

COMMISSION CONFERENCE**NOVEMBER 18, 2003**

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COMMISSION CONFERENCE

1:35 P.M.

NOVEMBER 18, 2003

Present: Mayor Naugle
Commissioners Hutchinson, Teel, Moore and Trantalis

Also Present: Acting City Manager
City Attorney
City Clerk
Sergeant At Arms – Sergeant Frank

OB – National Woodflooring 2008 Convention

Mayor Naugle announced that the National Woodflooring Manufacturers were considering holding their convention in Fort Lauderdale in 2008.

I-A – Florida Department of Transportation (FDOT) – Proposed Improvement Project – Commercial Boulevard – State Road 845 (Powerline Road) to N.E. 19 Avenue

Peter Partington, Acting City Engineer, stated that this was a presentation on the Department of Transportation's 3 surfacing, restoration and rehabilitation project. He stated that the limits of this project were from Powerline Road at the west end, east to approximately N. E. 19 Avenue which was 2 lengths within the City limits.

Joe Borello, FDOT Project Manager, introduced John Ashweed, Stanley Consultants, Designer for the project; and Roshanna Glitton, Project Manager. He stated that the schedule is to have the plans complete in May, 2004, review the bids in October, 2004, and begin construction in early 2005. He stated they had not yet established the contract time, but it would probably take about 18 months. He stated they wanted to give an overview of the project, and also discuss some other issues.

John Ashweed stated he was going to focus on the pieces of the project which occur within the City limits. He explained the limits of the project ran from Powerline Road to the CSX railroad tracks. He explained further that their exhibits showed what existed today. He stated they were not doing a lot at the east end of the project with exception of the interchange which he would not discuss at this time. He stated further they were attempting to improve the operations at the west end by widening the pavement and improving the access to the southbound on-ramp. He felt the biggest impact on the City's portion was the fact they were adding another eastbound to northbound I-95 left-turn lane underneath the overpass. He explained that would provide dual lefts from Commercial eastbound to northbound I-95. He stated they were adding lighting, landscaping, irrigation, and the existing strain poles would be replaced with mast arms. He stated further that the signals at the CSX railroad tracks would be replaced or upgraded.

Mr. Ashweed further stated that they were going to make some significant changes at the east end of the project, including safety, operation and access management improvements. He stated the limits in the project ran from 15th Avenue to the end of the project at N.E. 19 Avenue. He explained they were proposing to close the directional left-turn lane between 15th and 17th, and creating a full median with traffic separators at both ends. He stated they were also proposing to close the directional between 15th and 18th

and providing a full traffic separator for the entire length, and between 18th and 19th they were going to close the full signalized intersection providing a depressed median for the fire station to have ingress and egress. He explained they had aligned it to line up with their traffic movements exiting and entering the station, and at an offset from 18th Terrace. He stated the poles would be changed to mast arms, and at the fire station the pole signalization at the intersection would be removed and replaced with an emergency signal east of the fire station and west of the existing intersection. He explained those signals could be pre-empted from inside the fire station. He further explained there was little opportunity for landscaping at this end of the project. He stated where there was no landscaping they were considering snapped concrete or brick pavers.

Lisa Trent asked why it was necessary to remove the landscaping between 15th and 18th. Mr. Ashweed stated that a traffic study had been done by another consultant at 18th Avenue, and one of their recommendations was to increase the left-turn storage lane for 18th Avenue.

Bunney Brenneman, Imperial Point, stated that she did not see the necessity to increase the stacking lane and their Association was strongly against this point of the project. She stated that they were delighted FDOT was doing this project and felt it was very practical, but they wanted to suggest that the residents were the ones in the area and familiar with it, and stated that they went westward and did not feel there was a need to increase the stacking lane. She suggested that they go back to the drawing board regarding that item. She reiterated that they were strongly opposed to this and Mr. Partington had been supportive of their position.

Commissioner Teel stated they had too few bushes and trees in the City, and to lose even one would hurt. She reiterated that this area needed more, not less. She stated that she traveled this road a lot and did not see a big problem in that area. She reiterated that she could not support any project that would eliminate the little greenery that was present. She felt there had to be another way to do this. She felt there was more to quality of life than just moving traffic.

Commissioner Teel further stated that where they were putting the lights for the fire station, the street also fed Holy Cross Hospital, and asked if there would be an opportunity for a turn lane so cars could go south. Mr. Ashweed advised that the median had been closed by the hospital.

Commissioner Hutchinson stated that past 18th there was another signal. Commissioner Teel advised it was by the nursing home. Mr. Partington proceeded to show on the map where the existing signals were located. He announced that the left turn at 18th going west or south would be eliminated. Commissioner Teel asked Mr. Partington if he was aware that a day care center was located on the north side. Mr. Partington stated he was unaware of that, but he would check into the matter. Commissioner Teel reiterated that she was concerned about the lack of landscaping.

Mayor Naugle stated there were very few trees in the area and compared it to the Broward Boulevard massacre.

Commissioner Trantalis asked why FDOT was adding the additional lane. Mr. Ashweed explained that a safety study had been done, and one of their recommendations was to extend the turn-lane storage due to rear-end collisions.

Mayor Naugle asked if some sort of compromise could be reached. Commissioner Teel stated that without greenery, they might as well leave it as it was now.

Mr. Borello stated that they could re-review the traffic study and see if there was any opportunity to add some landscaping. Mayor Naugle stated he was interested in seeing real shade trees in the area. Mr. Borello stated they would review the area and then report back to the Commission.

Commissioner Trantalis stated that they tended to forget to add nature into people's lives and priorities got misplaced. He added that he did not feel there was a big problem regarding traffic in that area.

Alan Silva, Acting City Manager, stated that he was concerned about the maintenance and asked if other options could be considered which would require less than \$3500 maintenance costs.

Commissioner Hutchinson stated that it was the issue of maintenance which got the City into the position they were in now. She suggested that possibly FDOT could be partners with the City regarding the maintenance.

