

**COMMISSION CONFERENCE MEETING AGENDA
OCTOBER 5, 2005**

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COMMISSION CONFERENCE MEETING 1:30 P.M. OCTOBER 5, 2005

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

Absent: None

Also Present: City Manager – George Gretsas
 City Attorney - Harry Stewart
 City Clerk - Jonda Joseph
 Sergeant At Arms – William Johnston

II-A – August 2005 Monthly Financial Report

No discussion

II-B – Fire Rescue Facilities Bond Issue Blue Ribbon Committee Update

The City Manager said the report is self-explanatory.

Commissioner Moore said that he wants the Chair of the Committee to provide an update.

Thornie Jarrett, Chair of the Fire Rescue Facilities Bond Issue Blue Ribbon Committee, said that the members of this Committee are professionals in the construction industry, real estate, and finance, and therefore, they work on construction of bond projects daily. The members had to learn the functions of the Fire Department. They spent nine months reviewing the bond project, plans and the construction schedule, along with estimates for cost, design criteria and design methods. The Committee is making eight recommendations and would like the Commission to address their concerns.

Mr. Jarrett further said that their first recommendation deals with the construction schedule, which currently spans a period of eight years. They recommend acceleration of the schedule because the Fire Department needs the stations now. Some of the existing stations are in bad disrepair, and some do not meet the requirements and are too small. Since construction costs are escalating due to hurricanes, the budgets set for the stations could be difficult to meet. Also the City is maintaining old buildings at a large expense. The Committee is recommending shortening the schedule to four years which should result in a savings of about \$2 Million. However that could still be spent due to inflation.

Mr. Jarrett said that the Committee discussed certain design issues. They are working from a basic fire station design, with a slight remodel on the exterior. It will be used in all ten locations. Therefore, the basic design has to be correct. Some issues have been raised by the Committee. Some issues have been addressed, but some have not. The Committee is requesting that the Commission direct staff to take the Committee's concerns more seriously. The Engineering Department is charging the bond project 17% for a design fee. The Committee felt the fees are too high, and should be addressed to help save money.

Mr. Jarrett said the next item deals with the location of Fire Station 29, located on 16th Street west of Federal Highway. The plan calls for a relocation to 825 East Sunrise Boulevard which is near Sears town. The Committee feels that relocation is not appropriate because the current location is 3.5 miles south of the north station, and 3.5 miles north of the next south station. To relocate it 2 miles closer toward the downtown station would be a mistake. Neighborhoods do not want to lose their local fire station. The Committee is suggesting that the station remain where it is currently located.

Mr. Jarrett further said that many times the Committee reviews portions of projects that are already complete. They would like the Commission to direct staff to let this Committee review plans prior to the action so as to have the opportunity to make comments.

Mr. Jarrett said that staff did an excellent job regarding neighborhood outreach in regard to Station 47. The original design was a contemporary design generated by City staff, and due to the input of the community, it was changed to a Mediterranean Revival design. The Committee encourages neighborhood outreach at the beginning of each station.

Mr. Jarrett also said that, in regard to Fire Station 54, they are negotiating with the developer to build the station across the street. There would be no cost to the City for the traded land. Since bond monies would not be involved, the Committee has not been provided the opportunity to review these plans. The Committee would like to review all fire station plans to be built during this time period, and request that the Commission authorize the Committee to do so.

Mr. Jarrett said that the Committee has found that in many cases they are trying to build a modern station on the footprint of an old small station. All new stations will have additional bays and will be generally larger, and therefore, more space is needed. A larger footprint is needed in many cases. For example, Station 13 on Sunrise Boulevard is a small station; the ladder truck cannot go around to the back. This is a hazard for firemen and traffic.

Mr. Jarrett further said that the Committee wants to encourage the participation of minority contractors and consultants throughout the bond issue. Often times minority contractors are local and therefore keep the money in the community.

Mayor Naugle indicated that the Manager will respond to the recommendations. The subject would appear on a future agenda.

