

**COMMISSION CONFERENCE MEETING AGENDA
FEBRUARY 21, 2006**

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COMMISSION CONFERENCE MEETING 1:30 P.M. FEBRUARY 21, 2006

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

Absent: None

Also Present: City Manager – George Gretsas
 City Attorney - Harry A. Stewart
 City Clerk - Jonda K. Joseph
 Sergeant At Arms – Sergeants Patrick Hart & Frank Sebreghandio

I-A – Billboards – Request of Clear Channel

The City Attorney said that this has been a moving target. The original request involved six faces on I-95 in return for taking down five other billboards of which three were located on Sistrunk Boulevard and two on Sunrise Boulevard. It has been renegotiated whereby there will be five boards, consisting of three on Sunrise and three on Sistrunk, along with four faces along I-95 that involve the relocation of two monopoles with single faces and making them double-faced.

Mayor Naugle asked if there is a maximum height and would elimination be prohibited.

The City Attorney said that the purpose of this exercise today is to receive the Commission's direction under Chapter 70.20 whereby the exchange could be made with the billboard company. Then, height limitations, and other requirements would be presented to the Commission in an agreement at a future date.

The City Attorney said that one of the signs in question pertains to it being destroyed by the hurricane, and a question as to whether the company has the right to reinstall it.

Commissioner Moore asked when the demolition of the four signs would occur. The City Attorney said that would be contained in the agreement.

Commissioner Moore asked Clear Channel how quickly they were willing to remove the four signs, and would it be done prior to getting the other two billboards established.

Michael Brown, representing Clear Channel, said they are willing to remove the signs as soon as the agreement was put in place. They are willing to move quickly.

The City Attorney indicated it will be on either the next agenda or the one following.

Mayor Naugle said that he was not in favor of the bright plasma board design. He believed they are hazardous. The City Attorney said that such boards would be prohibited.

Action: The City Attorney summarized the negotiated agreement: five billboards (2 on Sunrise; 3 on Sistrunk) will be removed; in exchange there will be 4 on I-95 (relocating 2 with single to double face style). An agreement will be presented on March 21 or April 4,

2006. Mayor Naugle asked that the extreme bright lighted type not be permitted. There was Consensus by the Commission.

I-B – Workforce Housing Phase II Status Report

The City Manager wanted the Commission to focus their attention on Exhibit 1 in the materials distributed that contain the policy considerations.

Workforce Income Definition; Cost Burden Definition; Set-Aside Program

Mayor Naugle did not understand how the definition of workforce income as 120% could be discussed without addressing City-wide delineation of geographic areas, such as flex units. It was his understanding that Broward County is mandating that the downtown use a workforce income of 120%.

Mr. LaFerrier said that workforce or moderate income housing is a part of the overall affordable housing program, including from low to moderate incomes. Moderate income is considered up to 120% of the median household income. Household income in Fort Lauderdale is about \$58,000. The County has a policy in the Comprehensive Plan that indicates that affordable housing programs be targeted for up to 120% of the median household income. The County is currently considering an amendment that would allow jurisdictions to provide their own methodology and definition of workforce or affordable housing, but such methodology would have to go before the County Commission and Planning Council. There is the option to choose 140% if that amendment to the County Plan is adopted. The County Plan currently limits the City to 120%. The biggest variable in the first two bullet items (Exhibit 1: Define Workforce Income: 80-120% or 80-140%; Define Cost Burden: 30% to 40%) is not so much the 120% to 140% of the median household income, but rather the second bullet, determining the cost burden for workforce housing which is 30% to 40%. Typically, HUD and other financing agencies have used 30%. In recent years that percentage has steadily climbed; it is not unusual to see 40% and sometimes more. With application of 40%, there is more flexibility. It allows the house price to be higher and more realistic. The County's current Comprehensive Plan does not specify the cost burden.

