facilities should be purchased.

Parcel Comparison

At the present site, Assistant Chief Hurley explained they did not have the issue of assembling land. Plenty of land was available and they could still expand in the future if need be. He explained they had been renting space off site for quite a number of years due to other facilities also being on the site. He further explained that the preliminary needs assessment that had been completed over one year ago showed their building used about 88,000 sq. ft., and the architects whom they had consulted stated they should have a building of about 240,000 sq. ft. for their needs.

Staff and the Police Department had agreed that they could not find another location to move the Police Department without a great deal of difficulty regarding land assemblage and a great deal of cost. They believed that 1300 W. Broward Boulevard served the needs of the community and was centrally located and had been accepted by the community. He felt they would be a good neighbor to Sailboat Bend.

Assistant Chief Hurley proceeded to show a detailed needs assessment.

Recommended Actions

Assistant Chief Hurley stated they were asking the Commission to provide some direction regarding site selection, and they were recommending 1300 W. Broward Boulevard as their choice. He stated they were looking to transfer operations from 1300 W. Broward Boulevard to other locations, and the "domino effect" would create some additional challenges. He requested that the Commission consider purchasing the apartment buildings at the site, and reiterated that they wanted to proceed with the bond issue scheduled for March 2004.

Mayor Naugle asked the Commission for their opinions regarding leaving the Police Department on Broward Boulevard.

Commissioner Moore stated he was confused. He stated when discussions began regarding the necessity of a new Police Station, there appeared to be a space issue and the condition of the existing structure. He proceeded to ask for some further clarification of the matter.

Assistant Chief Hurley stated that they were proposing to create space for the Police Department by moving some of the current operations in back of the Department. He explained the City garage was located in the center of the parcel and once that was removed, they could begin to build a new police station at that location and be set back from Broward Boulevard behind the current jail.

Commissioner Moore asked where the facilities would be relocated that they were discussing to move, and what the relocation costs would be and what land would be provided for those facilities.

The City Manager stated that in order to accomplish this, other issues were involved which had to be resolved. He explained he had other options that the Commission could consider. He stated that before they could relocate any facility, they needed to review what land the City owned and where those parcels were located that would be acceptable for such uses. He explained that one site that would be an alternative for use by Parks and Recreation and the Garage was Wingate. He felt that site could accommodate such services.

Commissioner Moore stated that was not going to happen and they should not consider that site for those uses. He stated the public had said they wanted open green space.

Commissioner Hutchinson left the meeting at approximately 4:00 p.m. and returned at 4:01 p.m.

Commissioner Moore stated that site was not on the table, nor was the cost of the relocation on the table. He felt the comments made possibly justified the Police Department remaining at their current site, but they did not deal with the rest of the issues including cost.

Mayor Naugle asked how many acres comprised the site at Wingate and how many acres did the garage use. Commissioner Moore replied that the Wingate site was comprised of 62 acres, and the proposed concept made to the community was that they were going to attempt to assemble the adjacent property presently used for a construction debris site.

Greg Kisela, Assistant City Manager, stated the recycling operation to the north was an additional 40 acres with 30 acres of wet. He explained the garage currently used 18.5 acres, and Parks and Recreation along with Public Services used about 8-10 acres. He further stated the purpose of the garage was in part to maintain the police fleet, but to also maintain the larger pieces of City equipment. It would not have to be co-located with Parks and Recreation and Public Services, but it would be more convenient. He

explained further they were out with a fleet contract at this time, and they were looking at them to provide an off-site location.

Mayor Naugle reiterated that an option would be to have the company provide a facility as part of the price.

Bruce Larkin, Director of Administrative Services, stated that in the current RFP for the contract to redo the City's garage services, one of the parts of the RFP was to solicit bids from the proposers to provide them with a garage, and work that cost in with the overall fleet cost. He stated that the garage facilities located at the present site were as old as the police facilities. He explained the fleet had greatly increased since the building of the facilities, and cautioned everyone in assuming that the footprint needed for a new garage would be the same as the one currently being used.

Commissioner Moore stated he was not opposed to the recommendation, but he felt adequate information had not been supplied for the Commission to make an appropriate determination or evaluation. He felt the site at Sunrise met all the requirements, and it immediately removed an obnoxious use that had been adjacent to residential property. He stated that the present site was the first thing everyone saw when first entering the City. He wanted to find a way to meet the needs of the department and yet eradicate something negative. If they were going to consider utilizing the present site for the new structure of the Police Department, then they needed to review all components that were on the site.