Mr. Partington stated that the City was maintaining the areas at this time, but there was a cost to the City of approximately \$3500.

Phil Thornburg, Parks and Recreation, stated that City-wide they paid \$3500 for an acre of landscaping to be maintained in the City.

Commissioner Hutchinson suggested that a better price be found.

Mr. Silva further stated that he wanted to make the point that whatever was to be done in the future, ongoing maintenance costs had to be considered. He added that if there were lower cost options available, while still maintaining some type of plant life, they had to be evaluated and considered.

Mayor Naugle stated that a good example of that was South Federal Highway compared to North Federal Highway due to the xeriscape landscaping.

Ms. Brenneman stated that Coral Ridge Isles could possibly partner with the City for the section between 15th to 18th.

Mr. Barello also stated that due to the relocation of the traffic signal at the fire station, they needed an easement from the City in order to install the emergency signal at the site. He stated they would be bringing that back before the City Commission at a later date.

Action: Further review with FDOT regarding landscaping issues discussed and staff to provide a more exact amount on the maintenance costs.

I-B – WaterWorks 2011 – Stranahan High School Engineering Magnet Program

Paul Bohlander, Public Services, stated that in order to take advantage of the educational opportunities associated with the WaterWorks 2011 Program, and as part of community outreach proponent of such program, the City, the Consultants and Stranahan High School had created a partnership. He stated that partnership consisted of Annette Woods of CH2M Hill, City WaterWorks 2011, Larry Bremner, Stranahan High School Magnet Program, and Jim Payne of the Stranahan High School Engineering Magnet Program.

Annette Woods, CH2M Hill, stated they had committed to working with Stranahan High School and use the WaterWorks Program as an opportunity to develop an educational component with the program. She stated their commitment consisted of both financial contributions and volunteer time. She stated they had made a \$2,000 contribution in order to start this program and were committed to providing \$1,000 per year to the school for implementation of such a program. She explained that the contribution was funded through corporate contributions and volunteer time. She reiterated there would be no cost to the City. She stated their program would expose students to civil engineering, construction management, and cost estimating principles and procedures. She explained they did that through presentations to the students, and this year were going to conduct a “real world” bid competition. She further stated that the program would continue to grow. Last year presentations were made to the students regarding engineering careers, WaterWorks Program, and cost estimating. She explained they had taught them how to read construction drawings and develop preliminary cost spreadsheets. She added that they also planned to reach out to other members of the community and get involved with other engineers and construction companies to assist in evaluating bids as part of the competition.

Ms. Woods advised they had also reached to US Costs which was a cost estimating company who had provided 15 licenses of their software to the school. She reiterated that the success of this program was due to the commitment of CH2M Hill, the WaterWorks Program, and Stranahan High School.

Jim Payne, Stranahan High School, stated they had one of the two engineering magnets in the County, and they were always looking for “real world” community involvement where the students went and did real work. Last year some preliminary programs were set up to see how the program would work. He stated they were walked through projects, taught how to make a bid, and received an explanation of the process. He stated further that this year there would be two classes of 11th graders consisting of about 55 students who would form their own general contracting and construction companies. He stated each would be given their own equipment and parameters to work in. The engineers from CH2M Hill were going to take the students through the bid process, and the end product would be a sealed bid on the contract and present it to the engineers.

Larry Bremner, Magnet Coordinator Stranahan High School, stated that they had success and knew the bid project would also be a success. He stated they were building the partnerships and the students would see “real world” projects, and there would be an integration of technology in the classes that would produce better engineers in the next 5-10 years due to this type of partnership.

Commissioner Teel asked how many students were females. Mr. Payne stated there were 9 girls out of the 55 students. He stated during recruiting they pushed to get girls into the programs.

Mr. Bremner stated they recruited from over 22 middle schools because they wanted students to see it was not a male dominated career.

Mr. Bohlander stated that they would bring the bid winners before the Commission at a later date.

Mayor Naugle stated this was a great program to match with the high school, and stated they should get best management recognition through the National League of Cities. He reiterated this was a great program for any city having public works projects taking place. He added the students involved would be able to explain to their parents and neighbors what was occurring in their own neighborhoods.

Action: None taken.

I-C – Sanitation Operations

Ed Udvardy, Public Services, stated that during the recent budget discussions conversation arose regarding sanitation programs. He stated their report gave an overview of what was being done internally, and what services had been privatized. A breakdown was also provided of expenditures and revenue from the sanitation program. He explained that over the last few years, they had analyzed various services provided and privatized the ones that were feasible to do so. He also stated they had taken back some of the services which had been done by outside contractors.

Mr. Udvardy stated their memo clarified some issues regarding their current collection contract. He explained that they currently had Waste Management providing about 60% of curb side garbage and yardways collection. He advised that contract would expire in October, 2004. Their intention was to put out an RFP in the Spring and analyze the proposals and compare the bidders in accordance with the City's prices. He stated that at the budget discussions, there had been 10 sanitation vehicles in the fleet carry forward plan, but they had not proceeded with such purchase as of this time.

Commissioner Hutchinson stated that it looked as if the contractor was providing cheaper services to more accounts. Mr. Udvardy confirmed and stated that when they bid the contract 6 years ago, the provisions of such contract was for 5 years with a 2-year extension. The contract also had no cost increases, except for two consumer price increases over that length of time. He stated the contractor was providing the same service for less money.

Commissioner Hutchinson stated it would make sense if they put out an RFP in the Spring to see if a contractor could do it all at a reduced rate.

Mayor Naugle stated possibly it could be done both ways, and the contractor could bid on the portion they presently had or the entire package.

Commissioner Hutchinson reiterated that in times of crisis or budget woes, everyone was going to have to work harder and smarter, and if the work could be done cheaper than it might not be a bad idea to compete with the private contractor.

Mr. Udvardy stated at the same time in that bid they would incorporate some of the recently annexed areas, analyze the results, and then present it to the Commission in June or July, 2004.