Commissioner Moore complimented the Committee. He agrees that neighborhood input is necessary. He asked if changing to the Mediterranean style would cost more.

Michael Fayyaz, Assistant City Engineer, said that additional funds are required to change the style; the total is a little over \$100,000.

Commissioner Moore said that public input normally tends to add items to the budget, and therefore, costs rise. He felt they are going to have to use the available acreage, especially due to the cost of land in the area. If the design can help make the stations more functionable on the site, he hoped that would be the first step.

In regard to the station being built by the developer, Commissioner Moore differed with the Committee. If it is not a bond issue, then the Committee would not review it, but the neighborhood should still provide input.

Commissioner Moore agreed with reducing the time schedule, and the allocation of a structure that can be moved from place to place.

Commissioner Moore wanted to leave the location of the station up to the professionals. There is no such thing as a neighborhood fire station. He asked if the Fire Chief could elaborate as to why the station is to be relocated.

Otis Latin, Chief Fire-Rescue, said they looked into moving Station 29 because at the time of the initial review of the property, they were told they did not have a good model and would not be able to place a 3-bay station at that site. They wanted a minimum of three bays at all locations. They had to go look for property that would fit, including response times and call volumes.

Commissioner Moore asked if delivery service would be enhanced. Chief Latin said if they knew that a 3-bay station would fit on that site; they never would have looked at other sites. He has no problem with the station at the existing location. Commissioner Moore asked if construction costs will increase.

Albert Carbon, Director of Public Works, said that the site has a diesel tank requiring environmental clean-up which would cost about \$200,000. This would have to be done any way at this time, or the property when sold would be discounted.

Commissioner Moore asked if changing the design of this site would impact the budget. Mr. Carbon said that it is still going to be a two-story station, but will have three apparatus bays. The cost will be the same.

The City Manager said the City does not object to situating the station at the original site, but there will be a delay of about six months as the design work done will be scraped.

Mayor Naugle asked which location is best for safety. Chief Latin said from his perspective, the existing site is a good location for response in either direction. The issue had been fitting three bays onto the site.

In response to Commissioner Moore, Chief Latin advised that the existing site will be acceptable with respect to emergency response time. Mayor Naugle asked which site would be better. Chief Latin explained that it depends on where one lives. Commissioner Moore concluded if both sites will deliver within the same response time and the community is accustomed to that site, then it is the best site.

Commissioner Moore said the only issue is whether this will add to the cost. If so, the developer building one site will provide a cushion

The City Manager said many comments have been made. Staff can provide information to the Commission so their decisions would be based on all information. The reality is that the reason they moved forward and spent monies on design is because the decision was made to relocate the station. It does not make a difference to staff which location is chosen, but before decisions are made, he urged the Commission to let staff gather all

information and provide it to the Commission. He said there has been a great deal of discussion regarding how the City manages projects. The problem is they have not yet delivered a product to the Commission from start to finish showing it is right. To try and see if this is the right system on five fire station, a great deal of money could be lost if the system is not correct. He did not want to practice on five fire stations.

Commissioner Moore said a recommendation is being made that the Commission look at a shorter window.

Mayor Naugle asked for staff to return with recommendations on the proposals made by the Committee.

Commissioner Moore said his issues deal with the siting of the one fire station, that the Committee's review be eliminated from the station being developed privately, and that public input should be provided. He also asked that the City Manager provide a written report on all of the issues before decisions are made.

Commissioner Hutchinson said if there is an opportunity to shorten the construction schedule and not provide problems, then she is in favor of it. Regarding design issues, she has always been under the impression that there is going to be two houses: one community and one battalion station, and the look was to be basically the same. She was concerned about changing the design every time a new station is built, whether it be inside or outside.

Mayor Naugle said that a recommendation has been made that public input should be provided. Commissioner Hutchinson was not opposed to obtaining neighborhood input, but was concerned with the design changing.