Commissioner Moore said the County has been discussing attainable workforce housing for a long time. He said that he is the Chair of the Broward League of Cities Attainable Housing Committee and they met with the County, but he was not sure when a decision would ever be reached on this issue. He believed the County is going to ultimately tell municipal entities that do not have attainable housing ordinances that they must follow the County's ordinance. If the municipal entity has a different ordinance, then the County would accept they have addressed the issue and their ordinance may be left alone.

Mr. LaFerrier introduced the Consultant who will discuss a Set-Aside Program. If a developer does not want to construct the dwelling units within their project, then the In-Lieu Program means they pay a fee and that money goes into a Trust Fund.

Robert Gray, Consultant, said that information was distributed to the Commission regarding mandatory programs in place in other areas. They vary by thresholds, by geography, many do not permit In Lieu Of. He believed Fort Lauderdale needs to pursue the In Lieu Of process because of the high rises on the beach for example.

Mr. Gray said that a model was created to address price and affordability. Information provided assumes 80-120% (income), and 40% (cost burden). Various scenarios were reviewed without regard to geography. They arrived at a price of a single-family home around \$335,000, a town home at approximately \$287,000, a mid-rise at about \$345,000, and a high rise at \$400,000. The next question is what could an individual afford to purchase. It ranges from \$254,500 for a high rise and \$258,500 for a single family. The gap is visible between single-family homes and high-rises in the process. A weighted-average was done.

The City Manager was not sure if that is an accurate characterization as to the fee, but rather a maximum allowable fee.

Commissioner Trantalis thought that the beach is a different matter. If the model shown was followed and an impact fee of \$142,000 per unit was placed on a new building on the beach, he asked where would those funds be used for affordable housing.

Mr. Gray said the way a Set-Aside program normally works, in lieu of funds go into a trust fund. Trust funds allow a variety of options. Perhaps a down pay of the mortgage for a first time homebuyer.

Commissioner Trantalis did not want to see a large amount of money collected from one building on the beach, and then those funds applied to a different part of the City. He understood they are attempting to do some social engineering and mix demographics. The beach is a special situation; prices are high and it is marketed to a narrow customer base. He questioned affordable housing in a five-star condominium hotel.

In regard to a trust fund for workforce housing, Mr. LaFerrier indicated they are discussing a trust fund and program that are already in place in the City in connection with low-income housing. Each year a work plan is developed as to how those monies will be spent from block grants and other grants received. Mayor Naugle said that often times it involves replacement homes. Mr. LaFerrier explained that this trust fund allows the Commission to decide how and where the monies should be applied.

Commissioner Trantalis concluded this is a two-part process, including raising money and spending the funds. Mr. LaFerrier concurred.

Mayor Naugle felt that the price of housing is a function of the market place, and that government could do very little to affect such prices. In fact, they can only make housing costs rise because any program will require money to operate, and overall housing would increase. He preferred to leave it to the marketplace. However, the City was told the County has a 15% requirement, and therefore, that could mean no flex units in the downtown without a mandated system in place.

Commissioner Moore said this is something that is a necessity to permit the community to have a workforce that can remain within the City's limits to deliver services necessary to have a city operate. This is not being forced on anyone, it is a fact that makes the system and community work. He referred to the Keys where workers are commuting 1 ½ hours. This City and County should be considered leaders in this area.

Mayor Naugle said the average price of a multi-family unit in the City last month was around \$200,000 which is attainable by the median family income. Single-family dwellings are another story that comprises only 45% of the City's housing. Multi-family is 55%. One cannot expect everyone to be in single-family as this is an urban area.

Alan Hooper, Chair of Downtown Development Authority, said they agree with the Commission in that there is a need for attainable housing. On February 15, 2006, a workshop was held and various formulae and recommendations were discussed, along with review of the gap in the current inventory. A solution is necessary. The DDA believes that if a program is to work, it needs to be something that is reviewed from a City and County perspective. Development projects cannot be the primary driver to reduce the gap. The marketplace is currently questionable. To add impact fees, as well as in lieu of fees, on top of water management fees, transit fees, and School Board fees, it becomes unattainable because it is front-end loaded. This is an opportunity to generate revenue that is necessary to fulfill the objective of attainable housing in the City. One recommendation was that the City takes this to the voters, possibly a city-wide bond issue. Support could also possibly be given to a documentary stamp surcharge not only on residential, but commercial properties as well. Commercial properties create jobs that place impact on workforce housing.