Commissioner Hutchinson asked if they could hold off on the purchases until that time. Mayor Naugle suggested that a portion of the purchases could be done.

Mr. Udvardy explained they had spoken to John Hoesle regarding that because if they hold off on the purchase of some of the larger equipment, it had been already deferred a year and it took about a year for delivery. Therefore, they wanted to recommend to proceed with a purchase of a portion of them, and then place a caveat in the bid that those vehicles might have to be purchased by the contractor.

Mayor Naugle stated if the equipment was going to break down, then there would be those problems to contend with and suggested they review the matter and possibly only purchase a portion of those vehicles.

Greg Kisela, Assistant City Manager, stated that in '98 and '99 they were more competitive, and stated they had been second lowest at that time. He advised that market conditions could make the difference.

Commissioner Moore stated that he was shocked because this matter had been raised two weeks ago, and they had just received this memo.

Mr. Kisela stated that as part of the Commission's backup, they had received a comparison of '98 and '99, and last night the Mayor had requested an update, and that was why the memo had just been distributed.

Commissioner Moore further stated that when the bid had been sent out, Southern had low-balled them due to the fact that the City had their work force and equipment. He explained that their tipping charges were less. Mr. Kisela advised that the tipping fees were the same. Commissioner Moore stated that he felt it would be unfortunate if the City did not have the trucks in their possession and keep things competitive. He added that if the City kept postponing the purchase of such vehicles, they would find themselves in the same situation as the other municipalities.

Mr. Udvardy stated that he would check the vehicles which were due to be replaced and do an analysis, and then report back to the Commission. Mayor Naugle added that possibly they might only have to replace some of the vehicles. Mr. Udvardy further stated that all the carried forward monies that were in the fleet plan had come out of the sanitation fund year-by-year as they paid the replacement costs, and therefore, none of those fleet purchases constituted new money. Commissioner Moore stated if that was the case, why were they not moving ahead with the proposed recommendation.

Commissioner Hutchinson asked why they had to wait until the Spring to do the RFP. Mr. Udvardy added they had a contract through October, 2004. Commissioner Trantalis added this could be used as a back-up, and would keep things competitive.

John Hoesle stated that all of the vehicles that were proposed for replacement and the monies that were included in the carry over for Fiscal Year 2002/2003 were in the fleet fund, and the money to be spent was already available. He added that if they did not replace the vehicles now, they would continued to incur significant expenses to keep the trucks running.

Commissioner Trantalis asked if the vehicles were the same age because the Mayor had commented that some might be in better condition than others. Mr. Hoesle explained they always replaced the oldest and the units requiring higher maintenance costs.

Mr. Udvardy explained that in regard to garbage collection, they were only replacing 4 out of the 12 vehicles.

Mr. Kisela stated they would report back to the Commission on that issue. Commissioner Trantalis stated that the sooner the RFP went out the better. Mr. Kisela added that two things would be disruptive to the operations in the non-public safety, and that was when the cart collector was changed because it made it very difficult for the new vendors. He stated they needed change-over time and if they were gotten too far in advance there could be other problems.

Commissioner Hutchinson left the meeting at approximately 2:22 p.m. and returned at 2:23 p.m.

Commissioner Moore stated that when he read the backup he had been disappointed because they had not clarified the history and why the process worked in the manner in which it did, and possibly drove down the bid the last time. He stated that due to the fact there were new elected officials at the time after the contract was put out, they should have been informed. He stated the history was that there was a system in place that made the private sector treat them better in regard to this proposal. He stated they had not lost money, but had actually saved money because they had negotiated in a certain manner.

Mayor Naugle stated that when this came back, he asked if a sanitation rate comparison could be supplied for other cities.

Commissioner Teel stated that when she had first been elected, she had visited all the departments, and this matter had been discussed. She felt they had done a good job.

Action: Comparison sanitation rates would be provided to the Commission, along with an update on fleet vehicle replacement.

Trash Transfer Station

Mayor Naugle stated that he wanted to discuss the trash transfer station and added that it was his understanding it was scheduled to close January 3, 2004. Mr. Udvardy confirmed. Mayor Naugle asked if a study had been done regarding its operation at a break-even rate, such as opening it for less days and charging a higher rate.

Mr. Udvardy confirmed and stated that 3 years ago a sanitation rate study had been conducted regarding the various costs, and they had also reviewed the trash transfer station situation at that time. The recommendations then were if the City wanted to continue its operation, an option was offered to increase the gate rate. During this year's budget process, a cafeteria plan had been presented showing if the station was closed a savings could be obtained or if the days of operation were reduced to 4 or 5 days and an increase in the gate fee to be competitive with the private sector to \$35 or \$40 could offset any rate increase.

Commissioner Hutchinson asked if the City would break even. Mr. Udvardy confirmed and further stated that some of the debris would end up as bulk trash, and some could end up in garbage and yard carts, but the savings realized with reduced hours and an increase in tipping fees could bring in \$1.2 Million.

Mayor Naugle stated that when the decision had been made to close the station, he thought it was going to close, but now they were going to continue to operate. Mr. Kisela stated they would continue for a short period of time. Mr. Udvardy added that it would operate until an RFP was put out. He stated that since they were using it to separate debris and transport yard waste, and since they had the life of the vehicles there, it would be cost efficient to take the stuff up to Pompano and utilize it internally. Mayor Naugle stated that maybe they should consider the reduction in hours, plus the increase in tipping fee, and operate it for at least a year. He further stated they would probably not utilize the facility for something else in that period of time, and it would give the users a chance to get acclimated to paying more and realizing there was a cost involved. He felt they were going to have more waste, bulk trash, yard carts and waste, and those expenses were going to increase. He added that he felt there would be some illegal dumping, and possibly they could prepare the users for a more cost recovery basis than just dropping it altogether.