Commissioner Hutchinson agreed if the design fee of 17% can be lowered, all the better. The City Manager said that the 17% is going to come out of everyone's pocket one way or another. If it is not charged to one fund, it will be charged to another.

In regard to Station 29, Commissioner Hutchinson did not support its relocation from the beginning. She asked what is going to happen to the property on Sunrise. Mayor Naugle felt they are going to double their money. Commissioner Hutchinson asked if that would enable them to buy the frontage where they are putting the station on Federal Highway.

Commissioner Hutchinson said the Committee is doing a great job, but if bond money is not being used, why should every project go to them. A courtesy review is a good suggestion, but to redesign a project that the City is not paying for is a concern.

Commissioner Hutchinson asked when the City Manager would be reporting back to the Commission. The Committee is looking for direction.

Vice Mayor Teel agreed about Fire Station 29 staying at the same location. She said the Coral Ridge neighborhood was very upset about moving it west. Traffic is ten times worse now on Sunrise Boulevard. She referred to the frontage mentioned by Commissioner Hutchinson and asked if it be used as a police substation.

Regarding Station 54, Vice Mayor Teel pointed out it is not a free station as the City is granting some concessions regarding vacations and space from the old station. She felt that the Committee should review it. In the long run if the station does not have all the requirements needed, then the taxpayers would end up spending more money to retrofit it.

Vice Mayor Teel hoped everyone has learned their lesson on Station 2. Originally, the cost was \$5 Million, but the change orders tacked on another \$3.5 Million. She is very pleased with the quality of the people on the Committee, and she felt it is important to provide all committees with information at the beginning, and not after-the-fact.

Vice Mayor Teel noted that reference has been made regarding tilt-wall construction versus masonry. She asked which is better and least expensive.

Mr. Carbon said the fire station at the airport will have some architectural features using tilt-wall construction. The Committee and staff have had lengthy debates with the architect and fire personnel on this. A technical and cost decision has been made to use tilt-wall at the airport location. All codes are being met. The Fire Department researched other areas using the same type of construction. Block-wall construction is being recommended at Stations 47 and 29.

Vice Mayor Teel asked if there would be a cost or time savings using tilt-wall construction. Mr. Carbon said it is time saving, but there are a limited number of subcontractors who do that type of work. The footprint and size of the stations is probably the minimum amount of square footage where tilt-wall becomes economical. Block-wall is the most common and being used with the other stations.

Vice Mayor Teel asked about the architectural features that added up to \$100,000 for one station. If that is done for all of the stations, it is another million dollars. If the communities feel they have a free hand in changing the design, things tend to get expensive. The City needs to accommodate the desires of the community, but there have to be limits. If it is done for one, it should be done for all.

The City Manager said that there has been significant community outreach already. There always can be the argument regarding the level of participation, and ultimately decisions have to be made. At some point someone is going to be responsible for the stations, and at the end of the day it is going to be the City. He needs to hold someone accountable and that will be Mr. Carbon. If he does not make those decisions, he will say the Committee decided.

Vice Mayor Teel said she is only suggesting that everyone work closely together. Input is very valuable. She wanted them to feel appreciated and that they are contributing. With respect to station design, it is misleading to a neighborhood to say their input is wanted, and open the checkbook for their thought process. Only a few choices should be offered in the interest of cost efficiency. She did not want people to be asked for their opinion and then told they cannot have something because it is too much money.

Vice Mayor Teel referred to the suggestion of starting early in the process. She thought perhaps an introductory letter, indicating that a neighborhood would be asked to participate.

Commissioner Trantalis referred to Fire Station 29 and asked if they are going to demolish it or just add on to it. Mr. Carbon said that the existing station will be demolished. Commissioner Trantalis said that people take pride in their municipal structures and a sense of pride should be added to the design concept. He referred to the wonderful structures in cities like Boston, San Francisco, New York. He agreed they should not go overboard.