Mr. Hooper said that fees could be put in place. They should be collected at the end, at closing. These fees could be similar to documentary stamp fees implemented by the City, representing a percentage of sales above workforce housing costs. One way of securing such fees could be placement of a lien before closing. Another option would be designation of the City's ad valorem taxes that would be earmarked specifically for affordable housing. Density could be increased in the downtown area, avoiding an increase in inflation. In the past, supply did not exceed demand, and therefore, there was a rise in prices because the supply was restricted due to zoning. They also feel that there should not be mandates requiring workforce units on specific projects. A fund or program could be created to fund entire projects for workforce housing and not just imposing it on all projects. They also believe the permitting process should be expedited to help alleviate costs and exemptions given for all impact fees on specific workforce housing units. He mentioned the City of Denver as an example regarding workforce housing.

Mr. Hooper further said that the Sadowsky Fund which is a State fund created to help with workforce housing should be accessed. Finally, implementation of any type of plan needs to be established with distinct parameters. The strategy for attainable housing should not be solely focused on the adoption of an impact fee ordinance, but should be an ordinance including various recommendations as outlined above in order to create a comprehensive solution. They felt that the in lieu of fees might create revenue, but they need a plan that would generate cash flow.

Commissioner Moore thanked the DDA for their consideration of this matter, and asked if they have a lobbyist in Tallahassee. Mr. Hooper replied they do not. Commissioner Moore asked when such issues as the documentary stamp and Sadowsky Fund are discussed in Tallahassee, would the DDA consider attending such meetings to assist in pushing those issues forward. Mr. Hooper felt that the DDA would be willing to participate in such activities; it could be presented to the Board, but he did not feel they should carry the cost burden. Commissioner Moore said that he was not referring to the cost, but asked if the DDA would attend meetings in Tallahassee to lobby such efforts.

Mr. Doug Eagon, a member of the DDA, said the DDA has been supportive in the past. Costs could be spread as widely over the constituency as possible. In providing attainable housing, they are looking not to ignore that it is a social issue, but to look how the greatest benefits could be for a large group of people and the entire society bearing the burden instead of just one small segment which happens in this case to be developers. He felt support could be provided regarding ad valorem tax revenues, documentary stamps, and surcharges placed on residential and commercial properties.

Mr. Jack Loos, a member of the DDA, said that he has spoken to various elected officials, advocating that if the documentary stamp concept is implemented on all property transactions. He felt that a comprehensive solution is needed and nothing done in an isolated manner. The presentation appears to be on fees, but should be addressed in an overall community effort. There should be a percentage so the cost would be proportionate to everyone involved. Paying fees at closing makes this more palatable for developers.

Commissioner Moore asked again if the DDA would assist in lobbying these issues to the Florida Legislature. Mr. Loos said the issue he is addressing refers to the City's implementation. Commissioner Moore asked if the DDA is suggesting that there be a removal of the cap on the Sadowsky Fund, and that there be documentary stamps on both residential and commercial properties. Mr. Loos felt there should be the removal of the cap on the Sadowsky Fund. If documentary stamps are put in place, then it should be done county-wide and on all property transactions. He said he would gladly discuss these issues with legislative members.

Peter Feldman, a member of the DDA, said he is in support of assisting in lobbying such issues.

Mr. Hooper said the DDA is in favor of arriving at a solution to this matter, and would do whatever is necessary to help.

Commissioner Moore did not think they would be able to do the first item on the list, but he felt the other recommendations are attainable.

Mr. Hooper said the DDA wants to see the downtown developed so everyone would be proud of it, including the County, since this is the County seat. Part of that is to fulfill a niche for workforce housing. Mr. Loos stressed that they need to arrive at a comprehensive solution.