Commissioner Hutchinson reiterated that the issue for her was that it needed to pay for itself. She stated they could not afford to continue a business that was not making any money. She stated if there was an opportunity for it to pay its bill, then people would not mind paying a higher tipping fee. She added that location was convenient for everyone.

Commissioner Moore stated that they had just discussed the possibility of privatizing sanitation, and the private sector played a role in the operation of the economics of the community. He stated they had a private sector hauler and a location for the trash transfer which would be equal to the same price they were proposing at this site. He stated that staff was projecting that the station would break even, but they had no idea if that would happen. He stated the thought process in the community was that they were concerned about dumping in the surrounding community. He stated another fact was that they had a private sector hauler that was between Davie Boulevard and Broward Boulevard, and if they were to begin informing the public that until January 3, 2004 the facility would be available for use, then a caring person who could afford the rate would use the facility.

Mayor Naugle asked if one of the memos had stated that they could not handle the increase in traffic. Mr. Udvardy stated that some recycling was available just south of SR 84 and I-595. He stated another was Envirocycle referred to by Commissioner Moore and their conversations insinuated they would be reluctant to handle the truck traffic. Mayor Naugle asked if they were concerned about the volume of traffic in Riverland. Mr.

Udvardy reiterated they were concerned about the volume, but were also concerned about individuals coming in pick-up trucks.

Commissioner Moore stated that trucks presently went through the neighborhood to get to this transfer station. The impact of how the present facility was run was also a concern. He stated individuals hung around the gate jumping on truck and making people feel they would not want to invest in the community. He stated the community had been impacted by a negative use for over 50 years at 19th Avenue and 6th Street. He urged that this piece of property be developed into something positive for the neighborhood. Therefore, the community urged the Commission to close this facility.

Mayor Naugle suggested that the station remain open for one year to see how things would work. He asked if anyone had tried to restrain the individuals at the gates.

Mr. Kisela stated that they had been an ongoing challenge. He explained they assembled at the gate and approached the customers coming to the facility offering to assist them in the unloading of the trucks. He stated that Commissioner Moore was correct in saying that there was a certain amount of intimidation associated with those individuals, and 85% of the users of the facility were commercial yardways people who hired those individuals to help unload their trucks.

Commissioner Teel asked why such a facility was located in a neighborhood that they were trying to redevelop. She stated it was time for this type of use to leave that neighborhood.

Commissioner Trantalis stated that one of the biggest concerns about closing the trash transfer station was the concern that there would be an increase in illegal dumping. He stated that staff had indicated that the facility would remain open for other purposes temporarily.

Mr. Kisela stated he would attempt to explain the thought process. He continued stating that the City's first incinerator had been located at the eastern portion of the site, and additional environmental assessments needed to be done at the site in order to see what type of remediation would be necessary. He stated his best guess was that it might take about 9-12 months to get to the point of knowing what remediation would be involved.

Commissioner Trantalis stated that the station would be open for other purposes, and asked for further clarification of those uses. Mr. Kisela replied that it would be used only for municipal purposes. He stated that when they get the savings out of the clean city program, then if they could assemble the clean yardways at that location and put it in heavy trailers and truck it out and dispose of it for \$20 per ton, then that was where they would get the savings versus \$60 to \$85 at the incinerator. He reiterated that would continue while the environmental assessment was being done. Commissioner Trantalis reiterated that since they were not giving up their license, they would be able to resume operations if necessary. He added they were attempting to reclaim areas of the City which had long been neglected and forgotten, and if they were going to do that they needed to do it holistically, and not have one program competing against another.

Mr. Udvardy stated that with the closing of the facility, they would probably lose about 5-7 employees which they hoped to place in other vacancies. He stated if they would needed to revisit the situation, that would be possible. He added that they had a

mechanism in place which they had set up with the customer service people to try and track all illegal dumping by quadrants so that on January 3, 2004, they would be able to look where such dumping had occurred.

Mayor Naugle stated if the City's goal was to completely cease all operations at that site, then they should consider putting out the bulk trash operation for bid.

Commissioner Hutchinson asked if they knew what the cost would be to keep the facility opened temporarily. Mr. Kisela explained it had already been incorporated into the budget. Mr. Udvardy stated that they had \$1.3 Million budgeted for the general public disposal and if the station was closed, then the \$1.3 Million would not be disposed for cost of the transfer station. He added the revenue from the facility was about \$500,000. He further stated if they left the facility open for internal use, it would have a skeleton crew, some drivers, and some individuals to handle the illegal dumping. They would then begin to scale down as necessary.

Mr. Kisela further stated that the site had been a wastewater plant until 1987, and they used it for drying beds and for when they cleaned storm sewers.

Commissioner Hutchinson reiterated that she wanted to see a comparison of costs from operating the station now to when they were going to run it with a skeleton crew.

Mr. Kisela stated that when one looked at a business that achieved 90% to 99% customer satisfaction, the big part was that they were in people's yards running equipment, but the complaints had been reduced due to more care on the part of the crews.

Commissioner Hutchinson asked if they bulk trash would be a part of the sanitation RFP. Mr. Kisela replied it was not their plan.

Mayor Naugle asked where would they relocate to do that type of work. Mr. Kisela stated it was not a big operation, and they did not need a big footprint because it was only a staging area.

Mayor Naugle suggested they get a price from the private sector for the bulk trash.

Commissioner Teel stated she did not object to getting a price, but her neighborhoods liked the way the bulk trash was being handled at this time.

Mr. Kisela further stated that he wanted to caution everyone that they might be able to save a few dollars by privatizing the bulk, but the down side was that customer satisfaction might decrease.

Commissioner Moore stated that a number of civic associations in his district were concerned how the bulk trash was picked up. He stated they were a consumer driven product.

Mayor Naugle advised that he did get complaints about City services and the damages caused. He asked if the service was privatized, what type of savings would occur. Mr. Kisela stated it was hard to say, but he did not think there would be a 50% savings because it was a labor and equipment intensive operation.

Commissioner Moore stated he did not object to putting it out for bid, but how the bid was written, including the specifications, was what was important.