In regard to the privately financed station, Commissioner Trantalis noted it is not free. The Committee's talents are immeasurable and should be considered. Overall, the Committee has done a wonderful job.

Commissioner Hutchinson was very supportive of the fire bond, but she wanted a design that everyone would be proud of and a design that everyone would recognize because they all look alike. She wanted a look to be developed and that could be showcased to the neighborhoods. She was concerned about the developer paying for the fire station in that Station 54 is going to cost a lot more money than what is being built with bond monies. She did not want the others modeled after it because of the expense.

Commissioner Hutchinson recognized other members of the Committee who were present today: Norm Thabit and Diane Shuler.

Commissioner Moore wanted the Committee to concentrate on the projects being paid with bond monies. He agreed about the need for a model to be used in all communities. The community wants to be proud of their product especially since they approved the bond issue. He would like the Committee's review of the privately financed station to be cursory and to concentrate on the bond funded stations.

Mayor Naugle agreed with the Vice Mayor that the Committee look at Station 54, but not spend a great deal of time on it. It may involve a higher maintenance cost and they should look at it from that perspective.

Action: The City Manager will provide report regarding the recommendations of the Committee and the Commission's comments.

II-A – August 2005 Monthly Financial Report

Commissioner Moore said he wants to compliment the staff on a job well done.

Action: None Taken.

III-B – Advisory Board and Committee Vacancies

Board of Adjustment

Vice Mayor Teel said that she wants to offer the name of Don Zimmerman for the Board of Adjustment. She asked for him to be invited to the October 18th City Commission meeting for an interview.

Action: Deferred.

Budget Advisory Board

Action: Deferred.

Charter Revision Board

Action: Deferred.

Community Appearance Board

Action: Deferred.

Community Services Board

Action: Deferred.

Education Advisory Board

Action: Deferred.

Fire-Rescue Facilities Bond Issue Blue Ribbon

Action: Deferred.

Historic Preservation Board

Action: Deferred.

Insurance Advisory Board

Action: Deferred.

Northwest Progresso Flagler Heights Redevelopment

Action: Deferred.

Parks, Recreation and Beaches Advisory Board

Commissioner Hutchinson said that she wants to reappoint Elizabeth Hayes, Timothy Nast and Joe Shover to the Parks, Recreation and Beaches Advisory Board.

Vice Mayor Teel said that she wants to reappoint James B. LaBate, David McNulty, and Joann Meoalie to the Parks, Recreation and Beaches Advisory Board.

Mayor Naugle said that he wants to reappoint Ronald Perkins, Victoria Pisto-Reviera, and John Rude to the Parks, Recreation and Beaches Advisory Board.

Commissioner Trantalis said that he wants to reappoint Mark E. Hartman, Bob Hoysgaard, and Michael A. Natale to the Parks, Recreation and Beaches Advisory Board.

Commissioner Moore said that he wants to appoint Robert Payne to the Parks, Recreation and Beaches Advisory Board. He said that he also wants to reappoint Andrew DeGraffenreidt and Shirley Small to the Parks, Recreation and Beaches Advisory Board.

Action: Formal Action To Take Place at Regular Meeting.

Unsafe Structure and Housing Appeals

Action: Deferred.

Utilities Advisory Committee

Action: Deferred.

IV – Commission Reports

Coral Shores; Redevelopment in Surrounding Area

Vice Mayor Teel said Zack Tanner is the President of Coral Shores; Jay Whittaker has been very active in writing their vision statement; and Patrick Murphy has also done the same. The neighborhood has been aware that changes are to be made to their surrounding area with respect to redevelopment. About a year ago, they decided to meet with staff to talk about a process so that they could explain their thoughts as to how they should be treated during the redevelopment. She said that Henry Sniezek, Broward County Planning Council worked with them on a vision statement. She thanked everyone for their hard work and efforts. This information will be on file with the Planning Department. The next step will involve the master planning of U.S. 1 in that area. They will be invited to participate.