Jim Carras, President of Broward Housing Partnership, said he also believed a comprehensive approach is needed. He was concerned about resting on HUD and State programs that have existed for years and primarily deal with under 80%. Since the City is going to expand to the 120% to 140%, there has to be a rethinking of strategies. Plans need to be updated. Secondly, the trust fund is a great idea but "piggy-backing" on what they already have would not move them forward regarding the new crisis of workforce housing between the 80% and 140% level. Thirdly, other tools should be researched. There is not one government agency that is 30% to 40% regarding cost burden; all are at 30%. He felt that 40% works best for those in upper incomes having smaller households who choose to spend more money on housing.

Commissioner Moore said the Denver model refers to what was produced through a trust, but it did not state what happened city-wide. Due to the trust, there was a possibility of an additional 3,000 units. Fort Lauderdale is discussing an ordinance that would provide a smorgasbord of opportunities. Units could be created because a second mortgage would be available in the marketplace. It is important to use all available muscle to address this problem.

Commissioner Hutchinson said that the County would not permit the City to use 140%.

Mr. LaFerrier said the proper approach at this time would be to stay with the 120%. There was a consensus among the Commission in regard to the 120%. Commissioner Trantalis had left the meeting and was not present.

Mayor Naugle said there could be a dual cost burden policy having a higher cost in the downtown due to individuals being able to walk to work.

Vice Mayor Teel was concerned about going over 120%. If there are emergencies and people possibly lose their jobs, then by stretching themselves to the 40%, they may not be able to maintain their properties, and therefore more risk is involved.

There was consensus to remain at 30%. Commissioner Trantalis had left the meeting and was not present. Commissioner Moore said the issue of 30% is out of their control because the banking industry and mortgage companies are dealing with this issue. In regard to the trust aspect, he felt the City should consider 35%.

Mr. Gray said that 30% is the norm up to 80%, by going 80% to 120% there are numerous communities already at 35%, and the Florida Housing Finance Corporation has a policy at 40% because by the time the government gets involved in the equation, there is more cost involved, and they are not acting as the bankers. There was Commission consensus to stay at 35% in respect to the trust aspect. Commissioner Trantalis had left the meeting and was not present.

Commissioner Trantalis returned.

Density Bonuses

Regarding a density bonus, Mayor Naugle said that many residents already feel that density is high. Possibly areas outside of the downtown could be considered for higher density.

Commissioner Trantalis felt density would have to be increased in order to make it a profitable project.

Commissioner Moore emphasized that density bonuses would be given only in the interest of attainable housing. Mayor Naugle suggested that this be provided for the central business area, but not other places. Commissioner Trantalis concurred.

Commissioner Moore pointed out that there are deplorable housing units in various districts. If a developer wanted to remove those units, he felt the developer should be given an incentive to make the investment in that location. The incentive would not be automatic. He mentioned the area around Thurgood Marshall school.

Mayor Naugle suggested then that it be permitted in the downtown and the CRA, not the beach area.

Commissioner Trantalis said there are only so many people who will move to South Florida over a period of time. If units are spread throughout the city, then they will be losing the benefit that a concentration of population brings. The units should remain in the Downtown Regional Activity Center at this point in time and see how it works.

Commissioner Moore said that would mean that developers would only have the opportunity to pay into the trust fund, and not offer additional density in order to meet the need. They are being excluded.

Commissioner Trantalis said that paying into the trust fund comes from the buyer. Mayor Naugle said that instead of paying into the trust fund, they could just build the affordable units.

Commissioner Trantalis did not want to siphon out from the area they want to concentrate it in.

Vice Mayor Teel said another reason to concentrate the people is for mass transit.

Vice Mayor Hutchinson wanted it to be for the Downtown Regional Activity Center only.

There was Commission consensus for the Downtown Regional Activity Center for density bonuses.

The City Manager noted there is not much limitation of density in the Downtown anyway. The consequences are really nothing. Mayor Naugle said there would be consequences if it was in the CRA.

Commissioner Hutchinson said that people do not want density bonuses in some areas.

The City Manager further said that density bonuses were predicated on the concept of changing zoning in some areas to reduce density, and then increasing density elsewhere. If the Commission is interested in pursuing this concept, more analysis is required.