Action: Bids to be solicited for bulk trash.

I-D – Milton Jones Development Corporation – Northwest Commercial Redevelopment Project

Commissioner Moore left the meeting at approximately 2:51 p.m. and returned at 2:52 p.m.

Commissioner Hutchinson stated the 20,000 sq. ft. grocery store did not seem very large.

Kim Jackson, Director CRA, stated that there was a range used, and 20,000 sq. ft. was what had been discussed at a recent meeting. She stated the developer was negotiating on that, and she preferred that they address the issue.

Sean Jones stated the range they had from Publix was 28,500 sq. ft. and they were presently negotiating on that matter. He added that they had a 20,000 sq. ft. store in West Palm Beach. He reiterated that when working in urban areas, they had to work with less space.

Mayor Naugle stated that the minimum size store would be 20,000 sq. ft., but they could negotiate for more space.

Commissioner Moore reiterated that the major issue regarding this redevelopment site was the community's request for a grocery store. He hoped the developer would do whatever necessary to induce the grocer to commit to a store for the area. He further stated that \$1.5 Million had already been spent on infrastructure and this was additional acreage with no cost to the developer. He emphasized that the community's loudest request was for a grocery store. He felt they would be making a mistake by listing the 20,000 sq. ft., and felt they needed to state there would be retain commercial use at the location.

Ms. Jackson stated that the original plan listed 50,000 sq. ft. for the total retail area. Ms. Jackson further stated that the size was contingent upon the assemblage of the site. Mr. Jones stated that the 20,000 sq. ft. was workable and the grocery store would dictate the size.

Commissioner Moore stated that he was afraid to list 20,000 sq. ft. and wanted the wording to be more liberal emphasizing the community's request for the grocery store.

Ms. Jackson stated that they could remove the wording pertaining to the square footage.

Action: Reference to the square footage for the grocery store would be removed.

CLOSED DOOR SESSION**MEETING RECESSED AT 2:58 P.M.****MEETING RECONVENED AT 3:26 P.M.****II-A – Unpaid Furlough Leave Day Policy for Non-Bargaining Unit (Management and Confidential) Employees**

Action: As recommended.

II-B – Riverwalk Projects

Commissioner Hutchinson stated that at the last Commission meeting, they had discussed the Marshall's Point project. She added they had been told they would receive a brief overview of the project at today's meeting. She stated it looked as though a change was made regarding the completion date of the two phases. She further stated that it had been her understanding that she was to receive a more comprehensive report on Marshall's Point as it related to the Riverwalk project.

Greg Kisela, Assistant City Manager, stated that they were going to bring a full report back to the Commission. The memo distributed was a response to an issue raised by the Commission several months ago regarding a status report of the various projects on Riverwalk.

Hector Castro, City Engineer, stated that they were in contact with two different neighborhood groups, and were working with Jamie Hart and the developer. He stated they were all going to meet during the month of December. He stated the concern dealt with Phase II which were the Riverwalk improvements. He reiterated that presently under construction was the seawall and the underground utilities. The actual construction schedule for the Riverwalk improvements would not begin until April. He felt that if they reported back to the Commission in January, they would still have sufficient time to undertake any recommended changes.

Commissioner Trantalis asked about the status report regarding the pigeon problem on Andrews Avenue Bridge.

Phil Thornburg, Parks and Recreation, stated that the County had committed to cover the bridge and solve the problem. He added they had already cleaned the area.

Commissioner Hutchinson stated that she had not seen a follow-up regarding the construction issues at Marshall's Point in connection with the quality of life matters which had been raised. Mr. Kisela stated that would report back on that matter.

Tom Gleason, Chairman of Marine Advisory Board, stated that he was satisfied with what was transpiring at Marshall's Point. He stated that he had read the memo and it appeared that some of the services were to be eliminated for the dock area. He added they were working hard to protect the future revenue flow from the marina which was a great asset and a product of the development. He stated they wanted to be protective about the area.

Mayor Naugle stated that it was to include pump-out, electrical, and water, but it did not state those services were to be reduced. Mr. Gleason stated it was his understanding that they were going to remove the parking and the roadway between Third and Andrews Avenues.

Mike Fayyaz, Engineering, stated that section of the project was being funded in part by the County, and there were no plans to reduce sections of the Riverwalk. He added that the plans would be presented to the Marine Advisory Board for their review. He stated it was going to be very similar to the sections which were under construction today.

Mr. Gleason remarked they were losing confidence in the sections which were presently under construction and protecting the necessities for the marina. Mr. Fayyaz remarked they had just received approval from the County on the funding source.

Mayor Naugle stated that the City realized that those revenues were important and needed to be maintained.

Action: Report only.

II-C – Property Disposition of the Compost Plant

Commissioner Moore stated that he was concerned in regard to the price the EPA was requesting. He asked if negotiations were completed.

Greg Kisela, Assistant City Manager, stated that this was a positive step compared to where they were five years ago. He explained they were asking for the City to pay back \$17 Million which had been fronted for the compost plant. He further stated that they were told that things could be taken out of service under the grant and criteria were listed, but if there was residual value it would have to be competitively obtained. He explained that in 1998 the property was worth \$5 Million. Since they shared a 70/30 split, they were entitled to 70% of the money for the residual value.

Commissioner Moore asked what was the cost of the land. Mr. Kisela stated he thought it was around \$2.3 Million. He further stated that the plant celebrated its 15th birthday. He stated they were going to update the appraisals and bring them back to the Commission for further policy discussions, and if the City decided to purchase it, the other share was owned by the Regional Wastewater Treatment Plant which the City was a partner with, along with Oakland Park and Wilton Manors. He announced that it was an expensive piece of property, and except for its location, it was ideal in size, land use, zoning and was perfect for a municipal operation, if they wanted to relocate off the Broward corridor. He added it was inconvenient for the crews.