Citizen Volunteer Corps (CVC), Crime Prevention Week

Vice Mayor Teel announced that Crime Prevention Week with the CVC would take place on October 15, 2005 at 9:30 a.m. at South Beach.

Replant Broward; Tree Planting

Commissioner Trantalis said that two years ago he celebrated his 50th birthday, and there had been a fundraiser in order to plant trees. A little over \$50,000 was raised which was donated to the Broward League of Cities' Replant Broward. They are going to start the planting process on October 14, 2005 at 10:00 a.m. at the Sebastian Street parking lot. He thanked EDSA for donating their services for the design.

Sweeting Estates; Development Agreement Addendum

Commissioner Moore was concerned about the development agreement with Sweeting Estates. It was his understanding that the developer returned the document in June, and it is now October and there has not yet been an exchange of property. He was concerned about construction costs increasing. There needs to be a timeline for such matters.

The City Attorney said that the City has an agreement with the developer, and it is signed, sealed and delivered. The developer has requested more property in addition to the signed development agreement.

Commissioner Moore said if there is an agreement with the site, they should deal with the additions separately.

The City Attorney said that has been done, and the agreement is in place. They want an amendment to the agreement, an addendum that adds additional pieces of property.

Commissioner Moore asked if this item could be placed on the Commission's agenda for October 18, 2005. He said that he does not want the project delayed because construction costs are rising. The City Manager offered to get an answer before then.

Joseph C. Carter Park; Lighting

Commissioner Moore complimented the Police Department for handling a matter at Carter Park. There is a need for lighting on the southeast portion of the park as well as the practice field to the northeast. He asked it be done as soon as possible. In comparison, Holiday Park is lighted throughout.

Solar Energy

Commissioner Moore wanted Mr. Carbon and the City Manager to look at solar energy for heating a pool and air conditioning at recreation centers. He wanted to see what type of savings could be generated.

Utility Advisory Committee; Tree Planting Brochure

Vice Mayor Teel said the Utility Advisory Committee produced a new brochure. She introduced Chair Bunney Brenneman.

Ms. Brenneman said the brochure is the result of the grant of \$10,000 from the Agricultural Department of the State of Florida. The message is that it is not the responsibility of the City, County or utility to maintain trees or areas which are the swales, property and utility easements. The second phase will consist of a display that would be mobile and available to all homeowner associations and other events in the City. The brochure will accompany water bills during the month of October.

City Commission Agenda Information; Website

Commissioner Hutchinson said it is not easy to obtain the City Commission's agenda from the website. The County's website is much easier, while the City's website is cumbersome. She felt the City's home page should have the agenda listed and backup should be easy to obtain. The City Manager offered to have Information Technology Services and Public Information look into this.

Mentoring Program; Elementary Schools

Mayor Naugle said that a policy had been adopted in the past that City employees could spend one hour per week mentoring a student in a school. He did not know if such policy

still exists, but asked if this would be feasible. He referred to Lauderdale Manors Elementary and Lauderdale Elementary which is technically outside of City limits. They are I-F schools. He asked if the City Manager could report back at the next Commission meeting. The program is strictly voluntary, and is an attempt to help certain schools have their rating improved.

There was no objection from the remainder of the Commission.

Vice Mayor Teel believed that the Education Advisory Board is going to offer to work with Lauderdale Manors in an adopt-a-school program.

Mayor Naugle said that the program should cover all elementary schools, but in particular he was concerned about Lauderdale Manors.

The City Manager said that last week he met with the principal of Lauderdale Manors, and asked her to make a list of items where the City could help.

Mayor Naugle said that he and his assistant are going to volunteer their time, and his wife is going to do something similar at Lauderdale Elementary.

The City Manager said the school is fortunate to have a principal that is interested in making changes for the better, and is committed to raising the school's level by the end of this year.

V. City Manager Reports

None Given.

There being no further business to come before the Commission, the meeting was adjourned at approximately 2:42 p.m.