Commissioner Moore further stated it might be appropriate to consider the location of the Public Works, as well as the garage, and he did not want to give anyone a contract to house the facilities because it would then become more of a proprietary relationship. He further stated there was easy accessibility for the work force and removed the junkyard. He felt that the Parks and Recreation Department could consider co-locating on the site and that a separate building be erected for their use. He further stated he did not understand the location of the communications center being at the Police Department, and asked if it could not be located off site. If it could be off site, he suggested they utilize the 7 acres that were available at Sunrise. He felt the warehouses adjacent to the cemetery along with what was currently being done with the Community Development Block Grant planning, had made acquisition of a number of parcels of land to deal with housing. He felt this could help them to redevelop and establish a signature entry, and yet give an allocation of land for the proposal but felt it had to be evaluated upon cost. He stated his concern was that when discussions had taken place regarding the relocation of the Fire and Police Departments, all information including cost had not been given.

Mayor Naugle asked if the Communications Center had to be next to the tower. Assistant Chief Hurley stated he would have to check with the telecommunications people, but clearly some issues would be involved. Mayor Naugle reiterated they needed all information to be supplied including costs for relocation. He stated there needed to be a provision included that if the bond issue passed they could proceed, otherwise a contingency plan would have to be developed.

Commissioner Trantalis asked if they remained on site and other facilities were relocated, what were the plans for the remaining acreage. Assistant Chief Hurley explained they had not made any formal proposals and it could possibly be used for future build-out. He stated they could also bring back some of the police facilities which were currently located off site.

Commissioner Trantalis asked if other open spaces were available in the City for these facilities. Assistant Chief Hurley explained they were attempting to keep the location on a main corridor and specifically had looked at the CRA. He agreed they could look at a number of other sites, but they had checked with the real estate office and had been informed that there was nothing available at this time, and land would have to be assembled from many different owners. Commissioner Trantalis felt on the west side there was a lot of blighted land which could possibly house a Police Station, and felt that such sites were possibly being overlooked. He further stated he did not think they should place a Police Department in a residential area and felt that was inappropriate.

Assistant Chief Hurley remarked the Police Department could be used as an anchor for development. Commissioner Trantalis stated he did not think they were looking at this situation from a development point of view, but that they wanted to eliminate blight. He felt there were other available opportunities in the City, but agreed that possibly the best idea was to leave the Department where it existed at this time. He reiterated that the cost component must include the cost of displacing the other services at the site.

Assistant Chief Hurley stated the consideration had been rather than building a new station anywhere else, it would be easier to move smaller operations that were more warehoused based to other locations that did not need main corridors.

Commissioner Teel asked if they were envisioning anything for the southern border of the present site. Assistant Chief Hurley felt additional landscaping and green space would be critical at that portion of the site. She felt the open space would also offer room for future growth. She stated she was concerned about the cost of possibly having to rebuild the tower. She felt as long as an attractive buffer zone would be provided, she could agree with the recommendation.

Commissioner Hutchinson stated she did not feel the problem was the Police Department, but that the problem was the obnoxious uses that existed on the site, including the garage and the Public Works Department. She reiterated that was the issue for Sailboat Bend. She stated that she liked the Broward Boulevard site and hoped they were also going to build for the future, but she wanted some type of walkable space around the entire facility along with parking. She explained that it worked well with the Sailboat Bend community. She reiterated that the Public Works Department had been a burden on the surrounding neighborhood. She also stated that the site had history, but she did not want to build another tower.

Mr. Kisela stated that finding a location for Parks and Recreation and the Public Works Department would be a challenge. Commissioner Hutchinson stated that employees were parking in a residential lot in Sailboat Bend at this time.

Mayor Naugle suggested that other options be presented to the Commission.

Mr. Kisela further stated that the Sunrise site could be viable, but he was not sure if they could relocate both Parks and Recreation and the Public Works Department to that parcel. He stated he would explore the possibilities.

Commissioner Moore stated if they were going to have a bond, they needed to float one to eradicate the problem and give them a chance to build something positive.

Commissioner Hutchinson reiterated that a lot of the present site was used for outside storage at the Parks and Recreation portion of the site.

Mayor Naugle clarified that one of the remaining issues was the apartment buildings that were needed to square off the site.

The City Manager stated he was looking at part of the bond issue for land acquisition to support the facility.

Lauderdale Lakes (HOPNA) Properties

Mayor Naugle stated he had received a letter from the Mayor of Lauderdale Lakes and asked if the City still owned the Sunshine properties. He explained that they had been boarded up and were now in deplorable condition. He felt if that was the case, it was not right they owned property in another city with code violations on that property. He asked for the City Manager to check on the matter.

CVC Project

Commissioner Hutchinson reminded everyone they were painting the Shady Banks wall on Saturday at Davie Boulevard.

There being no further business to come before the Commission, the meeting was adjourned at 4:33 p.m.