Mayor Naugle asked if they operated it indefinitely, what would the EPA want. Mr. Kisela stated that if they used it for its original purpose, they would not have to pay EPA back. He explained that the original intent of the grant was for yard waste and sewage sludge. He stated they had never asked such a question because they were taking residuals for agricultural use. He explained further that had been their interest in funding this, and the secondary benefits were the yard waste. He further stated when they looked around for sites that could accommodate their municipal operations, there were not a lot of centrally located sites.

Mayor Naugle asked if they incorporated some type of yard waste, then it might pass the test with the EPA. Mr. Kisela confirmed and stated they had talked to the private sector regarding staging recycling operations.

Commissioner Teel asked if the site was used for any purpose at this time. Mr. Kisela stated that 8-9 years ago the meter shop had been moved to the site.

Commissioner Moore stated that it seemed odd that they kept discussing the centralization of the public works services, and the reason they had Wingate where it was and the trash transfer station at its location was because they went to the extreme end of the City to incorporate those obnoxious uses.

Mr. Kisela stated that when they stated centrally located that was myopic in that from an operational efficiency, it was better to be centrally located than having crews on the road 45-60 minutes in order to arrive at a job site. He further stated that from a use standpoint, this site was not perfect, but compost had originally been proposed for the Wingate site back in the mid-'80's, then it was moved to Port Everglades, and then eventually moved to the State Road 7 site. He added they were not against using it, but the only draw back was that there were certain inefficiencies they would have to adjust for. He stated that it was excellent for the sanitation crews, but from Parks and Recreation and other facilities, they needed to get the crews out of there by 7:00 a.m. to 7:15 a.m. in order to avoid traffic, then it would be doable.

Commissioner Moore further stated that it would be convenient for the employees to service the citizens by being centrally located, but it was an obnoxious impact to the people who they were serving. He felt they needed to understand that anything of this nature should be placed as far away as possible from the citizens being served because it was not a compatible use for a community.

Commissioner Teel stated that she supported the re-use of it and maintaining it because it was an ideal location with the willingness to work with the employees.

Commissioner Trantalis stated that through the years the center of activity had shifted to the west. He further stated that he agreed that obnoxious uses should not be centrally located.

Mayor Naugle stated that the most obnoxious use in the City was operated next to the Convention Center, and they were building a \$50 Million condominiums across the street from it.

Mr. Kisela further stated that after 15 years, EPA had finally stated that they did not have to pay back the \$17 Million and they could dispose of the property, and that was a big accomplishment. He added they would update the appraisals and bring the information back to the Commission.

Commissioner Trantalis stated that because the site had been used for the past purposes would that not detract from the property's value. Mr. Kisela stated it had been used for less than a year for such uses. Mayor Naugle stated it was limited due to what was surrounding the site.

Action: Appraisals to be updated and presented to the Commission.

II-D – WaterWorks 2011 – Storm Drainage Issues

Mayor Naugle stated that he felt it was good to have a realistic understanding that traditionally areas had been assessed for major storm water improvements, and the fee paid for water quality and not for major improvements. Therefore, in the future it could be used as a combination.

Greg Kisela, Assistant City Manager, stated that they were working with the River Oaks Association. He explained the neighborhood flooded extensively causing property damage during the last several years, and with redevelopment occurring in the area the problem had only gotten worse.

Mayor Naugle asked because of some sections needing pump areas would deep-well injection be an option for areas where they did not want to discharge waterfall into the New River. Mr. Kisela replied that they had limited success with gravity wells. He explained that on Coconut Isles they had started with gravity wells which did not work, and then they had placed a pump station on top of it, and depending on who one talked to, there had been mixed results. He stated there were different techniques which could be used. Mayor Naugle clarified that some of the downtown condominiums were relying on deep well injection. Mr. Kisela confirmed. Mayor Naugle asked if they could link up a gravity system in the neighborhood. Mr. Kisela replied that they had to look to the extent of that because now in dealing with River Oaks and the right-of-way, it was going to be about \$5,000 per parcel. He felt the next step would take another \$2,500 to \$5,000 in order to deal with the innovative technology. He reiterated that it was extensive to deal with this matter. He added that the challenge in regard to pumping was that it took a long time during storm events to pump out. Mayor Naugle stated there was no discharge a lot of times into the waterway because it was overflowing, which led him to ask about the deep wells.

Commissioner Hutchinson stated that the basis of the plan was to move the water to a place where it could perk, and not in people's homes. Hopefully, with the help of DOT, they could re-establish the natural flow of water back into the Osceola because it had been the drainage site for everyone.

Mayor Naugle stated that it might appear radical, but in some instances the best way to solve the problem was possibly to raise the elevation of the homes. Mr. Kisela replied that they could also acquire the properties and then demolish the structures.

Commissioner Teel asked if there was any requirement at this time that as people rebuilt the elevations would be higher. Mr. Kisela stated that there had been vacant lots especially in River Oaks, where they were taking water from their neighbors, and now the lots were not available and the water sits there. In May and June during the storms, some individuals had about 11" of water in their homes and the water stayed for 24-36 hours. He added that it would be irresponsible to retrofit those homes with sanitary and waterlines, and not deal with the right-of-way. He stated they were going to struggle with the economics.

Commissioner Hutchinson stated they would have to do an assessment over a certain period of time. Commissioner Teel asked how many parcels were involved. Mr. Kisela replied about 500 to 600. Commissioner Hutchinson stated that was not correct and

possibly they were talking about 400 to 600, and added that everything east of 9th Avenue was not much of a problem.

Mr. Kisela stated that the water in Edgewood had been worse. Mayor Naugle added the problem had gotten worse with the expansion of the Airport, and he felt the Airport needed to accept some responsibility regarding this problem.

Action: None taken.

II-E – Monthly Financial Report

Alan Silva, Acting City Manager, stated that this was work in progress, and any additional information the Commission might request could be provided. He continued stating that there were still some revenues which were scheduled to come in for the last fiscal year from franchise fees and utility taxes. He hoped those would come in within the next 3 weeks, and the next report would be more complete. He added that one the things he was going to break out in more detail would be the salaries and wages and include pensions.