Commissioner Moore felt that most people are more concerned about the front door than density. People in attainable housing with less square footage but situated next to other housing with more square footage are more concerned that their front door looks the same.

Mayor Naugle pointed out there will be more cars parked at one. Commissioner Moore felt that design could address that.

Commissioner Hutchinson felt the density bonus issue needs to be reviewed separately.

Threshold for Developer Participation

Commissioner Moore felt the threshold for developer participation should be looked at for all sized projects. They need to deal with this from the flex unit situation as well.

Mayor Naugle understood it would be done City-wide. The City Manager concurred. It also questions whether this is to be done for a single unit structure or multiple unit structures.

Commissioner Moore felt it should be for six units and more.

Commissioner Trantalis asked about a developer with 50% of the units' price point equal to or less than the affordable housing range, would the City still impose trust fund impact fees, etc. Mr. LaFerrier said no.

Mr. Gray said that some communities are offering a carrot that if a developer did such things, then a credit would be provided equal to the value. The credit could then be sold.

There was Commission consensus for a threshold City-wide at six or more units.

Pay-in-Lieu Program

Mayor Naugle said the DDA made an interesting point regarding price differential and that a developer building luxury units would pay the same as someone building less expensive units. The gap would be greater on the more expensive units. It is intriguing to have this based on a percentage even though it would be difficult to arrive at such a figure.

Commissioner Moore agreed on this point if Mayor Naugle felt it is feasible. The fee should be based on the gap, not the number of units. Also, the DDA said they preferred to see fees collected at closing.

The City Attorney said that legislative authority would be needed. The City can control at building permit, but there is no gauge on when or where the closing takes place. The matter could be researched.

Commissioner Moore asked about the time of certificate of occupancy. The City Attorney said that is a possible. Commissioner Moore wanted to proceed with the idea in a cooperative fashion.

Mayor Naugle noted that pushing it back as far as possible to the CO would be helpful and better than at building permit.

Trust Fund

There was consensus regarding the items listed under the Trust Fund.

Commissioner Moore suggested that land acquisition be added and noted that it should also be stated that it is not limited.

Encourage Use of City Pension Funds for City Employee Housing

The City Attorney said that a drawback regarding use of pension fund is that the City's program is a defined benefit program, as opposed to a defined contribution program. If the City encouraged investment in attainable housing and that market makes less money, then the City would have to take out enough from the General Fund the following year to make the fund whole again.

Commissioner Moore believed the key is that presently the Pension Board is investing in real estate. He suggested they consider 10% into attainable housing. The mortgages would give a greater return than the risk they are taking in the rest of the real estate market.

Commissioner Moore will make a presentation to the Pension Board.

Waive or Reduce Fees

Mayor Naugle did not think fees could be waived.

Commissioner Moore did not want to reduce fees. He felt trust funds could be used to pay it. Based on development size and number of units, there will be more enthusiasm to pay them. He saw this the same as Mayor Naugle's comments about housing unit cost.

Mayor Naugle summarized that in the future the Commission could consider paying fees from the Trust Fund, but no waivers.

Mayor Naugle noted that there was consensus on everything but density bonuses.

The City Attorney said that it would be about six weeks before this would be brought back to the Commission - first meeting in April.

Action: There was consensus to: (1) define workforce income at 80-120%; (2) define cost burden at 30% and 35% for Workforce Housing Trust Fund; (3) threshold for development participation for all projects – 6 units or more; (4) program is Citywide; (5) Pay-in-Lieu Program; (6) Trust Fund (municipal mortgages, first time home buyers programs, second mortgages, rental rehabilitation); (7) encourage use of City pension funds for City employee housing; (8) Trust funds may be used to pay fees; (9) educate developers, banks and public on Workforce Housing; (10) support local/state initiatives (Portable "Save-Our-Homes").

There was consensus for staff to conduct more analysis with respect to density bonuses. With respect to the Pay-in-Lieu Program, Mayor Naugle wanted a percentage based fee. He asked the City Attorney to look into a method to allow for collection at closing or issuance of certificate of occupancy as suggested by the DDA. Commissioner Moore asked that land acquisition be added to the types of uses for the Trust Fund. Commissioner Moore was agreeable to making a presentation to the Pension Boards concerning use of pension funds for City employee housing.

Concerning reservation of documentary stamp revenues for workforce housing (Sadowski Fund), Commissioner Moore obtained assurances from the following DDA membership that they would lobby the State Legislature: Doug Eagon, Jack Loos, Peter Feldman and Alan Hooper.

EXECUTIVE CLOSED DOOR SESSION AT 2:58 P.M.

MEETING RECONVENED AT 3:10 P.M.

IV-A – Proposed Lien Settlements – Special Magistrate and Code Enforcement Board Cases

Action: No discussion.

III – B – Advisory Board and Committee Vacancies

Beach Redevelopment Advisory Board

Mayor Naugle recommended Amaury J. Piedra be appointed to the Beach Redevelopment Advisory Board.

Action: Formal Action To Be Taken at Regular Meeting.

Board of Adjustment

Action: Deferred

Charter Revision Board

Action: Deferred

Community Appearance Advisory Board

Vice Mayor Teel recommended Sharron Navarro be appointed to the Community Appearance Advisory Board.

Action: Formal Action To Be Taken At Regular Meeting

Community Services Board

Mayor Naugle recommended Emmett Katel be appointed to the Community Services Board.

Action: Formal Action To Be Taken at Regular Meeting.

Education Advisory Board

Action: Deferred

Fire-Rescue Facilities Bond Issue Blue Ribbon

Action: Deferred

Historic Preservation Advisory Board

Mayor Naugle recommended Joanne Johnsen be appointed to the Historic Preservation Board.

Action: Formal Action To Be Taken at Regular Meeting.

Housing Authority Board

Mayor Naugle recommended Shirley Carson be appointed to the Housing Authority Board.

Action: Formal Action To Be Taken at Regular Meeting.

Northwest-Progresso-Flagler-Heights Redevelopment Board

Commissioner Moore recommended Phyllis Barry be appointed to the Northwest-Progresso-Flagler-Heights Redevelopment Board.

Action: Formal Action To Be Taken at Regular Meeting.

Utility Advisory Committee

Action: Deferred.

IV – Commission Reports

Dedicated Sales Tax Funding Source for Mass Transit; Metropolitan Planning Organization

Vice Mayor Teel said that MPO members were asked to support a 1 cent sales tax dedicated funding source for regional transit needs. The Board decided that voting would be deferred because very little information was supplied, but they were in favor of it. Some cities felt they would not benefit from it since a majority of the funds may go for light rail and high speed - I-95. The City of Hollywood wanted 35% to go to the cities. It was inaccurately reported by the news media. There are a lot of unanswered questions.

Mayor Naugle asked if the City was going to be asked to take a position. Vice Mayor Teel understood that her vote would be cast as a representative of the City. She did not feel that a vote should be taken before all the information is reviewed. The next meeting of the MPO is scheduled for March 9, 2006.

Commissioner Hutchinson asked if a presentation could be made to the City Commission.

Mayor Naugle asked if the majority of the funds would go toward the new transit from Sawgrass Mills to Fort Lauderdale.

Commissioner Moore felt it is now being proposed that the transit should begin at I-95 and Broward and go to downtown, instead of starting from Sawgrass and go through I-595. The position always taken has been that the project should be done in phases. The first phase should occur where the most patrons are.

Mayor Naugle was not in favor of the transit beginning at Sawgrass.

Commissioner Moore wanted the City's position to be supportive provided phasing is where the highest ridership is.

Mayor Naugle concurred. Vice Mayor Teel felt that is important, but there should also be thought far into the future. These are very competitive funds; the City needs to get in line.

Commissioner Hutchinson preferred to see a presentation on the subject.