Action: None taken.

III – Advisory Boards and Committee Vacancies

Aviation Advisory Board

Action: Deferred

Budget Advisory Board

Commissioner Moore announced that he did not wish to reappoint his two appointees to the Budget Advisory Board. He stated that he wanted them to receive the appropriate notice.

Action: Formal action to be taken

Cemeteries Board of Trustees

Action: Deferred

Code Advisory Committee

Action: Deferred

Community Appearance Board

Action: Deferred

Community Services Board

Action: Deferred

Education Advisory Board

Action: Deferred

Insurance Advisory Board

Action: Deferred

Marine Advisory Board

Commissioner Moore appointed Maria Freeman to the Marine Advisory Board.

Action: Formal action to be taken at the Regular Meeting

Parks, Recreation, and Beaches Advisory Board

Commissioner Trantalis reappointed Michael A. Natale, Robert Missal and Bob Hoysgaard to the Parks, Recreation and Beaches Advisory Board.

Action: Formal action to be taken at Regular Meeting

Unsafe Structures and Housing Appeals Board

Action: Deferred

Utility Advisory Committee

Action: Deferred

IV – City Commission Reports

Airport Expansion

Commissioner Hutchinson stated that Steve Howard of the Clean Air Partnership was trying to put together a meeting regarding the airport consultant. She stated her concern was that they wanted to have a meeting this week and again on December 1, 2003, but they had not had enough time to get the word out to the public. She wanted them to reschedule the meetings which had to be done before December 2, 2003 because the County Commission was scheduled to meet then regarding this matter. She stated that the other cities had been scheduled, but once again Fort Lauderdale had gotten lost in the shuffle.

Bud Bentley, Assistant City Manager, stated that they had been working with Randy Dunlap and dates were given to the City last Thursday and Friday.

Commissioner Hutchinson added that she had received e-mails 10 days ago as it related to Dania Beach, Davie and Hollywood. Mr. Bentley stated they would work with the PIO.

Charter Revision Board

Commissioner Moore stated that he had received correspondence that the City Attorney had written in response to a request of the Charter Review Committee. He asked if the Commission had made such a request.

The City Attorney stated there had been some confusion about this, and the issue had been raised last March. He stated that the Commission had directed staff to draft an ordinance and call a meeting of the Charter Review Committee to discuss the sale of public land. He stated this was done when they had decided not to adopt an ordinance and it had been given by petition as it related to one specific park. He stated that it had been brought to his attention, and he reviewed the minutes and sent a letter to the Charter Review Committee. He stated at their meeting, he would present the issue of whether or not there needed to be a special referendum regarding the sale of City parks.

Commissioner Moore stated he wanted to see the minutes of that meeting.

DROP Plan

Commissioner Moore asked how many individuals were in the DROP Plan for the next 12-24 months, and what positions they held.

The City Attorney clarified that these were individuals who were leaving the City and DROP, and not individuals entering DROP. Commissioner Moore confirmed.

City Clerk/City Manager Recruitment

Mayor Naugle announced that he had received a resignation letter from the City Clerk, and therefore, needed to plan for transition. He advised that the City Commission appointed individuals to this position. He asked for the City Clerk to meet with the City Manager and return with a timetable regarding replacement.

Commissioner Moore stated that he wanted such information to be supplied by the City Clerk, and he stated the City Commission would make such a selection. He further asked if they were going to do a search for this position because he wanted to know if this would be an addendum to the search firm who was seeking qualified individuals for the City Manager position.

Commissioner Hutchinson stated that on tonight's agenda there should have been a contract for MGT, but it had been pulled.

The City Attorney explained that there had been discussion as to whether this was going to be a purchase order or a contract. He stated that his office had suggested that it be a contract. He further stated that it had been decided to issue a purchase order which would have the terms and conditions of a contract. He advised that the purchase order would be out within the next day or two.

Commissioner Hutchinson further stated that she did not feel it was necessary to go national in their search for a new City Clerk. Mayor Naugle suggested that one option might be to contact the Clerk's Association and have an ad published in their newsletter.

Commissioner Hutchinson stated she did not want the search firm deterred from their main function which was to seek out qualified individuals for the City Manager position.

It was decided that a recommendation regarding the selection of the City Clerk would be made at the Commission's December 2, 2003 meeting, along with a salary survey to be provided.

(Also see below)

Hyde Park Closed Door

Commissioner Trantalis asked if they were going to schedule a closed door session in response to the letter regarding Hyde Park.

The City Attorney stated that would be scheduled for December 2, 2003 conference meeting.

City Clerk (Cont'd)

Continued from above

Commissioner Moore stated that he was concerned the City was losing their experienced employees, and he felt that the municipal community throughout the State, especially in the Tri-County area, were targeting the City's work force due to the City's situation at this point in time. He felt they needed to find some way to lessen the impact. He further stated they would be losing employees due to the DROP Program also. He felt this matter needed to be addressed.

Mayor Naugle stated that this situation was planned. Commissioner Moore stated he was not specifically referring to these two positions. Mayor Naugle stated that possibly this matter could be addressed by the new City Manager. Commissioner Moore reiterated that he had heard rumors that the City's work force were being solicited. He reminded everyone that when there were difficult times, critical minds were needed.

V – City Manager Reports

Overtime

The Acting City Manager stated that there was a great deal of concern last year regarding overtime, and added that there had been a budget of \$1.2 Million which ran to \$1.9 Million in the Fire Department. He stated that this year the overtime budget for the Fire Department had been set at \$900,000, and advised that would be a 60% drop from last year. Based on that information, he stated that he had requested from the Fire Chief an overtime reduction plan to conform to the limit established by the City Commission. Such a plan had been submitted and he had sent it to the Commission via a Friday memo so everyone would be aware of the reductions being considered. He explained that once a budget was approved, the City Manager was to manage within such budget, and in his opinion this was how things had to be done in order to make "ends meet." He stated this was for the Commission's information.

Commissioner Teel stated that she had spoken with the Acting City Manager after reading this report because she had been concerned about Rescue 13. She explained that was the group purchased as a result of the Clinic leaving the Barrier Island and was an emotional roller coaster for the individuals living in the Galt area. She stated that she wanted assurance from the Fire Chief how those individuals would be protected. She asked for the people to be heard regarding this matter and suggested that a meeting be held at the Beach Community Center.

Mayor Naugle agreed that the meeting would be a good idea.

Commissioner Hutchinson stated she wanted to commend the Acting City Manager regarding the cuts in overtime, and reiterated that every department had to work harder and smarter with less. She stated that some of the issues she had was that when she read the memo from the Chief as it related to affecting levels of service, she looked at the department as a whole. She reiterated that within the next few months were when the biggest overtime "hits" took place.

Otis Latin, Fire Department Chief, confirmed.

Commissioner Hutchinson further stated that in looking at levels of service, such as shutting down two units on the Beach, it was not only that area that was impacted. She reiterated that it affected everyone. She stated that Station 47 serviced the annexed area, and they had been promised an extra person on the engine, and they had promised the Galt another rescue. She stated that Friday that 4th person was not on the engine, so there was a period of time that all the units had been out of service. She stated that meant they would cover 47, but would come from No. 8 and other areas which would be taking from others. She felt they needed to be creative in their thinking and if there was the opportunity to move individuals temporarily from administrative positions to operations, it should be done. She stated that she wanted to meet with the Chief and discuss the matter.

The Acting City Manager stated that he would not be reluctant to do that, but the reason for this was to make everyone aware that they had to undertake a very coherent and very strict overtime reduction plan. Commissioner Hutchinson agreed. The Acting City Manager continued stating that this plan had been suggested by the Chief. He added that they also had to discuss the impacts of this plan with the Unions. He emphasized that they were open for suggestions.

Commissioner Hutchinson stated that they needed to open up the dialogue because this would severely impact the level of service that would be given to the citizens of this City. She stated that other departments in City Hall had just the same impact on services in the City, as well as public safety. Therefore, she reiterated that they could not balance this on other backs of departments in the City forcing them to make such cuts which would be hard to do because they were at their minimum levels already. She urged everyone to think creatively for a temporary period of time.

The Acting City Manager stated that this was not a temporary thing and reiterated that this plan would be for the entire year. He announced that the problem was that it had to be approved sooner than later because within the next two months, overtime normally reached its peak.

Chief Latin stated that he did not want the two plans being confused. He explained that one plan was regarding overtime reduction, and the other was a budget reduction plan. He stated if he did not implement something now to handle the overtime problem, he would "over shoot" the budget, and he had been told he would be fired if that happened. Therefore, he stated he did not want to be fired. He explained that they were going to take 3 Battalion Chiefs and 4 Lieutenants from Administration to Operations as a part of his overtime reduction plan. He further stated that there would be a strain from a management perspective because those individuals were needed in the support areas, and customer services would be affected. He added that it did help to put "feet on the street."

Commissioner Hutchinson asked about firefighters and paramedics, and were they going to include those individuals on the street. Chief Latin stated that he did not want to move individuals from fire prevention, and a first-class city needed a good fire prevention bureau. He stated that the budget for fire prevention was about \$2.1 Million, and they generated \$1.2 Million for revenues through that organization, plus they were getting the safety impact from the safety inspections. He felt if those individuals were removed and put on the street, they would impact firefighter and citizen safety. He felt the plan he was proposing would reduce the overtime. He stated that one of the battalions was to be closed and use those 3 chiefs to fill-in for vacations and other temporary vacancies. He explained their plan was well-thought out. He reiterated that they would prefer to have the \$1.9 Million and let them move forward as in the past, but they had to have a plan in place to meet the Manager's objective.

Commissioner Teel stated that it was her understanding that Rescue 13 would not be placed in mothballs forever, but that it might not be staffed only at certain times. She reiterated that other vehicles from various locations would take its place.

Chief Latin reiterated that he wanted the two plans separated. He further stated that the only time that the rescue would be placed out of service in accordance with the overtime reduction plan was if their numbers got very low and a large amount of overtime was being generated. He stated the plan proposed would keep them from getting to that level unless the holidays contributed more to the overtime. He stated possibly then one of the units would be placed out of service, but that would not be done on a daily basis. He further stated that in regard to the budget reduction, if he had to reduce additional people than the unit might be placed out of service on a permanent basis. He stated that matter would be addressed later on in the future.

The Acting City Manager stated that if anyone had any comments regarding this matter, he wanted to hear those at this time. He added that a copy of the plan would be distributed to the Union, and the plan would be finalized by the end of the week.

Commissioner Trantalis stated that the proposed plan was a basis for discussion. Commissioner Hutchinson reiterated that she had just received a copy of the plan yesterday.

Mayor Naugle reiterated that the policy decision had been made when the Commission had approved the budget authorizing the monies. Commissioner Hutchinson stated that the matter was opened for comment and she was entitled to offer her opinions. The Acting City Manager stated that he welcomed any comments and wanted them sooner than later because he would be consulting with the Chief and the Unions.

Commissioner Moore stated that there possibly was an unrealistic budget they were dealing with at this time. He stated that a professional firefighter was explaining how to operate his work force in order to cover the City, and he felt that person was the one to provide the leadership in the matter. He reiterated that they were discussing people's lives. He felt what was being offered in the short term in order to meet the overtime issues should be accepted. He reiterated that the proposed plan should be implemented. He stated he was concerned about the fact of moving an individual from a desk and putting him on the street.

Mayor Naugle stated that the plan should be implemented, and if something needed to be adjusted or fine-tuned, the matter could be brought up at the next Commission meeting.

There being no further business to come before the Commission, the meeting was recessed at 5:35 p.m.-