Commissioner Moore felt that the second phase could either be (1) west on Broward to State Road 441 to Lauderhill, or from the airport to the I-95 Park 'n Ride Station. Phase III could be Sunrise and I-595. He thought the reason funding was not sought this time, was that there was a fallacy on the number of riders from Sunrise to I-595 to the airport. It is not a logical place to start. One must start where the riders are.

Vice Mayor Teel said regarding high-speed rapid transit will require right-of-way acquisitions as well.

Commissioner Moore noted at the meeting last month at the Mizell Center, there was community support for an elevated system along the median of Broward Boulevard so there would be less of a right-of-way taking, and quicker to get done.

Mayor Naugle asked if any funds would be given directly to the City. Vice Mayor Teel said that it appears that cities are going to ask if they do not feel they will benefit.

Sistrunk Historical Festival; Egress for Sweeting Estates Residents

Commissioner Moore said that the Sistrunk Historical Festival was successful, but the City needs to provide a way for people in Sweeting Estates to exit the neighborhood; they are landlocked.

Bus Stoning Discussed at Broward County Mass Transit Meeting

Commissioner Moore said that the Broward County Mass Transit is asking for the City's help. People are throwing rocks at the buses. If there is no assistance, they are going to consider pulling the buses from the routes. It is occurring at unincorporated areas of the county and Fort Lauderdale, five points, NW 22 Road and 8th Street. The Broward Housing Authority is located in the area and there is a brick wall where individuals are loitering on top of the wall and throwing rocks. Mass Transit is asking that the wall be removed and a wrought iron fence be installed in its place. The other location of concern is at Provident Park and Sistrunk Boulevard. He suggested that the Police Department follow-up.

Damage to Sidewalks During Construction

Commissioner Hutchinson said that construction crews in her district are damaging sidewalks and not replacing them until they decide to do so. She asked the City Attorney's Office to review the situation.

The City Attorney believed the Commission needs to adopt a policy because one of the problems at construction sites is that they are permitted to use the streets in the area, and the construction trucks are at fault in damaging the sidewalks. A certificate of occupancy is not issued until the sidewalk is fixed. The question is when to fix the sidewalk. Commissioner Hutchinson explained it is happening in single family neighborhoods where there are strollers, etc. Developers need to understand that they are to work within the City's timeframes.

Mayor Naugle felt it would be difficult to make the developers do repair work before construction is completed. Commissioner Hutchinson suggested a makeshift solution.

The City Attorney said that in some cases the situation can be easily remedied because they are storing construction materials in the right of way.

Valerie Bohlander, Building Director, said that she has spoken with contractors. She wanted a policy to be set.

In response to Mayor Naugle's question about a recommendation, Ms. Bohlander said she has had conversations about possibilities, but no solution.

The Commission discussed various ideas.

Commissioner Hutchinson said some areas are inundated with construction. She requested that a recommendation be presented at a future meeting by the City Attorney's office and the Building Department.

Trash Bulk Pickup

Commissioner Hutchinson said that property owners got used to trash removal that was done as a result of the hurricanes, and now laws needed to be enforced. Things are out of control. She suggested that citations be issued.

Commissioner Moore agreed. He suggested that notices neighborhood by neighborhood. He felt one more warning should be given and that one more bulk pick-up before citations were issued. Commissioner Trantalis concurred they are entitled to a warning.

Commissioner Hutchinson said that a lot of multi-family buildings are the culprits. She is tired of trying to educate tenants.

Commissioner Hutchinson asked if the City still has a requirement that all three or more unit residential buildings have a person on record who is responsible and can be contacted by Code Enforcement. The City Attorney did not know but offered to check. Commissioner Hutchinson also asked if there is an ordinance, authorizing police power

to NTA or arrest habitual offenders relating to trash and code issues. The City Attorney believed there is such an ordinance. He offered to check and report back.

Commissioner Moore was wholeheartedly supportive of Commissioner Hutchinson.

V – City Manager Reports

The City Manager reported that Ray Mannion (Acting Finance Director) has returned to the City employ.

There being no further business to come before the Commission, the meeting was adjourned at approximately 3:36 p.m.